



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, February 03, 2025

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar!
When: February 3, 2025 12:00 PM Alaska
Topic: February 3, 2025 Borough Assembly Meeting

Join from PC, Mac, iPad, or Android:

[https://petersburgak-
gov.zoom.us/j/86527347048?pwd=oCpwNRTXohlywBFZRVWqakpbqQuRvb.1](https://petersburgak.gov.zoom.us/j/86527347048?pwd=oCpwNRTXohlywBFZRVWqakpbqQuRvb.1)

Passcode:695175

Join via phone:

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

Webinar ID: 865 2734 7048

Passcode: 695175

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. January 21, 2025 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
6. **Bid Awards**
7. **Persons to be Heard Related to Agenda**

Persons wishing to share their views on any item on today's agenda may do so at this time.
8. **Persons to be Heard Unrelated to Agenda**

Persons with views on subjects not on today's agenda may share those views at this time.
9. **Boards, Commission and Committee Reports**
10. **Consent Agenda**

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter will update the Assembly on Medical Center activities.

B. US Forest Service

Forest Service District Ranger Case will provide the Assembly an update on USFS activities.

C. Petersburg Rod & Gun Club

Petersburg Rod & Gun Club President Slaven will give an update regarding Club activities and future needs.

12. Mayor's Report

A. February 3, 2025 Mayor's Report

13. Manager's Report

A. February 3, 2025 Manager's Report

14. Unfinished Business

15. New Business

A. Ordinance #2025-01: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lot 13B, Plat #2008-15, (Parcel ID #01-014-700 Located at 1020 Sandy Beach Road) from Rural Residential (R-R) to Single-Family Residential (S-F)

At the direction of the Assembly, the Planning Commission held a public hearing in December regarding the proposed rezone and recommends the Assembly rezone the parcel prior to a public auction. If approved in three readings, Ordinance #2025-01 will rezone Parcel ID #01-014-700 located at 1020 Sandy Beach Road from Rural Residential to Single-Family Residential.

B. Ordinance #2025-02: An Ordinance Amending the FY 2025 Budget for Known Changes

If approved in three readings, Ordinance #2025-02 will 1) add a Homeland Security Cyber Grant of \$26,736 to the budget; 2) correct the Motor Pool payroll budget with an increase of \$82,595; 3) increase Power & Light's inventory budget by \$45,000 to replenish exhausted power poles and line extension supplies; 4) increase Power & Light's heat pump rebate program budget by \$15,000 to support customer's rebate applications to the end of this fiscal year; and 5) increase Motor Pool's travel and training budget by \$8,697 for CDL licensing.

C. Scow Bay 65% Design Professional Services Contract with PND

Community & Economic Development Director Cabrera requests approval to enter into a professional services contract with PND Engineers, Inc. for Task 6 of their September 6, 2024 design proposal, 65% Design Development, for an amount not to exceed \$220,000. This expense is accounted for in the FY 2025 budget.

D. Petersburg Police Department K9 Unit Proposal

The Petersburg Police Department is requesting approval to acquire a K9 unit to enhance their department. Please see the K9 Unit proposal, projected budget, training and more information attached to this meeting packet.

E. Appointment of Rebecca Regula to the Position of Borough Clerk / Human Resources Director

Manager Giesbrecht requests permission to promote Rebecca (Becky) Regula to the position of Borough Clerk / Human Resources Director effective April 1, 2025 at an annual base salary of \$85,000. If approved, Manager Giesbrecht intends to advertise for the Human Resources Officer / Deputy Clerk position vacated by Becky at an annual base salary of \$65,000, to begin April 1, 2025. Clerk Thompson is retiring with her last day of work on April 30th.

16. Communications

A. Correspondence Received Since January 16, 2025

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 21, 2025

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

Mayor Mark Jensen
Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member Jeigh Stanton Gregor
Assembly Member James Valentine

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. January 6, 2025 Assembly Meeting Minutes

The January 6, 2025 Assembly meeting minutes were unanimously approved.

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

4. Amendment and Approval of Meeting Agenda

The meeting agenda was approved as submitted.

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

5. Public Hearings

There were no public hearings.

6. Bid Awards

A. Pumps and Related Equipment for Pump Station 4 Project Bid Award

By unanimous roll call vote, the Assembly approved award of the Pumps and Related Equipment bid to DPX/Alaska Pump and Supply of Anchorage, for an amount not to exceed \$158,208.

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

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.

No views were shared.

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.

Gary Aulbach, representing himself, thanked the Assembly for partnering with the Petersburg Indian Association and the Tlingit Haida Regional Housing Authority to expand the Airport Subdivision and expressed his hope that the four lots the Borough will sell after the roads and utilities are put in will be affordable. He stated his belief that it is important for the new road in the Airport Subdivision, as well as the road in the proposed Skylark Park, LLC subdivision, to be built to current Borough specifications.

Mr. Aulbach then inquired if the Borough has ever officially recognized or thanked the Petersburg Indian Association for all the money, time and effort they have contributed to Petersburg through the many projects they have designed and/or constructed. He provided an extensive list of PIA's projects which have a total cost of over \$9.6 million, named the annual contributions that benefit Petersburg, to include trail maintenance, the travel van and delivery services for Mountain View Food Service, which cost \$130,000, and listed current PIA projects.

Belinda Chase, representing herself and her husband, Kevin, expressed her disappointment that there wasn't more public notice and information about the Airport Addition Subdivision land conveyance agreement between the Borough and Tlingit Haida Regional Housing Authority. The Chase family owns a lot and home in the Airport Subdivision that is adjacent to one of the lots that will be conveyed to THRHA after the road and utilities are constructed and they had hoped to purchase the adjacent lot themselves. Ms. Chase asked that the Borough keep the subdivision residents and the public informed about what is happening in their neighborhood.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. Resolution #2025-02 Edit Notification

Clerk Thompson explained that after the adoption of Resolution #2025-02, she and Mayor Jensen were informed that Proposal 242 was not an ADF&G proposal, but was instead drafted by the Territorial Sportsmen, Inc. Clerk Thompson amended the resolution to reflect this before it was signed by Mayor Jensen.

12. Mayor's Report

A. January 21, 2025 Mayor's Report

Mayor Jensen read his report into the record.

13. Manager's Report

A. January 21, 2025 Manager's Report

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

14. Unfinished Business

A. Ordinance #2024-24: An Ordinance Authorizing the Issuance of General Obligation Bonds of the Borough, in the Principal Amount not to Exceed \$3,500,000, to Pay the Costs of Public School Capital Improvements; Fixing Certain Details of Such Bonds; Authorizing the Sale of Such Bonds; Authorizing the Preparation, Execution, and Delivery of Certain Documents in Connection Therewith; Pledging the Full Faith and Credit of the Borough to the Payment Thereof; and Providing for Related Matters - Third and Final Reading

The Assembly unanimously approved Ordinance #2024-24 in its third and final reading.

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

15. New Business

A. Republic Services Municipal Solid Waste and Transportation and Disposal Contract Extension

The Borough's two-year solid waste contract with Republic Services expires in September of 2025, but has an option to extend the agreement for one year if the Borough notifies Republic Services of the extension by February 1, 2025. Public Works Director and SEASWA Representative Cotta recommends the extension to provide time for SEASWA to conduct a solid waste study to determine how the Southeast region can work together on waste disposal in the future. If the Republic Services contract is not extended and the waste disposal picture is still unclear with SEASWA in September of 2025, the Borough would either need to find another solid waste vendor or obtain our own fleet of containers to use for solid waste shipment via Republic. The monetary value of extending the contract for one year is expected to be between \$425,000 and \$475,000 at a rate of \$192.40/ton starting September 1, 2025.

By unanimous roll call vote, the Assembly approved an extension to the Borough's solid waste contract with Republic Services through August 30, 2026.

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

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

B. Support for Reauthorization of Secure Rural Schools (SRS) Funding

The Petersburg Borough has received approximately \$500,000 annually from the *Secure Rural Schools Reauthorization Act of 2023* which is used to maintain high quality education services in our local schools and to maintain our municipal roads. A bill to reauthorize and extend the SRS program through 2026 passed the Senate but died in the House in November of 2024. If SRS funding is not reauthorized by the 119th US Congress, the Borough will need to decide to reduce funding to the school district or raise our property tax rate to the maximum allowed by Borough Charter. The attached letter urging reauthorization of the *Secure Rural Schools Reauthorization Act of 2023* will be sent to Senator Murkowski, Senator Sullivan, and Representative Begich.

The letter of support for reauthorization of the Secure Rural School program was unanimously approved by the Assembly.

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

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

C. Assembly / School Board Work Session

Borough Charter Section 8.04 provides that the Assembly and School Board shall meet at least once yearly in public session to discuss and coordinate financial planning, capital improvement needs, comprehensive plans for education, and other matters of concern.

The Assembly approved to hold the work session Thursday, February 6, 2025, at 6:00 p.m.

D. Appointment to the Planning Commission

Donald Sperl submitted a letter of interest to fill the vacant seat on the Planning Commission until the October 2025 Municipal Election.

Without objection, Mayor Jensen appointed Donald Sperl to the Planning Commission to serve until the October 2025 Municipal Election.

16. Communications

A. Correspondence Received Since January 2, 2025

17. Assembly Discussion Items

A. Assembly Member Comments

Vice Mayor Marsh stated she found the correspondence from Mary Stephenson regarding tour ships in Ketchikan interesting and concerning.

Assembly Member Schwartz agreed with Vice Mayor Marsh, mentioning how Sitka is trying to manage their tour ship issues currently as well.

Assembly Member Valentine said he was glad they were having the conversation.

Mayor Jensen stated the community needs to have a discussion, which is why he is working on organizing a Town Hall Meeting to discuss the future of tourism in Petersburg.

B. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 6:49 p.m.

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

**Borough Manager's Report
Assembly Meeting 21 January 2025**

- ❖ Parks and Recreation Advisory Board is having a meeting on Wednesday, January 22nd at 4pm at the Aquatic Center.
- ❖ Please look at the new Gymnasium and Aquatic schedules around the Community Center now that school is back in session! You can also find the updated schedules on Facebook and our website.
- ❖ The borough was selected to receive a FY 2025 RAISE grant for the Scow Bay Haul-out. The \$8.8 million award, coupled with the \$4.1 million congressional funding received last year, fully funds the proposed project, including expanded uplands, extended breakwater, new concrete plank launch ramp, mooring float, concrete wash-down pad with pre-treatment system, extension of water/sewer/power to site, area lighting, and power pedestals.
- ❖ PMPL is finishing up on the annual FERC license compliance correspondence and reporting. There were no license compliance issues to discuss with our stakeholders for 2024.
- ❖ Crystal Lake continues to receive inflows from rain; however snowpack is minimal.
- ❖ While it was initially a mystery, the outage on December 23rd was confirmed to be caused by a bird strike near the South Nordic/Dock Street area.
- ❖ The department put the new 55' bucket truck into service after a once over by the motor pool. The new digger derrick truck is complete and on its way to Petersburg at the present time. The old-line trucks will be auctioned in the near future, with proceeds from the sales going back into the replacement account.
- ❖ Staff has submitted all required information to the Dept of Energy for the Section 243 grant. The final amount of this grant towards the Blind Slough Hydro project is \$2.815 million. Now we wait to see how long it will take for DOE to issue payment.
- ❖ The Harbor Department reminds their permanent stall holders to return their updated stall contracts that were sent out at the end of the year.
- ❖ I submitted the CAPSIS list through the State's online system and gave each assembly member a copy of the summary. If an Assembly member wants more detailed information on an item on the list, let me know.
- ❖ As you know, Debra Thompson will be retiring from the Borough on April 30th. I have offered the Borough Clerk position to Becky Regula, and she has accepted, beginning on April 1st. This will be brought forward to the Assembly at the February 3rd meeting for approval. We will post the Deputy Clerk position soon for a hopeful start date of April 1 as well.
- ❖ I have completed the draft proposal for Skylark Development. This has been supplied to the developer, and I am expecting their feedback shortly. Once this is resolved, the ordinance and other documents will be brought to the Assembly for approval.

- ❖ Streets Dept personnel operated a small excavator to assist with firefighting efforts at a structure fire on Frederick Point Drive.
- ❖ Martin and crew are ditching and grading at the baler site to mitigate some drainage issues that are present in the loading dock area.
- ❖ Assistant Director Marohl has stepped in to lead the Sanitation Dept in the short term as we are working on finding a permanent Sanitation Supervisor.
- ❖ Siemens will be here starting January 15th to investigate some HVAC issues at the muni building and Library.
- ❖ The maintenance crew is assisting Island Refrigeration with some repairs to the heat pump system at Motor Pool.
- ❖ We are still waiting for the new EPA discharge permit to drop. This is expected sometime in January.
- ❖ The Pump Station 4 and Force Main Replacement project was awarded to Rock-N-Road. An award letter has been sent, and Rock-N-Road is working with the Borough on submittal of the required contract paperwork.

JANUARY, 27TH 2025



Petersburg Medical Center & Borough Assembly Work Session



Petersburg Medical Center

103 Fram Street
PO Box 589
Petersburg, AK 99833

Phone: 907-772-4291
Fax: 907-772-3085

Agenda Annual Work Session 2025 Petersburg Medical Center Hospital Board and the Petersburg Borough Assembly

- I. Operations FY25: Key Milestones
 - a. Strategic Plan FY24-28
 - b. Operational Performance
 - c. Financial Performance
- II. New Building Development
 - a. Updates since 2024 Assembly /PMC Joint Work Session.
 - b. Phases
 - i. WERC Building updates
 - 1. Budget & total project cost projection.
 - 2. Design & Construction timeline
 - 3. Construction Budget Timeline
 - c. Next Phase
 - i. Hospital funding
 - 1. Financial Planning Review
 - 2. Updated Capital Cost and funding strategy.
 - 3. Sustainability Recurring and Ongoing Costs for Maintenance and Improvements (M&I).

Agenda

Petersburg Medical Center

Our mission: *Excellence in healthcare services and the promotion of wellness in our community.*

Our vision: *Petersburg Medical Center will remain committed to excellence in healthcare and responsive to community needs by being the best place for patients to receive care, employees to work, and physicians to practice medicine.*

Our values: *Professionalism-Dignity-Integrity-Teamwork-Quality*



STRATEGIC PLAN

Patient Centered Care

Workforce Wellness

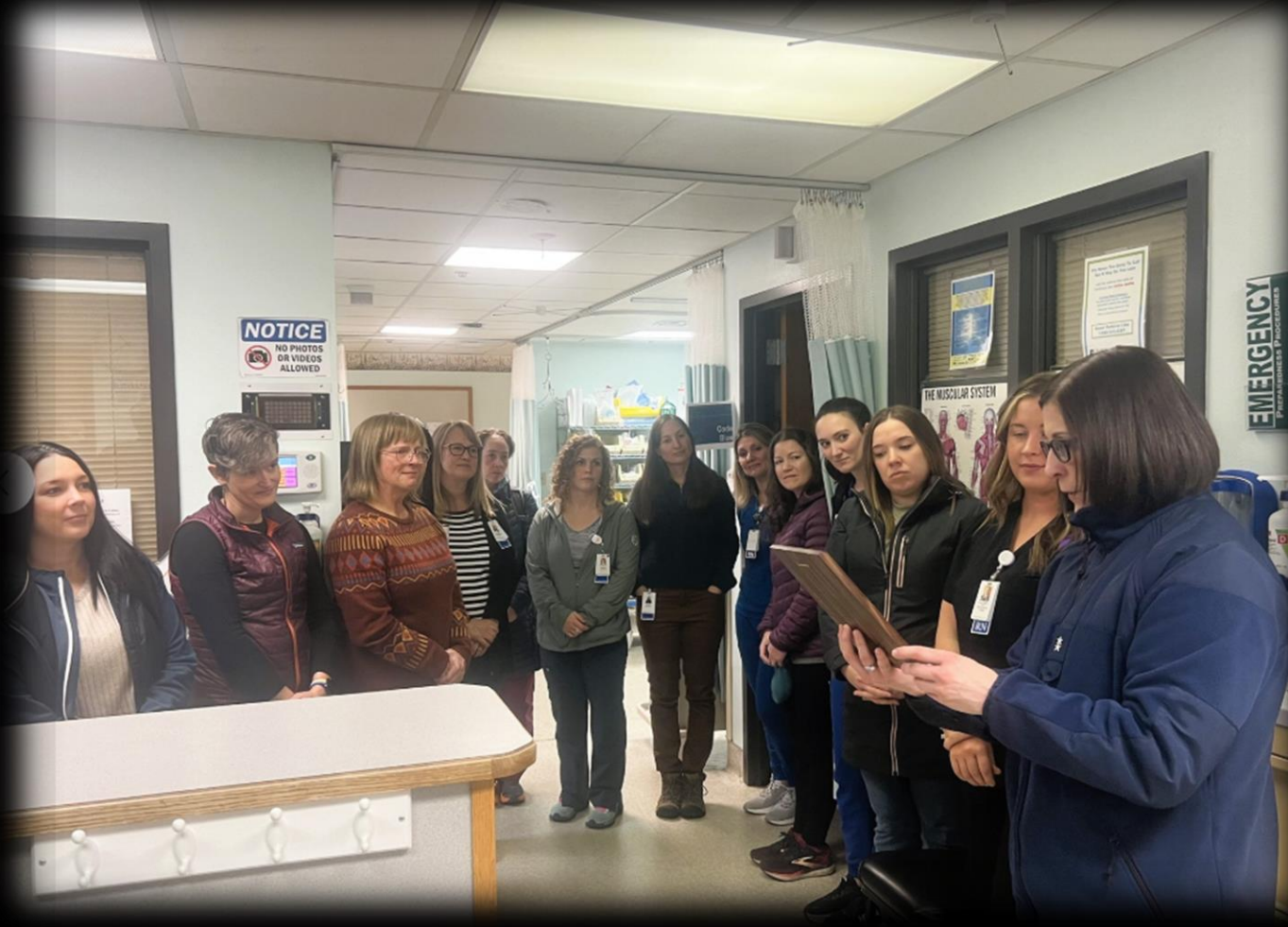
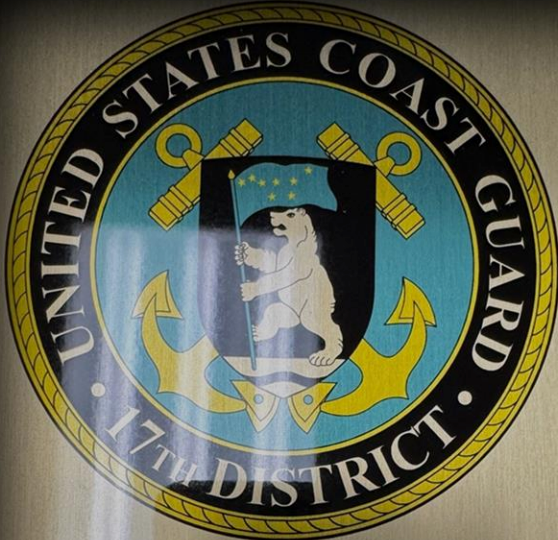
Community Engagement

Financial Wellness

Facility



Operational Performance



Presented To:
Petersburg Medical Center

In recognition of your medical teams monumental efforts, above and beyond the normal resources of the medical center, to receive, stabilize, treat, and transport the four injured crew members of U.S. Coast Guard Rescue Helicopter 6016 on the night of November 13 - 14, 2023. Thank you for your dedicated service!

Semper Paratus!

Workforce Wellness





Healthcare: Industry & Economic Impacts

United States 2023

- * 2023 National Health Expenditures in the US accounted for 17.6% of of the GDP. Grew 7.5% in 2023.
- * 10.8% of employed individuals work in healthcare in the US.
- *Largest workforce sector is nursing.

2024
ALASKA HEALTHCARE
WORKFORCE ANALYSIS



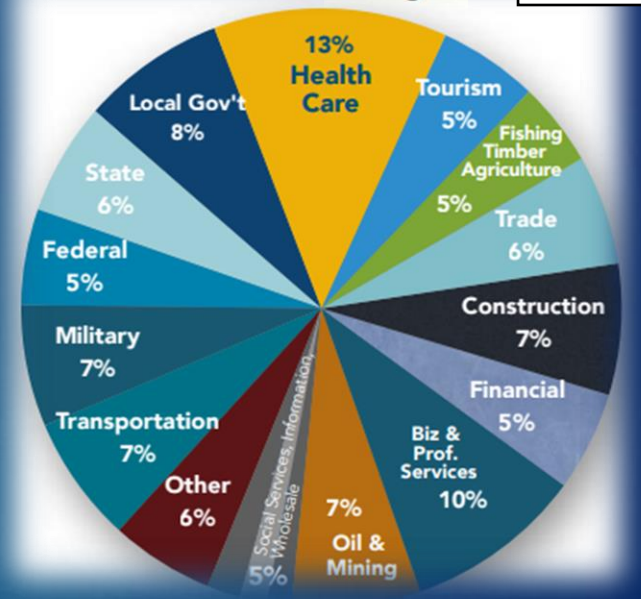
Photo by Petersburg Medical Center

* Healthcare is Alaska's largest economic sector, contributing \$5 billion in total impact (2023).

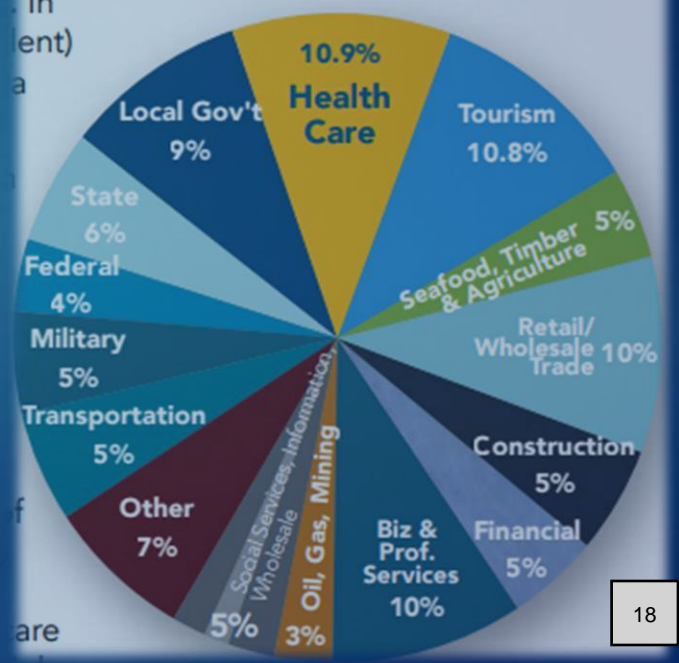
* Supports 75,400 total jobs, including indirect and direct employment. Accounts for 13% of state wages, with total wages of \$3.4 billion in 2023.

* Average annual healthcare wage: \$76,439, among the highest in the U.S.

Alaska Workforce Earnings 2023 Item 11A.



Alaska Annualized Jobs 2023



Economic Impact Healthcare in Alaska

Economic Impact of Healthcare in Petersburg

Petersburg

120 FTE + 30PT/PRN = 150 total staff annually, over 90% live in Petersburg.

~\$13M wages flow into community annually.

1.51 multiplier effect in community (~\$7M)

Local workforce development

- Scholarships for school
- Entry level positions
- Professional development

PMC Employee Stats

<u>YEAR</u>	<u>Full-Time</u>	<u>Part-Time</u>	<u>Seasonal</u>	<u>Temp</u>	<u>Turnover</u>	<u>Termed</u>	<u>Avg Tenure</u>
2022	122	6	15	10	22%	20	5.6
2023	116	12	25	2	21%	20	5.4
2024	119	8	30	7	16%	14	5.4

Photo by Petersburg Medical Center

Patient Centered Care



Beyond the facility

PMC Investing in the Community for Continuity of Care



HOW SCHEDULING DERMATOLOGY CLINIC

with Cameron French, PA-C

August 26th-30th

Skin Checks
Mole, lipoma, and skin cancer removals
Psoriasis, acne, atopic dermatitis, and skin abnormalities
Cosmetic Botox



907-777-5792 for scheduling

Petersburg Medical Center
December 1, 2024

Last Frontier Eye Care will be here this week for all your eye-care needs! We are so grateful to continue our partnership with them and bring high-quality optometry services to Petersburg on a regular basis. Give them a call at 907-434-1554 to get on their schedule.

Dec. 2nd-6th
at the PMC Specialty Clinic
(next door to Public Health)

Last Frontier Optometry offers full scope optometry services for all ages.

- Routine vision exams
- Contact lens and glasses fittings
- Medical optometric services such as blurry vision, red eyes, glaucoma, macular degeneration

Contact Last Frontier Eye Care at 907-434-1554



LAST FRONTIER
EYE CARE



Asset Protection Planning & Long-Term Care Medicaid

Planning for long-term care is an understandably difficult subject to tackle, and many people don't know where to start. That's why PMC is providing information on protecting your assets and navigating the complexities of Long Term Care Medicaid.

FREE INFORMATIONAL SESSIONS at the Petersburg Public Library

- Tues. 10/29 at 6:00-7:30pm
- Sat. 11/2 at 3:00-4:30pm
- Thurs. 11/7 at 6:00-7:30pm
- Sat. 11/9 at 3:00-4:30pm



Hosted by Petersburg Medical Center
FOR MORE INFO:
907-531-5857 or bboggs@pmc-health.org

Community Engagement



*

OPEN HOUSE

NEW PETERSBURG MEDICAL CENTER

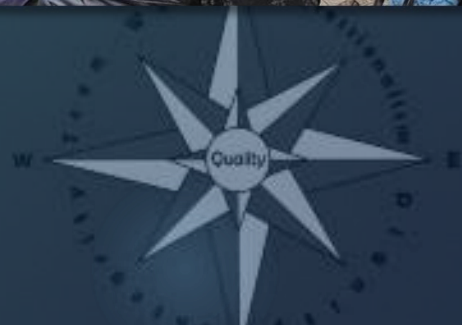
Join the architects from Bettisworth North to view building designs, hear project updates, and ask questions



WEDNESDAY, JANUARY 31, 2024



11:00 A.M. TO 7:00 P.M. (PRESENTATIONS @ 12:30/4:00/5:30)



Thanks to all that came out for the annual Turkey Trot!



NOT ALL CLASSROOMS HAVE FOUR WALLS

KINDER SKOG NATURE PROGRAM



Thanks to all that came out for the annual Turkey Trot!



Item 11A.

ACA We Did It Accredited

PETERSBURG MEDICAL CENTER

RUNPOD

stronger together

CONGRATULATIONS RUNNERS!!!



POD made possible with support from WAVE



HEALTH FAIR BLOOD DRAWS

Item 11A.

TO SCHEDULE YOUR BLOOD DRAW VISIT
WWW.PMCAK.ORG

Week 1: Feb 20-22



PETERSBURG MEDICAL CENTER'S

LIFESTYLE BALANCE PROGRAM

PREVENT DIABETES AND HEART DISEASE

With Healthy Eating & an Active Lifestyle

CLASSES:

- Tuesdays, starting Feb 4th (4:00-5:00pm)
- 12 weekly sessions
- 4 bi-weekly sessions
- 6 monthly maintenance sessions

Education, Encouragement, and Tools to help you meet your healthy lifestyle goals!



QUESTIONS & REGISTRATION:
 Julie Walker
 907.772.5552
 jwalker@pmc-health.org

Item 11A.



In-Person & Virtual

- Tai Ji Quan - Moving for Better Balance**
- All Levels Welcome
 - Reduce Risk of Falling
 - Slow Controlled Movements
 - Tech Support & Resources



Scan QR code for information & schedules.
www.pmcak.org/community-classes

A **FREE** 24-week evidence based falls prevention program that improves strength, balance and mobility.

907-772-5580 or bturland@pmc- 27 **org**

This program is supported by the Administration for Community Living (ACL), U.S. Department of Health and Human Services (HHS) as part of a financial assistance award totally \$549,327 with 100 percent funding by ACL/HHS. The contents are those of the author(s)



NEXT TOUR
JANUARY 10TH
12:00 PM

NEW PMC FACILITY SITE TOURS

Community members are invited to come see the new hospital site and WERC Building. Sign-up required.

Sign up for tour at pmcak.org
or call 907-772-5703



walk WITH a DOC

Seasonal Affective Disorder
Led by Dr. Alice Hulebak



SUNDAY, JANUARY 5TH
1:00-2:00 PM
SANDY BEACH TRAILHEAD

JOIN US FOR OUR JANUARY
WALK WITH A DOC EVENT!

Take a few minutes to learn about Seasonal Affective Disorder, then spend the rest of the hour enjoying a healthy walk at your own pace and distance. It's a great way to be active, learn about health, visit with a medical provider and meet new friends. The events are free and open to everyone!



walkwithadoc.org
jwalker@pmc-health.org

“Walk with a Doc”



Item 11A.





PETERSBURG MEDICAL CENTER

	Audited 2019	Audited 2020	Audited 2021	Audited 2022	Audited 2023	Audited 2024
Operating Revenues		-1%	4%	8%	21%	9%
Net Patient Revenue	15,113,713	14,944,770	15,476,648	16,703,912	20,190,193	21,993,528
Total Op Revenue	16,404,686	18,162,778	24,346,834	20,210,104	23,065,077	24,312,917
		11%	34%	-17%	14%	5%
Operating Expenses						
Salaries & Wages	7,964,981	9,459,886	10,885,264	11,272,272	11,769,317	11,236,353
Total cost of people	13,369,438	13,438,467	17,362,040	18,057,877	16,288,994	16,144,487
Non People Expense	3,441,524	3,805,390	4,358,101	5,282,511	5,860,342	5,936,725
Total Operating Exp	16,810,962	17,243,857	21,720,141	23,340,388	22,149,336	22,081,212
Operating Income	(406,276)	918,921	2,626,693	(3,130,284)	915,741	2,231,705
Non-Operating						
Investment income	173,979	55,563	868,594	(493,406)	345,731	451,480
Interest Expense	(10,126)	(5,089)	(11,705)	(110,665)	(228,921)	(146,099)
Foundation Rev (Restricted)	107,899	74,698	39,055	35,566	86,044	107,722
Foundation Exp (Restricted)	(116,298)	(78,281)	(35,067)	(31,411)	(22,143)	(70,092)
Other	950	12,589	13,562	1,005	1,109,197	8,437,900
Net Non Operating	156,404	59,480	874,439	(598,911)	1,289,908	8,780,911
Change in Net Position	(249,872)	978,401	3,501,132	(3,729,195)	2,205,649	11,012,616
Net position beginning of yr						3,256,158
Net Position End of Yr						14,268,774

Financial Performance

Medicare CAH Data Analysis	AK	PMC	US	
From the Flex Monitoring Program.	Median	FY2024	Median	
Profitability				
Total Margin	5.96	5.27	3.88	Does not include Construction Grant
Operating Margin	3.63	4.03	3.15	
Cash Flow	5.19	10	7.26	
Return on Equity	4.98	7.5	6.4	This is high because we have an old building
Liquidity				
Current Ratio	2.15	1.48	3.04	The amount of money we have on hand to pay current debts.
Days Cash on Hand	136.3	72.5	125.8	This has improved over the summer and fall of 2024.
Days in AR Gross	58.9	90.0	67.5	We are insourcing the business office from HRG.
Capital Structure				
Equity Financing	76.68	51	64.93	This is low because we have old building and little debt.
Debt service Coverage (Times)	2.52	3.23	4.1	
Long term Debt to Capital	0.25	12.7	18.26	
Inpatient				
Medicare Inpatient Payer Mix	57.42	43	59.06	Last year we did not have strong Swing Bed census.
Medicare Acute Inpatient Cost per day	\$ 6,407	\$ 3,068	\$ 3,374	
Average Daily Census Acute	2.58	1	2.6	
Average Daily Swing	0.76	1.4	1.43	
Outpatient				
Outpatient Revenue to total Revenue	67.84	53	82.31	
Hospital Outpatient MCR payer Mix	22.91	55	30.68	
Outpatient Cost to Charge Ratio	66.92	1.04	42.45	
Labor				
FTEs per Adjusted Occupied Bed	22.7	14.2	5.08	
Average Salary per FTE	\$ 80,351	\$ 72,028	\$ 71,506	
Salaries to net patient Revenue	43.56	50	43.81	
Other				
Average age of Plant	5.07	19.46	12.36	
Patient Deductions	32.08	16.4	47.21	
Uncompensated Care	2.32	1.2	2.91	Bad Debt and charity care to operating expenses.
Number of Entities	13	1	1337	

How does MCR Cost Base Hospital reimbursement work, simple example

- ▶ Let's say that it costs \$22,000,000 to operate the hospital
- ▶ Let's say that 50% of patient volumes or charges were for Medicare Beneficiaries
- ▶ Medicare will pay 101% (minus 3% for sequestration or 99%) of approved costs
- ▶ Basically \$10,780,000, Final Settlement two years latter.
- ▶ The Cost report is a very complex document. There are choices.
- ▶ Difference from Interim Payments, Interim Settlements and Final Settlement.
- ▶ Final settlement by department not as a whole.

Medicaid Alaska cost report

- ▶ Every 4 years Medicaid AK looks as Cost report and establishes a new rate for three areas.
 - ▶ Inpatient (A per day payment)
 - ▶ Outpatient (Percentage of Billed Charges)
 - ▶ Nursing Home (A per day payment)

There is a catch, They will set the rate at the lower of cost or charges.

Normally this is not a problem, but during covid volumes went down, cost went up and the cost exceeded what we charge. So we were capped at our charges for nursing home.

NEW FACILITY *construction*



- ▶ Healthcare as Petersburg's Economic Engine
- ▶ Addressing Workforce Challenges Locally
- ▶ Keeping Services Local Saves Money & Lives
- ▶ Preparing for Future Growth
- ▶ Reducing Long-Term Costs
- ▶ Building Community Ownership



Foundation for Success

- ▶ Successfully secured one-third of the funding and achieved key milestones:
 - ▶ Establish a team together that can build on-time and on-budget in Petersburg
 - ▶ Put funding back into the community & the state: Architects, Contractors and local subcontractor.
 - ▶ Built out the site for the facility campus.
 - ▶ Built the first structure, demonstrating our capability to deliver on this vision.
 - ▶ Progress underscores our commitment and ability to turn plans into reality.

Project Progress

- ▶ Developed Site for the WERC Building & Future Hospital
- ▶ Collaboration & Expansion of Borough Pit for Project Savings
- ▶ Utility Extensions for WERC Building & Future Hospital Ties
- ▶ Replaced & Upgraded Existing Utilities in Gjoa Street
- ▶ Constructed the WERC Building to 65% complete using Treasury Grant
- ▶ Projecting an Early Substantial Completion in Spring/Summer 2025
- ▶ Grand Opening Fall 2025



WERC Building



Enhancing the Health Care Capacity of Petersburg with an MRI Addition



Relieving Capacity of the Existing Facility



Wellness, Training, Education, and Resource Center



Job Opportunities Enhancement



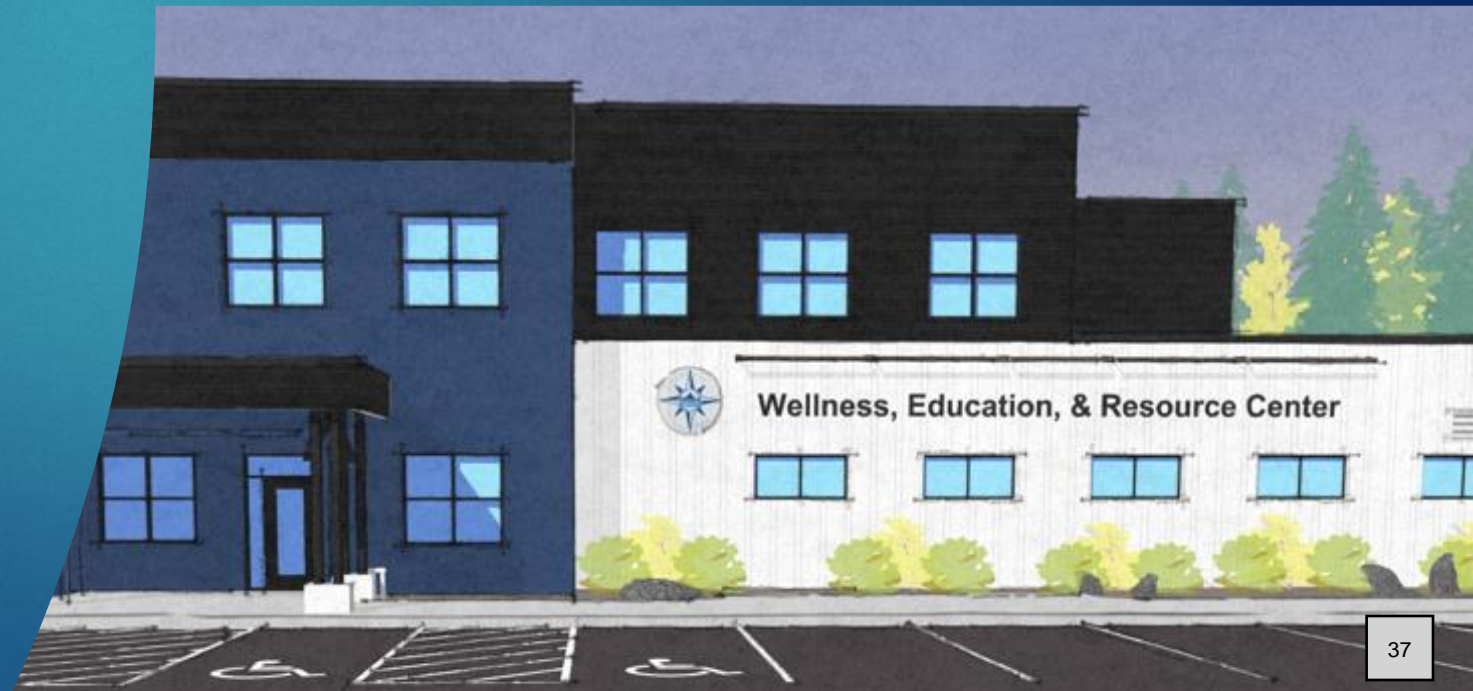
Multipurpose Conference and Training Space



Relocation of the State of Alaska Public Health Nursing

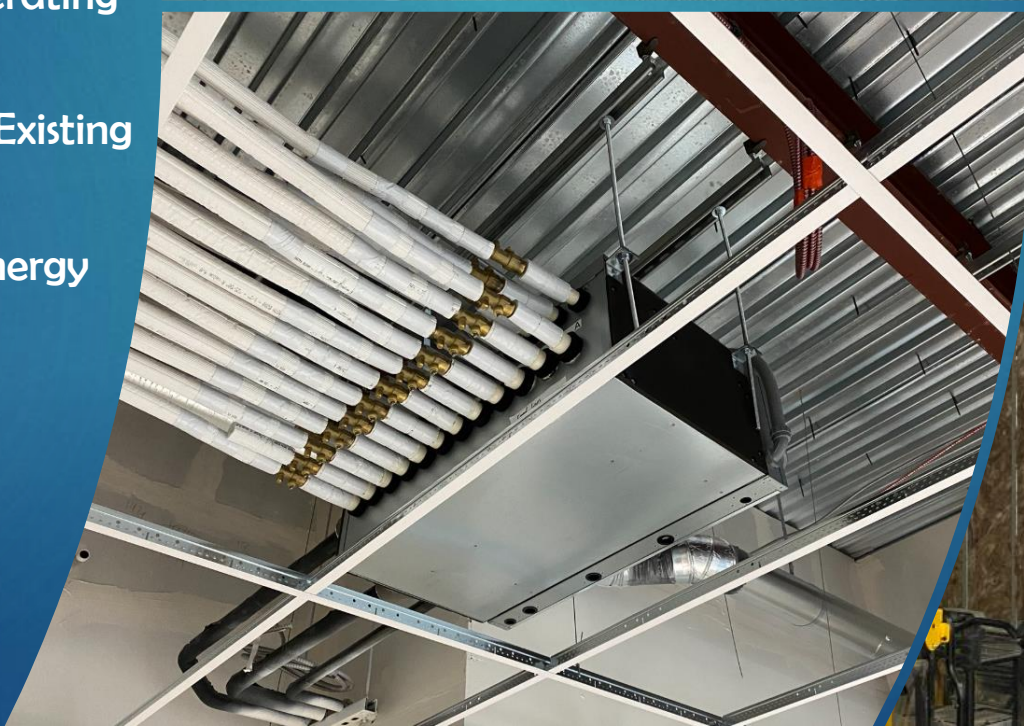


Expanding Community Collaboration



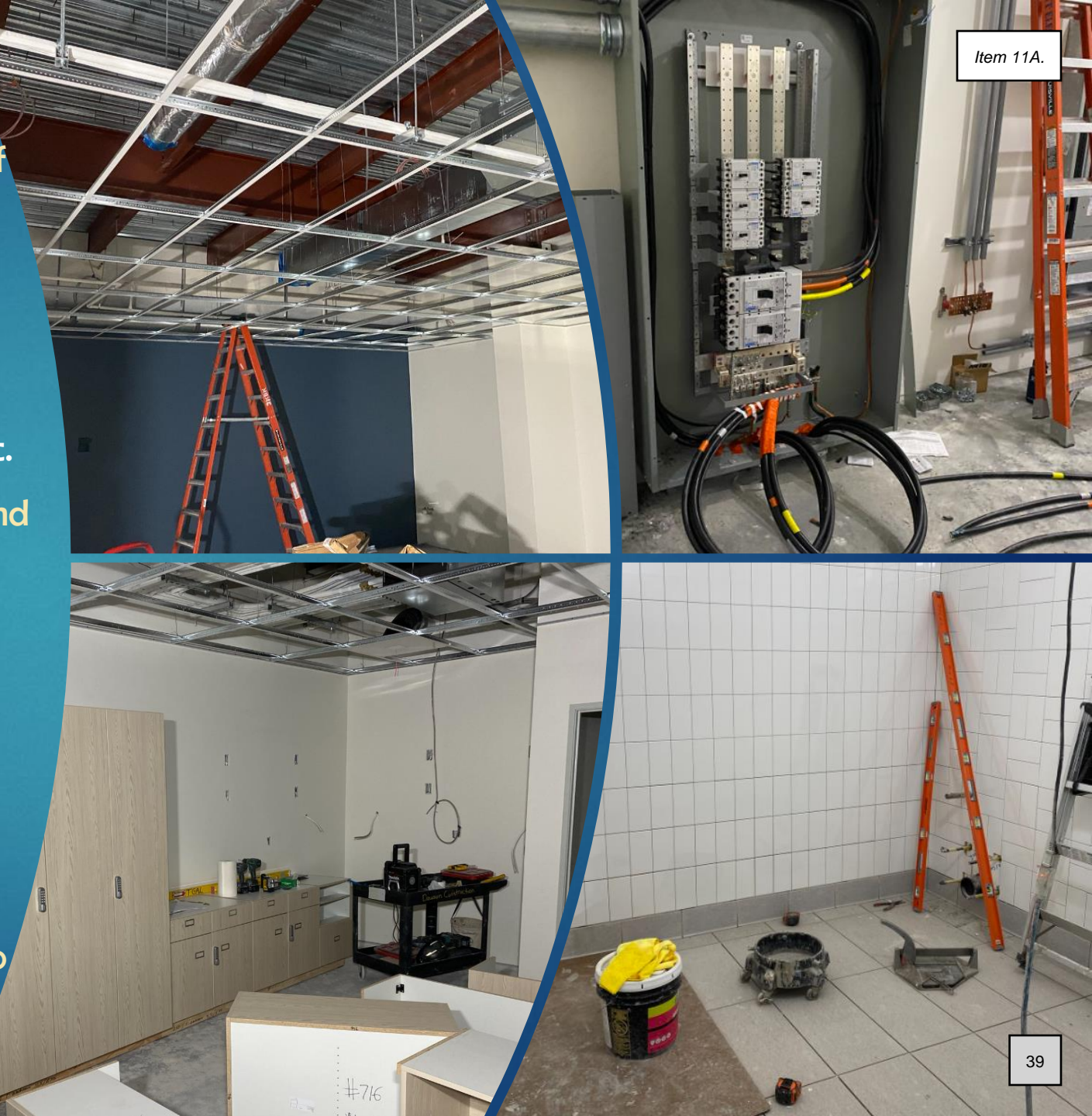
Energy Efficient Construction

- ▶ Interior and Exterior Insulation increasing R-Value and Building Heat Retention
- ▶ Heat Pump and Energy Efficient Equipment for Reduced Operating Cost
- ▶ 20-30% More Efficient than Existing Facility
- ▶ LED Lighting for Reduced Energy Consumption and Low Maintenance Cost



Budget

- ▶ Construction GMP \$17M with a total project cost of \$22.7M
- ▶ Project cost savings through collaboration, efficiencies, and project delivery methods allowed many previously deferred items such as FF&E, Artwork, and Transition to be incorporated back into the project within the current budget amount.
- ▶ To date, there have been **ZERO** change orders, and project changes and costs have been controlled through the CM/GC delivery method.
- ▶ Projected completion one year sooner than traditional fixed fee bid, due to creating a teamwork environment with Owner, Contractor, Architect, and Project Management.
- ▶ Flexibility in project execution, design, and construction all happening in parallel reduced project timeline delivery and put money back into the project budget.



Item 11A.

Next Phases: Building a Healthier Future

*Secure funding in the range of \$67M (+3% increase/ yr) to fully fund New Hospital

*Alternatively secure phased funding:

- \$35M for the core and shell building

- \$32M for the interior build-out

* Funding dependent; complete 100% design drawings Spring 2026

* Depending on delivery method; start construction in Spring 2026/2027

* Depending on delivery method; complete construction in Summer 2028/2029

* Occupancy fall of 2028/2029 depending on Phasing and Delivery method selected



Existing Old Facility



Closing the gap

Item 11A.



Remaining Funding Required: \$67 million

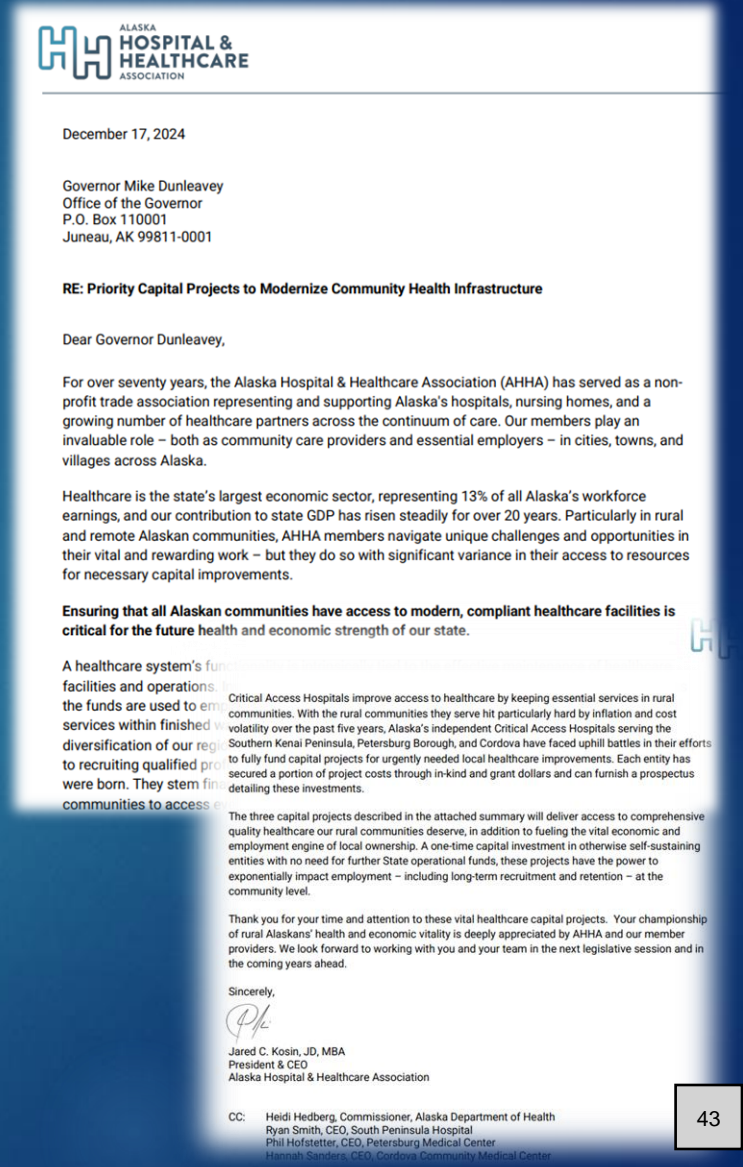
- Call to Action: State and federal legislators to partner.
- Through advocacy, we have successfully secured one-third of the funding.
- *Goal: Avoid incurring debt through a phased approach.*

Building the Funding Stack

- Secured Funds: Federal Earmark Appropriations: \$8 million allocated; \$3 million pending. Infrastructure Capital Program (Dept. of Treasury): \$20 million secured.

Sources to Close the Gap

- Federal Earmarks- continued advocacy
- State Capital Requests: Community priority, AHHA Letter with (3) community critical access hospitals for Capital, Capital Hospital Fund
- New Market Tax Credit Program
- USDA Direct Loan Program
- Direct Grants- HRSA, Rasmuson foundation, Murdock Foundation



2025 ASSEMBLY UPDATE

Good afternoon Mr. Mayor and Assembly Members. Thank you for the opportunity to update you on the activities and progress of the Petersburg Rod and Gun Club at the Petersburg Shooting Range. I hope this will become an annual tradition.

Rifle Range

We have hosted two National Rifle League (.22) events, with clubs from across the country competing by shooting identical targets at the same distances. The scores are then submitted to a national database.

Our club members have built new shooting benches, and we will be replacing the stairs for the shooting shelter.

Our next project will focus on replacing the boardwalk extending to the 200-yard line. We are now in the process of planning the logistics using grant funds provided by the State of Alaska and will apply for an NRA community range matching grant.

Pistol Range

Regular cleanup of the field is necessary, especially removing shot-up pallets and aluminum cans. The safety berm has settled in some places, which was expected.

We have completed a shelter for the pistol range, funded by a grant from the NRA Foundation. In the future, we plan to install a concrete pad in the shelter to improve footing for shooters and simplify the cleanup of spent cartridges.

Shotgun Range

The Devils Thumb Shooters now have a new Conex container to safely store their mobile trap machines.

We have held an Adult Shotgun League, open to the public, twice a month throughout the year (weather and daylight permitting).

We have added 100 yards of rock to expand the shotgun range and now have a regulation trap field. Additionally, we have removed the old scoring stands and plan to install two light poles with LED field lights to extend practice hours and encourage greater community involvement.

Club House and Parking Lot

Home Port Electronics has installed new security cameras, thanks to a project valued at \$8,000, funded by club members and matched by Petersburg Mental Health.

Public Works has removed the old outhouse and filled the vault with rock, and they have moved the Petersburg Shooting Range sign closer to the highway for better visibility.

We are currently in discussions with PIA about leveling up unused space in front of the clubhouse to create a rest area with a picnic table and potentially a fire pit. This would make this facility more user-friendly for family's and improve accessibility, especially for the elderly, disabled, and handicapped visitors.

2025 ASSEMBLY UPDATE

Our next major project is to rebuild the aging clubhouse. We hope to secure grant funds related to youth education, training, and safety in hunting, sport fishing, and outdoor activities. We are exploring grants from the Pittman-Robertson fund and the Alaska Fish and Game Hunter Safety Program to support this initiative.

Other Range Events

Our Annual Outdoor Show, held at the Moose Lodge on September 7th, and the 4th of July membership drive were both successful. We currently have 75 members.

Our annual range cleanup, supported by the sanitation department, helps us maintain the range. Additionally, we have started a new partnership with the State Department of Transportation to clean the highway from Mile 13 through Mile 15.

We plan to host a Hunter Safety Education class every other year or annually, depending on interest. Additionally, we plan to host a Women's Defensive Handgun Training class in partnership with Cheryl Stickler from Hanes, she is a certified instructor who specializes in firearm training for women.

The U.S. Forest Service, U.S. Coast Guard, and local police department also use the range for training purposes.

We have discussed other events and fundraisers to be held in the future. However, more community and club member involvement are required to have a successful range with so much to offer.

Requests for 2025

For the year 2025, the Rod and Gun Club would like to request the following from the borough:

- Installation of a streetlight on the power pole next to the outhouse to illuminate the public parking lot and supply power at no cost to the club.
- Provide a few loads of rock to assist with our efforts to achieve ADA compliance.

Acknowledgements

Finally, I would like to express our sincere gratitude to all our sponsors, the borough manager and the public works directors, both past and present, for their continued support and due diligence in assisting us with matters related to the Petersburg shooting range.

Thank you for your time and consideration of these requests. The Rod and Gun Club is committed to maintaining and improving this public shooting range for the benefit of the entire community, and we look forward to continuing to work together.

To become a member or have a discussion at the range please call me anytime.

President of the Petersburg Rod and Gun Club

Jake Slaven 907-518-4025

**Mayor's Report
for
February 3, 2025 Assembly Meeting**

- 1. Town Hall Meeting Regarding the Future of Tourism in Petersburg:** The Borough will hold a Town Hall Meeting to hear comments and concerns about the future of tourism in Petersburg on Monday, February 10, 2025, from 6:00 to 8:00 p.m. in the Assembly Chambers. The public is encouraged to attend. Written comments may be submitted to the Assembly. Please see the public service announcement attached to this report for more information.
- 2. Unrecognized Southeast Alaska Native Communities Recognition and Compensation Act:** The Southeast Alaska Landless Native issue will be introduced to the US Congress again this session, this time sponsored by Alaska Representative Begich. The bill has not yet been submitted.
- 3. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling a vacant seat on the Parks & Recreation Advisory Board until the October 2025 Municipal Election.

Letters of interest may be submitted to Clerk Thompson at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to dtompson@petersburgak.gov.
- 4. Assembly Work Session with School Board:** The Assembly and the School Board will hold a work session in the Assembly Chambers on Thursday, February 6, 2025, at 6:00 p.m. Borough Charter Section 8.04 states a public work session must be held at least once per year to discuss and coordinate financial planning, capital improvement needs, comprehensive plans for education and other matters of concern.
- 5. Southeast Conference Mid-Session Summit:** Assembly Member Valentine will be attending the Mid-Session Summit in Juneau February 11 – 13, 2025.
- 6. Alaska Municipal League Winter Legislative Conference:** Mayor Jensen and Assembly Member Lynn will be attending the AML Winter Legislative Conference in Juneau February 18 – 20, 2025.

PUBLIC SERVICE ANNOUNCEMENT
TOWN HALL MEETING
to discuss the Future of Tourism in Petersburg
Monday, February 10, 2025 at 6:00 p.m.
in the Assembly Chambers

Mayor Jensen has called a Town Hall Meeting to hear public comments and concerns on the future of tourism in Petersburg. The meeting will be held on Monday, February 10, 2025, from 6:00 to 8:00 p.m. in the Assembly Chambers of the Municipal Building located at 12 S. Nordic Drive. The Borough will be accepting testimony, both orally and in writing, focused on tourism and increasing small cruise ship visits to Petersburg. To submit comments in writing, please either email Assembly@petersburgak.gov, snail mail to Clerk Thompson at PO Box 329, Petersburg, AK 99833, or drop them off at the front desk of the Finance/Administration Department at 12 S. Nordic Drive.

A few talking points to consider:

- 1) How has the tourism industry in Petersburg affected you and/or your business in the past?
- 2) How would a small cruise ship schedule with increased visits affect you and/or your business?
- 3) Should the Borough consider partnering with small cruise ship companies who want to build a dock and float for their ships' use while in port, giving the Borough oversight and use of the facility (if the Borough participates in the cost of the construction) when they are not in port?
- 4) Do you have suggestions for accommodating our tourists?

The community is encouraged to attend and/or provide comments. For more information, please contact the Clerk's office at 907-772-5405.



**Borough Manager's Report
Assembly Meeting 03 February 2025**

- ❖ Parks and Recreation Rainforest Survival Series will have the Office of Boating Safety visit Petersburg to host a Paddle Safety Instructor course for P&R staff, as well as host a Paddling Safety course for the public on Saturday, February 8th from 3-6p. Register with Parks and Rec, only 10 spots available, ages 14+, all skill levels!
- ❖ Parks and Rec hosted our partner Alaska Maring Safety Education Association (AMSEA) to instruct a Drill Conductor course on Saturday, Feb 1st, a safety training course for commercial fishermen (for free) and non-commercial fishermen (for a fee). See AMSEA's website for details on upcoming classes. Or contact Stephanie Payne for more information.
- ❖ Mariyam Medovaya of Alaska Trails will speak at the Petersburg Chamber of Commerce annual banquet on February 15th. Mariyam will speak about the economic impact that trails can make for our communities in Alaska and share an update about the AK Long Trail. Tickets are \$60 and are available at Lee's Clothing.
- ❖ Join Theresa Craig in an afternoon Aquatic Strength Training class on Mondays and Wednesdays from 1:15 - 2:15. Membership scan or daily use fee required.
- ❖ Skate Nights are booming! Every Friday night, with a themed night the last Friday of the month, this week is Western Theme.
- ❖ Only a few Dive-In Movie nights left in the season, seems like they just started... Great opportunity to have some good warm family fun!
- ❖ Stephanie has begun teaching adult swim lessons again, if you know of anyone who would like to join, have them contact me. Scott will be organizing youth swim lessons soon.
- ❖ If your crew needs American Red Cross First Aid/CPR/AED certification, please get in touch with me to get one scheduled. Already have Glo and Liz crews on the list.
- ❖ The first apartment to be renovated in Elderly Housing is nearing the end of the demolition phase and vendors have been contacted regarding supplies necessary to outfit the unit.
- ❖ Annual apartment inspections are being scheduled in Elderly Housing in preparation for our upcoming REAC inspection.
- ❖ Preliminary work is underway for the repair of flooring in the Elderly Housing commercial kitchen cooler/freezer area.

- ❖ The Harbor Department reminds their permanent stall holders to return their updated stall contracts that were sent out at the end of the year.
- ❖ Reminder to boat owners the annual drive-down permits are available.
- ❖ The Harbor has posted the dock roof project adjacent to the Harbor Office in the Pilot and bid documents are available on the Borough's website or at the Harbor Office. The Harbor encourages interested parties to reach out if there are questions.
- ❖ PMPL's new digger derrick was received, inspected and placed in service.
- ❖ There was a fire at a home adjacent to the Public Works yard and close to our Motor Pool fueling station, but fortunately it did not spread to our site. Thanks to PVFD for their quick response to this incident!
- ❖ The Pump Station 4 project is officially underway. Contractor Rock-N-Road has been issued a Notice to Proceed and has indicated that construction should begin in March or early April. Pumps for the project have been ordered by the Borough through Alaska Pump and Supply.
- ❖ Still figuring out if our various grants and loans will be affected by the most recent Presidential Executive Order that paused Federal funding and then cancelled the Executive Order. It appears to be good news.
- ❖ PMPL is working through requests from FERC to perform additional seismic hazard analysis on the Crystal Lake Dam. This is stemming from a footnote on the 2018 Part 12D safety inspection, and we can't seem to get to a conclusion that satisfies FERC. The next steps include a more detailed type of seismic hazard analysis, while PMPL is still waiting for FERC comments on a dam stability analysis that was submitted to the agency in the summer of 2023.
- ❖ The first single digit temperatures of the winter are forecasted for the first weekend of February. The department is coordinating Wrangell Light and Power and SEAPA to ensure that if SEAPA generation cannot meet the system loads, diesel support will be provided during periods of peak power usage.
- ❖

**PETERSBURG BOROUGH
ORDINANCE #2025-01**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF
THE PETERSBURG BOROUGH TO REZONE LOT 13B, PLAT # 2008-15, (PARCEL #01-
014-700 LOCATED AT 1020 SANDY BEACH ROAD) FROM RURAL RESIDENTIAL (R-R)
TO SINGLE-FAMILY RESIDENTIAL (S-F)**

WHEREAS, the Petersburg Borough owns the parcel of land described as follows:

Lot 13B, Plat 2008-15, Petersburg Recording District, State of Alaska (physical
address: 1020 Sandy Beach Road) (hereinafter "the parcel")

;and

WHEREAS, the parcel is currently zoned Rural Residential (R-R); and

WHEREAS, the R-R district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the R-R district include mobile homes and mobile home parks; and

WHEREAS, the parcel is located across from an area zoned Single-Family Residential (S-F), a well-developed residential area with some institutional uses (churches, park, playground), and with road access and municipal power, water, and sewer located nearby; and

WHEREAS, rezoning from R-R to S-F would allow single-family or duplex as a primary use and reduce the minimum lot size from 1-acre to 8,000 sq.ft. Mobile homes and mobile home parks are not allowable uses in S-F; and

WHEREAS, R-R zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The large minimum lot size of 1-acre in the R-R zone is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area; and

WHEREAS, after receipt of an application to purchase the parcel, the Planning Commission recommended that the Borough Assembly initiate, prior to disposal, a zoning amendment for the parcel, from R-R to S-F, and the Assembly did so by motion on November 4, 2024; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on December 10, 2024, and considered and reviewed applicant materials, public comments and testimony, and staff report. The Commission recommended the Borough Assembly rezone the property by a vote of 4-0, citing that a rezone responds to market demand for developable residential property, is consistent with the Comprehensive Plan by providing residential land for development at appropriate densities, is appropriate to zone for higher residential density due to its location on the road system and utility service area, and no significant expansion of municipal roads or utilities would be required to develop the property; 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:

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.

A. The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the following described property from Rural Residential (R-R) to Single-Family Residential (S-F): Lot 13B, Plat #2008-15, Petersburg Recording District, State of Alaska.

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 take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this
_____ day of _____, 2025.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Deputy Clerk

Adopted:
Published:
Effective:

Planning Commission Report & Finding of Fact

Commission Meeting Date: December 10, 2024

APPLICANT/AGENT:

Petersburg Borough

OWNER(S), IF DIFFERENT:

LEGAL DESCRIPTION:

Lot 13B, Plat 2008-15

LOT AREA:

Lot 13B - 98,881 sf

LOCATION:

1020 Sandy Beach Rd (Lot 13B)

SURROUNDING ZONING

North: Rural Residential

South: Public Use/Single Family

East: Public Use/Single Family

West: Unclassified

ZONING:

Rural Residential

PID:

01-014-700

APPLICATION SUBMISSION DATE:

Assembly motion – 11/4/2024

RECOMMENDATION:

Recommend rezone

I. APPLICANT REQUEST: The Borough Assembly initiated an amendment of the Borough zoning map.

II. APPLICABLE CODES:

19.84 AMENDMENTS

19.19 RURAL RESIDENTIAL DISTRICT

19.20 SINGLE-FAMILY RESIDENTIAL DISTRICT

III. FINDINGS:

- a. Ron and Anne Loesch applied to purchase borough property at 1020 Sandy Beach Rd (Lot 13B).
- b. At the October 2024 Planning Commission meeting, the commission recommended the Borough Assembly rezone the property prior to disposal. The Assembly concurred and initiated a motion to rezone.
- c. The subject property is a vacant lot.
- d. The RR district requires a minimum of 1-acre lots and is intended for one single-family home per acre. However, conditional uses in the RR include mobile homes and mobile home parks.
- e. The immediate surrounding area is zoned SF or public use and is a well-developed residential area with some institutional uses (churches, park, playground) with road access and municipal power, water, and sewer located nearby.
- f. Rezoning from RR to SF would allow single-family or duplex as a primary use and reduce the minimum lot size from 1 acre to 8,000 sf. The maximum number of dwellings per lot is 2 with single family, two-family (duplex), and detached accessory dwellings allowed use. Mobile homes and mobile home parks are not allowable uses in SF.
- g. Rural residential zoning has primarily been used for areas of Service Area 1 without access to municipal water and sewer. The larger minimum lot size of 1 acre is intended to ensure sufficient acreage for on-site septic systems and create a more rural, lower density area.
- h. Although the Sandy Beach Rd neighborhood is zoned single-family, lot sizes vary significantly from large multi-acre parcels to lots of 9,000/10,000-sf. The area is generally less dense than other neighborhoods apart from certain stretches of the waterfront.

Planning Commission Report & Finding of Fact

Commission Meeting Date: December 10, 2024

IV. PUBLIC NOTICE

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

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

The 2016 comprehensive plan recommends future land use for this area be Low- Density Residential. The intended use is lower density residential, *Single family or duplex residential, option for accessory dwelling units and home-based businesses, 1-4 dwellings per acre (DUA) is most common; but allow option for densities up to 6-8 DUA.*

VI. ACTION

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation to the Borough Assembly:

1. The rezone responds to market demand for developable residential property.
2. The rezone is consistent with the objectives of the comprehensive plan by providing residential land for development at appropriate densities.
3. The proposed development is located on the road system and utility service area, so it is appropriate to zone for higher residential density.
4. No significant expansion of municipal roads or utilities is required to develop the property.

Approved by the commission by a vote of 4-0.

EXHIBITS

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



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, December 10, 2024

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 Jim Floyd
Commissioner Phillip Meeks

ABSENT

Commissioner John Jensen
Commissioner Marietta Davis

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

4. Approval of Minutes

A. November 12, 2024, Meeting Minutes.

The November 12, 2024, meeting minutes were unanimously approved.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

5. Public Comment

None.

6. Consent Calendar

None.

7. Public Hearing Items

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

Dave Thynes spoke as the surveyor to make himself available for any questions.

Director Liz Cabrera spoke to clarify the final plat and the consolidation of the ROW with their main Lot 1A to make Lot 1AA.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

- B. Recommendation to the Borough Assembly to rezone Lot 13B, Plat#2008-15 from Rural Residential to Single-Family Residential at 1020 Sandy Beach Rd. (PID: 01-014-700).

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

- C. Recommendation to the Borough Assembly to establish a Marine Industrial Overlay District at the Port Dock area and Scow Bay Turnaround area.

John Wikan spoke to say the zoning is fine the way it is now. Every business is marine related. If you make it strictly marine related, who is to say what is or is not marine related?

Glorianne Wollen, Harbormaster spoke in support of this district and the importance of protecting the waterfront for marine use.

Motion made by Commissioner Floyd, Seconded by Commissioner Meeks.

Commissioner Meeks asked to table this for further discussion.

Commission Chair Fry stated it would be continuing the discussion at the next meeting, not tabling.

Motion made by Commissioner Floyd to postpone and continue the conversation at the January meeting, Seconded by Commissioner Meeks.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Meeks

7. Non-Agenda Items

- A. Commissioner Comments
None.
- B. Staff Comments

Liz said the next meeting is January 14th and asked the commissioners to notify herself or Anna if they could not attend. Also, at the next meeting we will have the 2025 planning commission calendar.

C. Next Meeting is January 14, 2025, at 12:00pm.

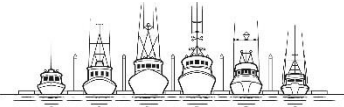
9. Adjournment

The meeting adjourned at 12:20PM.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Meeks

A. Applicant Material

Item 15A.

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL:
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Petersburg Borough		NAME
MAILING ADDRESS PO Box 329		MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP
PHONE 907-772-4425		PHONE
EMAIL		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: 1020 Sandy Beach Rd		
PARCEL ID: 01-014-700	ZONE: RR	OVERLAY:
CURRENT USE OF PROPERTY: vacant		LOT SIZE: 98,881
PROPOSED USE OF PROPERTY (IF DIFFERENT): residential		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Sandy Beach Road		
TYPE OF APPLICATION & BASE FEE		
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____
Owner: _____		Date: _____

Petersburg Borough Property
 1020 Sandy Beach Road
 01-014-700

Item 15A.

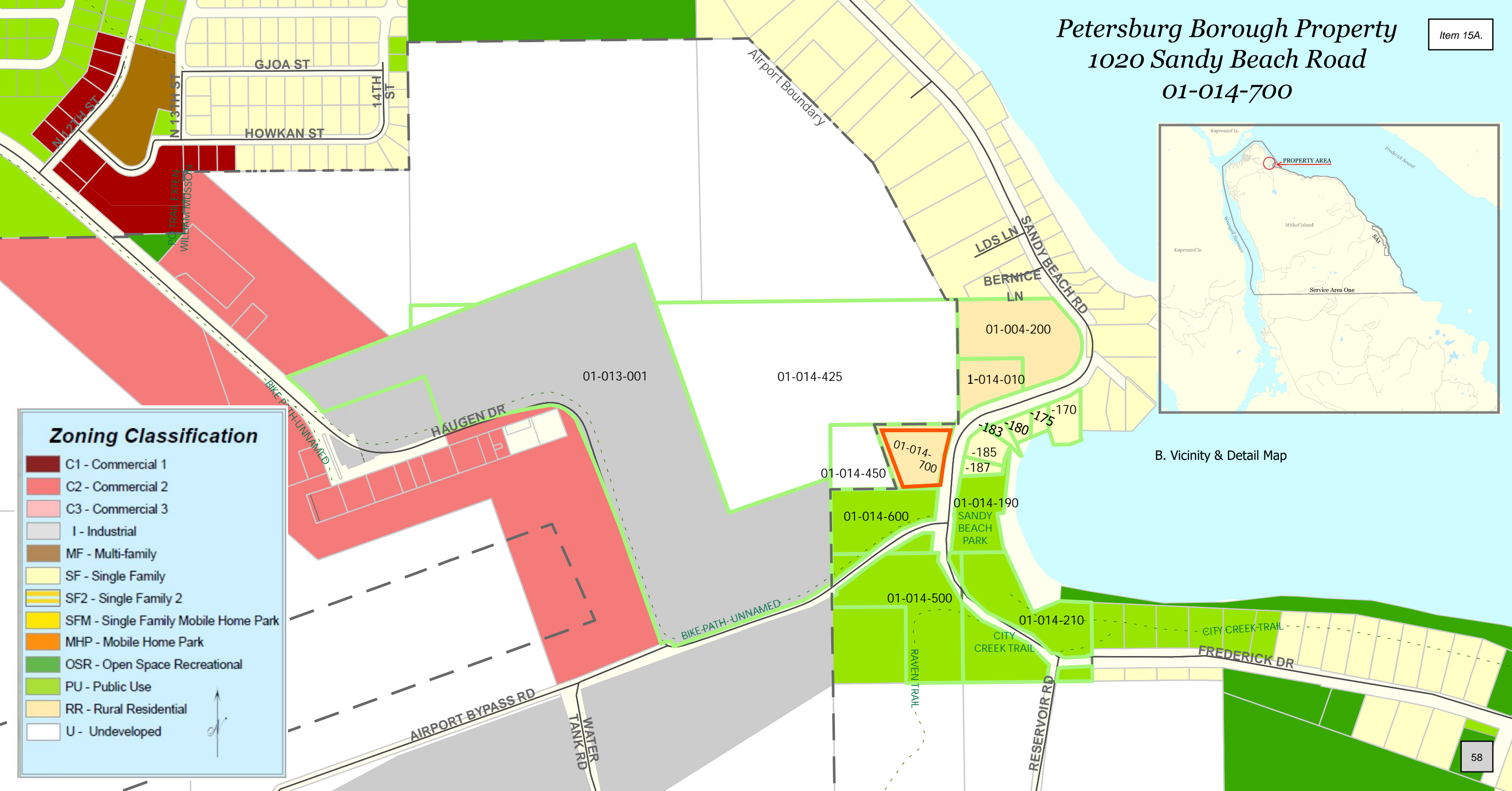


B. Vicinity & Detail Map

Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MF - Multi-family
- SF - Single Family
- SF2 - Single Family 2
- SFM - Single Family Mobile Home Park
- MHP - Mobile Home Park
- OSR - Open Space Recreational
- PU - Public Use
- RR - Rural Residential
- U - Undeveloped

↑





November 18, 2024

**PETERSBURG BIBLE CHURCH
PO BOX 704
PETERSBURG, AK 99833-0704**

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly to rezone Lot 13B, Plat#2008-15 from Rural Residential to Single-Family Residential at 1020 Sandy Beach Rd. (PID: 01-014-700).

The public hearing and consideration of the application will be held:	Tuesday, December 10th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
LOESCH RONALD JOHN LOESCH ANNE MARIE		PO BOX 451	PETERSBURG	AK	99833-0451
OHMER SUSAN		PO BOX 556	PETERSBURG	AK	99833-0556
STRAND NANCY		PO BOX 505	PETERSBURG	AK	99833-0505
BERGERON SAMUEL EDWARD MILLARD LINDA GAY		PO BOX 2090	PETERSBURG	AK	99833-2090
DUDDLES MATTHEW W DUDDLES JOLYN I		PO BOX 490	PETERSBURG	AK	99833-0490
FORNER MURPHY FORNER MARY		PO BOX 191056	ANCHORAGE	AK	99519-1056
PETERSBURG BIBLE CHURCH		PO BOX 704	PETERSBURG	AK	99833-0704
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579

**PETERSBURG BOROUGH
ORDINANCE #2025-02**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2025 BUDGET FOR KNOWN CHANGES**

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

Section 2. Purpose: The purpose of this ordinance is to adjust the FY 2025 budget for known changes.

Section 3. Substantive Provisions: In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2024 and ending June 30, 2025 is adjusted as follows:

Explanation: Necessary revisions in the FY 2025 budget identified after adoption of the Budget.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
<u>FISCAL YEAR 2025 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
State of Alaska Homeland Security Cyber Grant				
711.000.402261	State Grant Revenue	\$0	\$26,736	\$26,736
711.000.501461	Cybersecurity Grant – Table Top Exercise	\$0	(\$5,376)	(\$5,376)
711.000.501462	Cybersecurity Grant – Vulnerability Scan	\$0	(\$21,360)	(\$21,360)
The Petersburg Borough was awarded a grant to help enhance cybersecurity preparedness and response by systematically identifying potential weaknesses.				
Motor Pool Payroll				
510.000.500110	Regular Payroll	\$139,721	\$82,595	\$222,316
The payroll line item for the Motor Pool Department was incorrectly budgeted due to a corrupted Excel spreadsheet. This adjustment will correct the amount to match the original budget. Please note, this increase is not due to any additions to personnel or salary increases.				
Electric Dept Inventory				
410.000.501350	Inventory	\$99,553	\$45,000	\$144,553
The line item from which PMPL purchases power poles and line extension supplies has been exhausted due to higher than anticipated service requests and line extensions. The department needs to increase the inventory line item to order and stock more power poles so that we can complete any work requested by our customers.				

Electric Department Heat Pump Rebate				
410.000.501445	Heat Pump Rebate	\$18,000	\$15,000	\$33,000
The PMPL heat pump rebate program is outpacing the budget. A budget increase will ensure that the program can support our customers' rebate applications to the end of the fiscal year.				
Motor Pool Travel and Training				
510.000.501430	Travel and Training	\$0	\$8,697	\$8,697
CDL Licensing for new mechanic – No grant funding available.				

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

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

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 3rd day of March, 2025.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
 Published:
 Effective:

Assembly,

Attached is a professional services contract with PND for 65% design work for Scow Bay in the amount of \$220,000 for Assembly approval. This work is expected to take about 4 months, and once completed puts us in a position to be able to move toward final design as soon as we have approval from granting agencies to do so.

The intent is to use a portion of the \$4.1 million of Congressional Designated Spending awarded last year to pay for this, however, these funds are still in the hands of OMB.

Attached is authorization from the Denali Commission for pre-award costs meaning these expenses may be reimbursed once the grant agreement is signed with Denali. Denali also approved a non-competitive award so we can continue working with the engineer of record on this project.

The FY25 Approved Budget included \$500,000 in professional services expenses for this project.

Let me know if you have any questions.

Liz Cabrera
Community & Economic Development Director



PROFESSIONAL SERVICES CONTRACT

This professional services contract is entered into between the Petersburg Borough (Borough), of P.O. Box 329, Petersburg, AK 99833, and PND Engineers Inc. (Consultant), of 9360 Glacier Highway, Suite 100, Juneau AK, 99801.

In consideration of the mutual terms and conditions set forth below, the parties agree as follows:

1. Scope of Work. Consultant shall perform the services of “Task 6” as described in the consultant's proposal (the Work) dated September 6, 2024, and modified by the negotiated fee schedule dated September 6, 2024, both of which are attached hereto and incorporated herein by reference as part of this contract.

All considerations of the contracted Work will be coordinated through the Borough Manager or the Manager’s designee.

2. Payment. Borough shall pay Consultant for the Work described, the not-to-exceed sum of \$220,000 including all materials, labor and associated work. Payment shall be made by the Borough to the Consultant within 30 days from the date of each invoice received from Consultant.

3. Completion Date. The Work will be completed by July 1, 2025 unless an extension is agreed to in writing and signed by both parties.

4. Changes in the Scope of Work: No additional scope of work under this Agreement shall be performed unless Consultant and Borough have mutually agreed and have executed a written amendment to this contract.

5. Conflict of Interest. Consultant will not rent or purchase any equipment or materials from, or extend any loan, gratuity or gift to any employee or elected official of the Borough without express prior written approval of the Borough Assembly. Consultant warrants that no employee or elected official of the Borough and no other person or agency, have been employed by Consultant to secure this contract upon an express or implied agreement or understanding for a bribe, kickback, commission, percentage fee, finder’s fee, contingent fee, or brokerage fee.

6. Warranty. Consultant warrants and guarantees that all professional services performed under this contract shall meet the professional standards of quality and standards of care applicable to the Consultant’s profession. Consultant shall comply with all applicable federal, state and local laws in Consultant’s performance of the Work.

7. Insurance. Consultant shall purchase, at its own expense, and maintain in force at all times during the performance of the Work, policies of insurance with errors and omission, public liability, property damage, and comprehensive general liability insurance coverage with minimum limits of \$1,000,000 per occurrence and \$2,000,000 in aggregate, and workers compensation and employer's liability coverage as required by law. The Borough is to be named as an additional insured on Consultant's policies, and all such insurance policies shall be endorsed to waive all rights of subrogation against the Borough. **Consultant shall provide the Borough with certificates of insurance evidencing this before beginning the Work.** All such insurance shall be maintained in force up to the date of final completion of the Work.

8. Sub-Consultants and Suppliers. The Consultant is responsible to the Borough for the acts and omissions of its sub-Consultants, suppliers and their employees; however, nothing contained in this paragraph shall create a contractual relationship between any sub-Consultant and supplier and the Borough, nor shall it relieve the Consultant of any liability or obligation under this contract.

9. Jurisdiction, Venue and Costs of Litigation. Consultant agrees that the state courts for the State of Alaska have personal and subject matter jurisdiction over Consultant and this contract, and that venue for all disputes is proper in the First Judicial District at Petersburg, Alaska. If the Borough is required to file suit to enforce the provisions of this contract and is the prevailing party, Consultant agrees that the Borough may recover its full reasonable attorney's fees and costs from Consultant.

10. Indemnification. The Consultant shall indemnify, defend, and hold harmless the Borough from and against any claim of, or liability for, negligent acts, errors, and omissions of the Consultant under this contract, including the award of attorneys' fees even if in excess of Alaska Civil Rule 82. Consultant is not required to indemnify, defend, or hold harmless the Borough for a claim of, or liability for, the independent negligent acts, errors, and omissions of the Borough. If there is a claim of, or liability for, a joint negligent act, error, or omission of the Consultant and the Borough, the indemnification, defense, and hold harmless obligation of this section shall be apportioned on a comparative fault basis. In this section, "the Consultant" and "the Borough" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this section, "independent negligent acts, errors, and omissions" means negligence other than in the Borough's selection, administration, monitoring, or controlling of the Consultant, or in approving or accepting the Consultant's work. The Borough shall notify the Consultant in a timely manner of the need for indemnification, defense, and hold harmless under this section, but such notice is not a condition precedent to the Consultant's obligations and may be waived where the Consultant has actual notice.

11. Assignment. The Consultant shall not assign or transfer its right, interest, or obligations under this contract without the express prior written consent from the Borough.

12. Termination. Either the Borough Manager or Consultant may terminate this Agreement, without cause, by giving the other party ten (10) days written notice of such termination and the effective date thereof.

In the event of such termination, all finished or unfinished documents, reports, photographs, films, charts, data, studies, surveys, drawings, models, maps, or other documentation prepared by or in

the possession of the Consultant under this Agreement shall be returned to the Borough. If the Borough terminates this Agreement without cause, the Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered and fees incurred pursuant to this Agreement through the notice of termination. If the Consultant terminates this Agreement without cause, the Consultant shall be paid only for those services completed in a manner satisfactory to the Borough.

If the Consultant defaults or fails to perform in accordance with any term of this contract, the Borough may give the Consultant five (5) days written notice of the Borough’s intent to terminate this contract. During these five days the Consultant will have an opportunity to remedy the default. If Consultant fails to remedy the conditions constituting default within the time allowed the Borough may terminate this contract. Upon termination the Borough may take possession of the Work and utilize the Work in whatever method the Borough selects without further notice. Consultant shall be liable to the Borough for whatever costs and expenses it incurs in completing the Work, or having the Work completed by another consultant.

13. Ownership of Work. All written plans, specifications, drawings, data, draft, contracts or other written work prepared by Consultant pursuant to this contract shall be owned by and become the exclusive property of the Borough.

14. Alaska Law Governs. This contract shall be enforced in accordance with the laws of the State of Alaska. In the event that any provision of this contract is held to be invalid, the remaining provisions will be given full force and effect.

15. Complete Agreement. This contract and contains the complete agreement of the parties. There are no other terms, conditions or agreements, express or implied, between the parties relating to this contract or the Work to be performed under this contract. The contract may only be modified in writing, signed by the Borough and Consultant.

16. Start Date. This contract shall not be in effect until both the Consultant and the Borough Manager have signed it. The Borough shall not pay Consultant for any work performed before both parties sign this contract.

17. Counterparts. This contract may be executed and delivered in counterparts, delivered by facsimile or in electronic format by email. Each such counterpart hereof shall be deemed an original instrument, but all such counterparts together shall constitute one agreement.

Borough and Consultant acknowledge that they are in agreement with the terms and conditions set forth above.

PETERSBURG BOROUGH

CONSULTANT:

By: _____
Stephen Giesbrecht

By: _____

Its: Borough Manager

Its: _____

Date: _____

Date: _____

FEDERAL CONTRACT PROVISIONS

During the performance of this Contract, the Consultant shall comply with all applicable federal laws and regulations including, but not limited to, the federal contract provisions in this Exhibit.

1. REQUIRED CONTRACT PROVISIONS IN ACCORDANCE WITH APPENDIX II TO PART 200 – CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS (2 C.F.R. § 200.327)

(a) Appendix II to Part 200 (A); Appendix II to Part 200 (B): Remedies for Breach; Termination for Cause/Convenience. The Agreement includes remedies for breach and termination for cause and convenience.

(b) Appendix II to Part 200 (C) This contractor and subcontractor shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, national origin, and for inquiring about, discussing or disclosing compensation. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability or veteran status.

(c) Appendix II to Part 200 (F) – Rights to Inventions Made Under a Contract or Agreement:

(i) If the Federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by the Federal awarding agency.

(ii) The regulation at 37 C.F.R. § 401.2(a) currently defines “funding agreement” as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

(d) Appendix II to Part 200 (G) – Clean Air Act and Federal Water Pollution Control Act: If this Agreement is in excess of \$150,000, Consultant shall comply with all applicable standards, orders, or requirements issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).

(i) Pursuant to the Clean Air Act, (1) Consultant agrees to comply with all

applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., (2) Consultant agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Consultant agrees to include these requirements in each subcontract exceeding \$150,000.

(ii) Pursuant to the Federal Water Pollution Control Act, (1) Consultant agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq., (2) Consultant agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Consultant agrees to include these requirements in each subcontract exceeding \$150,000.

(e) Appendix II to Part 200 (H) – Debarment and Suspension: A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 C.F.R. part 1986 Comp., p. 189) and 12689 (3 C.F.R. part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

(i) This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such Consultant is required to verify that none of the Consultant, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(ii) Consultant must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(iii) This certification is a material representation of fact relied upon by Borough. If it is later determined that Consultant did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Borough, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(iv) Consultant warrants that it is not debarred, suspended, or otherwise excluded from or ineligible for participation in any federal programs. Consultant also agrees to verify that all subcontractors performing work under this Agreement are not debarred, disqualified, or otherwise prohibited from participation in accordance with the requirements above. Consultant further agrees to notify the Borough in writing immediately if Consultant or its subcontractors are not in compliance during the term of this Agreement.

(f) Appendix II to Part 200 (I) – Byrd Anti-Lobbying Act: If this Agreement is in excess of \$100,000, Consultant shall have submitted and filed the required certification pursuant to the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1353). If at any time during the Agreement term funding exceeds \$100,000.00, Consultant shall file with the Borough the Federal Standard Form LLL titled “Disclosure Form to Report Lobbying.” Consultants that apply or bid for an award

exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

(g) Appendix II to Part 200 (J) – §200.323 Procurement of Recovered Materials:

(i) Consultant shall comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement.

(ii) In the performance of this Agreement, the Consultant shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired: Competitively within a timeframe providing for compliance with the contract performance schedule; Meeting contract performance requirements; or at a reasonable price.

(iii) Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.

(iv) The Consultant also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.”

(h) Appendix II to Part 200 (K) – §200.216 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment:

(i) Consultant shall not contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system funded under this Agreement. As described in Public Law 115–232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(1) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

- (2) Telecommunications or video surveillance services provided by such entities or using such equipment.
- (3) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
- (ii) See Public Law 115-232, section 889 for additional information.

(i) Appendix II to Part 200 (L) – §200.322 Domestic Preferences for Procurement:

(i) Consultant shall, to the greatest extent practicable, purchase, acquire, or use goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subcontracts.

(ii) For purposes of this section:

- (1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
- (2) “Manufactured products” means items and construction materials composed in whole or in part of nonferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

2. CONTRACTING WITH SMALL AND MINORITY FIRMS, WOMEN’S BUSINESS ENTERPRISE AND LABOR SURPLUS AREA FIRMS (2 C.F.R. § 200.321)

(a) Consultant shall be subject to 2 C.F.R. § 200.321 and will take affirmative steps to assure that minority firms, women’s business enterprises, and labor surplus area firms are used when possible and will not be discriminated against on the grounds of race, color, religious creed, sex, or national origin in consideration for an award.

(b) Affirmative steps shall include:

- (i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
- (iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and
- (v) Using the services/assistance of the Small Business Administration (SBA), and the Minority Business Development Agency (MBDA) of the Department of Commerce.

Consultant shall submit evidence of compliance with the foregoing affirmative steps when requested by the Borough.



September 6, 2024

PND 162046

Liz Cabrera
Community Development Director
Petersburg Borough
P.O. Box 329
Petersburg, AK 99833

SUBJECT: Scow Bay Boat Haulout - Final Design Proposal

Dear Ms. Cabrera:

PND Engineers, Inc. (PND) appreciates the opportunity to provide this proposal for continued engineering services on the Scow Bay Boat Haulout project. The scope of services under this proposal includes several tasks intended to move the project through final engineering design, preparation of bid ready contract documents and bid phase assistance. Construction phase engineering services are not included in this proposal however can be added at a future date following successful completion of the bid phase.

SCOPE OF IMPROVEMENTS & PROJECT BUDGET

The scope of improvements anticipated under this proposal is illustrated in the enclosed drawing entitled *Scow Bay Boat Haulout, Sheet C2.01, dated August 1, 2024*. The work generally consists of an upland boatyard expansion, water and sewer services, storm drains, utility building with hydronic boiler, heated wash down pad, washwater pretreatment, power pedestals, area lighting, rubble mound breakwater, 6% concrete haulout ramp with approach apron, abutment and timber boarding floats. Specific improvement items are listed in the attached *Preliminary Budget Estimate dated June 19, 2024*. The ramp will be designed to be compatible with a Conolift 100T self-propelled hydraulic trailer. Procurement of the hydraulic trailer is not included in this scope of services but may be added at a later date if needed by the Borough.

The current project budget is approximately \$11.5 million including estimated construction costs for the items listed, 10% project contingency, and indirect costs for environmental documentation (NEPA), engineering design, contract administration and construction inspection services. The budget will be updated routinely as the project designs are further developed. Project funding is anticipated from a variety of local, state and federal resources. Federal funding may require NEPA documentation. Since the scope of NEPA documentation remains uncertain at this time, PND has not included those services in this proposal. NEPA services can be added at a future date if needed by the Borough.

SCOPE OF ENGINEERING SERVICES UNDER THIS PROPOSAL

PND is currently under contract for five (5) project tasks which provided surveying, geotechnical investigations, concept designs, permitting and 35% preliminary design with budget level cost estimates.

While the permitting tasks remain ongoing, the other tasks have been completed. This proposal will provide several new tasks as summarized below.

TASK 6 65% DESIGN DEVELOPMENT

Preliminary designs will be developed to an approximate 65% level of design completion for all upland and marine improvements. PND will subcontract mechanical and electrical engineering services through RESPEC from Juneau. We will rely on the Borough’s utility as-builts as the basis of existing utility service conditions at the site. 65% developed designs, technical specifications and cost estimates will be prepared for the described scope of improvements for Borough review. PND will hold regular coordination work sessions with the Borough throughout the design development process and present the 65% designs to the public upon completion.

TASK 7 95% FINAL DESIGN

PND’s team will prepare 95% Final Design plans, specifications and updated cost estimates based on the input received from the Borough under Task 6. Likewise, we will hold regular coordination work sessions with the Borough throughout the final design process and present the 95% designs to the public upon completion.

TASK 8 100% CONSTRUCTION READY DOCUMENTS

The PND team will prepare final construction ready documents following final Borough review of the Task 7 deliverables. All final bid ready deliverables will be stamped by Alaska registered engineers.

TASK 9 BID PHASE ASSISTANCE

The PND team will assist the Borough during contractor bid solicitation by answering bidder questions, attending the Prebid conference and assisting with the preparation of any addenda documents.

Fee Proposal Summary

PND will provide engineering services under four new tasks. A summary of the tasks and proposed fees is as follows.

Task	Task Description	Contract Method	Fee \$
6	65% Design Development	FF	\$220,000
7	95% Final Design	FF	\$195,000
8	100% Construction Ready Documents	FF	\$45,000
9	Bid Phase Assistance	FF	\$18,000
All	All Work Listed Above	FF	\$478,000

PND proposes to complete Tasks 6 through 9 on a Fixed Fee basis for the scope of improvements described herein and outlined in the attached Site Plan and Budget Estimate.

Preliminary Project Schedule

PND proposes to complete all services within the time durations outlined below. There are potential schedule impacts and adjustments necessary if NEPA documentation is needed due to federal grant funding requirements.

Task	Task Description	Contract Time
6	65% Design Development	4 months following NTP
7	95% Final Design	3 months following Borough review of Task 6
8	100% Construction Ready Documents	1 month following Borough review of Task 7
9	Bid Phase Assistance	2 months following Task 8

We appreciate the opportunity to provide professional services to the Petersburg Borough on this important waterfront project. Thank you for reviewing the proposed scope, project budget and professional fees we have provided. Please let me know if we have perceived your needs appropriately for this project or if you wish to make any modifications to better serve the Borough. We are available to commence following formal authorization and look forward to working with you towards the successful completion of the Scow Bay Boat Haulout project.

Sincerely,

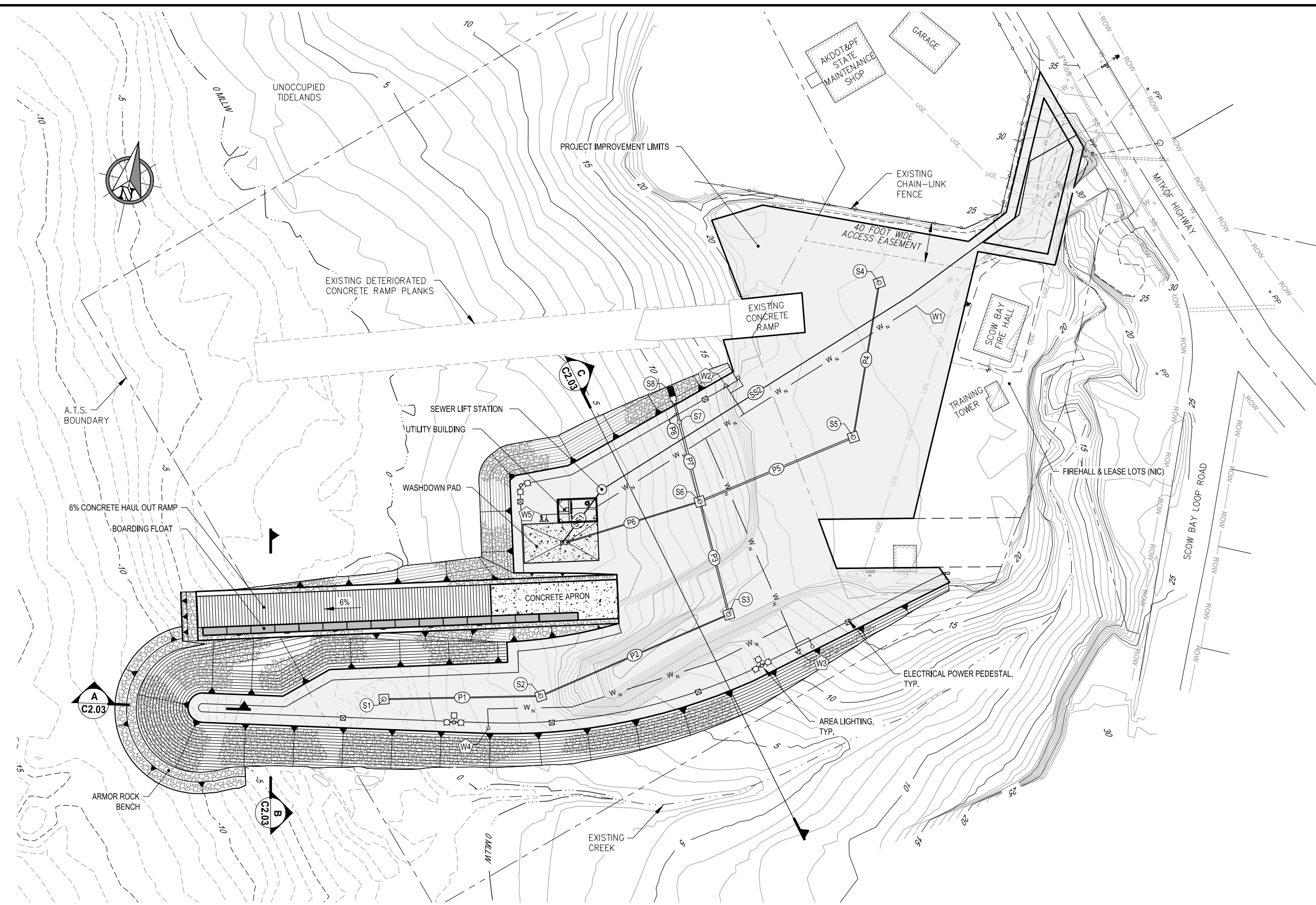
PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.
Principal/Vice President

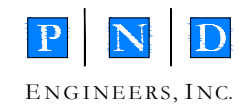


Sean Sjostedt, P.E.
Principal/Vice President



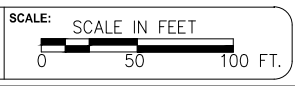
REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



9360 Glacier Highway Ste 100
 Juneau, Alaska 99801
 Phone: 907-586-2093
 Fax: 907-586-2099
 www.pndengineers.com

DESIGN: BCL CHECKED: CRS
 DRAWN: PJD APPROVED: CRS



**PRELIMINARY
 35%
 DESIGN
 SUBMITTAL**

DATE: 8/1/24

**PETERSBURG ECONOMIC
 DEVELOPMENT COUNCIL
 SCOW BAY BOAT HAUL OUT**

SHEET TITLE:
SITE PLAN
 PND PROJECT NO.: 162046.01 C.A.N. NO.: AECC250

C2.01



**PEDC / PETERSBURG BOROUGH
SCOW BAY 100 TON BOAT HAULOUT - SITE IMPROVEMENTS**

PND PROJECT 162046.01

PRELIMINARY BUDGET ESTIMATE - CONCEPT NO.3

PREFERRED ALTERNATIVE - PHASING PLAN

PREPARED BY: PND ENGINEERS, INC.

Prepared on: June 19, 2024



Item	Item Description	Units	Quantity	Unit Cost	Amount	Complete Project Phasing Plan			Phase 1 Funding Sources			Ph 1 ADEC Funds		
						Phase 1	Phase 2	Sum Check	Ph 1 ADEC Utility Loan Items Combined	Ph 1 Borough & Federal Appropriation Items	Phase 1 Sum Check	Drinking Water Funds	Clean Water Funds	ADEC Funds Sum Check
1505.1	Mobilization	LS	All Req'd	8%	\$644,880	\$495,280	\$149,600	\$644,880	\$186,400	\$308,880	\$495,280	\$5,680	\$180,720	\$186,400
2060.1	Demolition and Disposal	LS	All Req'd	\$30,000	\$30,000	\$30,000		\$30,000	\$20,000	\$10,000	\$30,000	\$5,000	\$15,000	\$20,000
2202.1	Unusable Excavation	CY	500	\$18	\$9,000	\$9,000		\$9,000	\$9,000		\$9,000	\$1,000	\$8,000	\$9,000
2202.2	Class A Shot Rock Borrow	CY	8,000	\$34	\$272,000	\$272,000		\$272,000	\$136,000	\$136,000	\$272,000	\$25,000	\$111,000	\$136,000
2202.3	Class B Shot Rock Borrow	CY	72,000	\$30	\$2,160,000	\$2,160,000		\$2,160,000		\$2,160,000	\$2,160,000	\$0	\$0	\$0
2204.1	Base Course, Grading A	CY	600	\$60	\$36,000		\$36,000	\$36,000			\$0	\$0	\$0	\$0
2204.2	Base Course, Grading C-1	CY	3,000	\$60	\$180,000	\$180,000		\$180,000	\$90,000	\$90,000	\$180,000	\$10,000	\$80,000	\$90,000
2205.1	Armor Rock	CY	10,000	\$85	\$850,000	\$850,000		\$850,000		\$850,000	\$850,000	\$0	\$0	\$0
2205.2	Underlayer Rock	CY	5,000	\$80	\$400,000	\$400,000		\$400,000		\$400,000	\$400,000	\$0	\$0	\$0
2501.1	Storm Drainage Improvements w/ BMP's	LS	All Req'd	\$200,000	\$200,000	\$200,000		\$200,000	\$200,000		\$200,000	\$0	\$200,000	\$200,000
2601.1	Water and Sewer Services	LF	2500	\$90	\$225,000	\$225,000		\$225,000	\$225,000		\$225,000	\$25,000	\$200,000	\$225,000
2601.2	Sewer Lift Station	LS	All Req'd	\$150,000	\$150,000	\$150,000		\$150,000	\$150,000		\$150,000	\$0	\$150,000	\$150,000
2702.1	Construction Surveying	LS	All Req'd	\$75,000	\$75,000	\$65,000.0	\$10,000.0	\$75,000	\$35,000	\$30,000	\$65,000	\$5,000	\$30,000	\$35,000
2714.1	Geotextile Fabric	SY	5,000	\$7	\$35,000	\$35,000		\$35,000		\$35,000	\$35,000	\$0	\$0	\$0
2893.1	Timber Boarding Float	SF	2,500	\$300	\$750,000		\$750,000	\$750,000			\$0	\$0	\$0	\$0
2896.1	Furnish and Install Steel Pipe Pile	EA	6	\$14,000	\$84,000		\$84,000	\$84,000			\$0	\$0	\$0	\$0
3305.1	Concrete Approach Apron and Abutment	LS	All Req'd	\$80,000	\$80,000		\$80,000	\$80,000			\$0	\$0	\$0	\$0
3305.2	Precast Concrete Ramp Planks	SF	13,000	\$70	\$910,000		\$910,000	\$910,000			\$0	\$0	\$0	\$0
3306.1	Concrete Wash Down Pad w/ Hydronic Piping	CY	150	\$1,500	\$225,000	\$225,000		\$225,000	\$225,000		\$225,000	\$0	\$225,000	\$225,000
11000.1	Grit Chamber, O/W Separator, Filter Vault	LS	All Req'd	\$120,000	\$120,000	\$120,000		\$120,000	\$120,000		\$120,000	\$0	\$120,000	\$120,000
13000.1	Utility Building w/ Hydronic Boiler	SF	960	\$750	\$720,000	\$720,000		\$720,000	\$720,000		\$720,000	\$0	\$720,000	\$720,000
16000.1	Electrical Power	LS	All Req'd	\$400,000	\$400,000	\$400,000		\$400,000	\$400,000		\$400,000	\$0	\$400,000	\$400,000
16000.1	Area Lighting	LS	All Req'd	\$150,000	\$150,000	\$150,000		\$150,000		\$150,000	\$150,000	\$0	\$0	\$0
ESTIMATED CONSTRUCTION BID PRICE					\$8,705,880	\$6,686,280	\$2,019,600	\$8,705,880	\$2,516,400	\$4,169,880	\$6,686,280	\$76,680	\$2,439,720	\$2,516,400
Contingency (10%)					\$870,588	\$668,628	\$201,960	\$870,588	\$251,640	\$416,988	\$668,628	\$7,668	\$243,972	\$251,640
Price Escalation - 2 yrs at 4%					\$696,470	\$534,902	\$161,568	\$696,470	\$201,312	\$333,590	\$534,902	\$6,134	\$195,178	\$201,312
Environmental Permitting					\$150,000	\$150,000		\$150,000		\$150,000	\$150,000		\$0	\$0
Final Design & Contract Documents					\$478,823	\$367,745	\$111,078	\$478,823	\$138,402	\$229,343	\$367,745	\$4,217	\$134,185	\$138,402
Contract Administration and Construction Inspection					\$652,941	\$501,471	\$151,470	\$652,941	\$188,730	\$312,741	\$501,471	\$5,751	\$182,979	\$188,730
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$11,554,703	\$8,909,027	\$2,645,676	\$11,554,703	\$3,296,484	\$5,612,543	\$8,909,027	\$100,451	\$3,196,033	\$3,296,484

Note: This estimate does not include costs for the 100 ton hydraulic trailer.



RE: pre-award

From Nikki Navio <nnavio@denali.gov>
Date Tue 1/28/2025 9:03 AM
To Liz Cabrera <lcabrera@petersburgak.gov>

External Email! Use Caution

Hi Liz,

Thank you for providing the attached letter. The request to incur pre-award costs towards the Petersburg Scow Bay Haulout Project is approved as we wait for the pending grant agreement to be executed.

Thanks,
Nikki

From: Liz Cabrera <lcabrera@petersburgak.gov>
Sent: Monday, January 27, 2025 3:17 PM
To: Nikki Navio <nnavio@denali.gov>
Subject: Re: pre-award

Hi Nikki,

Thanks for following up with OMB. We certainly appreciate any updates you can provide.

As I mentioned, we will be moving forward with a contract for 65% design. Attached is a formal request to authorize pre-award costs in the amount of \$220,000, and per 2 CFR 200, we need written approval from the Federal Agency.

This contract should keep us busy for a couple of months - hopefully all of the other issues will sort themselves out by then.

Best,
Liz

From: Nikki Navio <nnavio@denali.gov>
Sent: Monday, January 27, 2025 12:40 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: pre-award

External Email! Use Caution

Hi Liz,



RE: request for noncompetitive procurement for engineering

From Nikki Navio <nnavio@denali.gov>
Date Mon 1/27/2025 12:11 PM
To Liz Cabrera <lcabrera@petersburgak.gov>

2 attachments (544 KB)

Sole_SourceREQ.pdf; Petersburg - request to sole source;

External Email! Use Caution

Hello Liz,

The request to utilize a noncompetitive procurement method to complete the final design phase of the Scow Bay haulout and work yard project is approved by the Commission based on the justification letter provided by Petersburg Borough dated October 22, 2024.

Nikki Navio, AICP
Transportation Program Manager
Denali Commission
550 W. 7th Avenue, Suite 1230
Anchorage, AK 99501
(P) 907.271.1413 | (F) 907.271.1415 | www.denali.gov

From: Liz Cabrera <lcabrera@petersburgak.gov>
Sent: Friday, January 24, 2025 11:51 AM
To: Nikki Navio <nnavio@denali.gov>
Subject: request for noncompetitive procurement for engineering

Hi Nikki,

As I was looking through 2 CFR 200 yesterday, I noticed that we can only use the noncompetitive procurement "if the recipient or subrecipient requests in writing to use a noncompetitive procurement method, and the Federal agency or pass-through entity provides written approval."

Attached is our request, however I believe I need approval in writing from the Commission before proceeding.

Thanks,
Liz

Liz Cabrera
Community Development



January 27, 2025

Nikki Navio
Transportation Program Manager
Denali Commission
Sent via email: nnavio@denali.gov

RE: Request for Authorization to Incur Pre-Award Costs for the Scow Bay Haul-out and Work Yard Project in Petersburg, Alaska

Dear Ms. Navio

This letter formally requests authorization to incur pre-award costs for the grant, Scow Bay Haul Out and Work Yard Project. While the federal award has already been made, we are awaiting execution of the grant agreement. There are several tasks that must be initiated now for the project to remain on the schedule outlined in the scope of work submitted to the Commission in November.

The pre-award costs we intend to incur are essential for the timely and efficient commencement of the project and are consistent with the proposed budget and scope of work submitted to the Commission.

- **Design & Engineering - \$220,000**

Design and engineering development to 65%. Public meetings for community input.

We understand that the authorization to incur pre-award costs does not guarantee funding and that these costs may not be reimbursed if the grant award is not executed. We are prepared to assume this risk to ensure a smooth and timely project start-up.

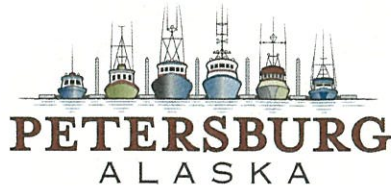
We request your prompt consideration of this request and appreciate your support. Please do not hesitate to contact me if you require any further information.

Sincerely,



Liz Cabrera
Director
Community & Economic Development

Community & Economic Development Department
PO Box 329, Petersburg, AK 99833
907.772.4042 – email: lcabrera@petersburgak.gov



Nikki Navio
Transportation Program Manager
Denali Commission
Sent via email to: nnavio@denali.gov

Dear Ms. Navio,

We respectfully request approval to sole source final design work for the Scow Bay Haul-out and Work Yard project. We believe a sole source contract is justified in this instance because the engineering firm, PND Engineers, possesses a unique combination of skills and experience that are essential for the successful completion of our project. Specifically, PND has:

- **In-depth knowledge:** PND Engineers has designed many waterfront projects in the Wrangell Narrows. They understand the composition and needs of the Petersburg fleet, the local environment, and specific site conditions. Their expertise in this area is crucial for designing a safe, efficient, and working boat yard in an area with 20' tide fluctuations and strong tidal and localized currents.
- **Prior project experience:** Their experience working on earlier phases of our Scow Bay Haul-out and Work Yard project provides them with a deep understanding of the project's specific needs and objectives and allows the design work to move forward efficiently. Moreover, PND Engineers is under contract to assist with environmental permitting for the project. The permitting process will likely inform final design decisions so it would be advantageous and efficient for the project to retain PND for both.

Based on the unique nature of the services required, and the proven expertise of PND Engineers, we believe that a sole source contract is necessary to ensure the successful completion of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Giesbrecht", with a long horizontal flourish extending to the right.

Stephen Giesbrecht
Borough Manager



Petersburg Police Department K-9 Unit Proposal

Residents and business owners of Petersburg as well as supporters in other communities located in Southeast Alaska:

For the past year, the Petersburg Police Department has been looking at the possibility of adding a K-9 unit to the department. We feel strongly that the addition of a K-9 unit to the department would benefit the community of Petersburg directly as well as indirectly by making the unit available to surrounding communities.

The Petersburg Police Department is a member agency of Southeast Alaska Cities Against Drugs (SEACAD) and has been for many years. The K-9 program will not only assist Petersburg but will be a benefit to all Southeast Alaska communities. As a member of SEACAD, SEACAD can request the assistance of the Petersburg K-9 unit in other communities. All expenses will be paid by SEACAD when they request the assistance of the Petersburg K-9 unit.

Making the unit available to surrounding communities on an as needed basis would help stem the flow of dangerous narcotics into Petersburg before they could arrive. Having the unit in Petersburg will provide an invaluable tool to locate narcotics in our community as well as be a visible deterrent to those attempting to bring them in. The K-9 unit would be made available to the Petersburg School District, Alaska Marine Lines, the Alaska Marine Highway System, Ocean Beauty Inc., The United States Coast Guard, the United States Postal Service, and other entities interested in curbing the flow of narcotics into our community.

Recently, the proposed program has received interest from other law enforcement agencies within the state. The K-9 would provide an invaluable tool that could be made available to any Federal or State agencies conducting investigations that would benefit the community. These agencies investigate drug trafficking into the State of Alaska as well as around the State at various points of entry to include passengers and luggage arriving at airport terminals, packages and cargo shipped through parcel delivery services and commercial cargo carriers. This will benefit Petersburg, and other neighboring communities, by making it more difficult for drugs to be shipped undetected. The effect of disrupting drug trafficking would also reduce other crimes associated with drugs to include Burglaries and Thefts as well as a reduction in overdoses.

Why does Petersburg need a K-9 unit?

The Police K-9's extraordinary sense of smell, agility, courage, and determination are recognized both Nationally and Internationally. The dog we are proposing is a dual-purpose K-9 that would be certified in patrol work as well as narcotics detection. Over just this past year, the Petersburg Police Department has executed multiple search warrants for illegal narcotics, intercepted numerous shipments containing narcotics and administered a troubling amount of Narcan to

Petersburg Borough Police Department

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

www.petersburgak.gov



individuals who have overdosed using narcotics. A K-9 trained in narcotics detection would help prevent narcotics from becoming easily available to users as well as unintended exposures to others. Fentanyl, a narcotic commonly found in Petersburg, does not have to be ingested to be fatal. A person only needs to come in contact with a miniscule amount for a lethal result.

Our proposal to have the K-9 certified as a patrol dog (as well as in narcotics detection) would be to primarily use the dog to track and find lost or endangered missing children and adults. Recently the Petersburg Police Department was involved with Search and Rescue to locate a missing adult on the South end of the island. After the missing person was located, it was determined that searchers had walked past the individual without seeing him. Using similar training, the K-9 could also track and apprehend criminals for arrest and prosecution using a variety of techniques.

Because a dog has a greater sense of smell than a human, it would reduce the time necessary to search buildings, locate illegal drugs, assist with the apprehension of criminals, and locate missing individuals. The introduction of a K-9 unit into the department would also be a highly visible deterrent to criminal activity, provide officers with a non-lethal force multiplier that can be recalled after deployment as well as perform public relations between the police and the community.

How much will it cost?

The initial expenditure for the titled dog and the associated equipment as laid out in the proposed budget is approximately \$54,000 not including the purchase of a used or new K9 vehicle. The projected annual expenditure would be approximately \$14,200. This would include kennel time for the handler to care for the K-9 on days off as well as food and veterinary care. We are also currently exploring the possibility of starting a 501c3 not for profit foundation to assist funding the program.

Reflected in the proposed budget is \$24,354.32 listed as available funds seized from narcotics interdiction. This is money that has been seized from individuals engaging in illegal activities involving narcotics sales, distribution, and use. We are proposing the use of this money to aid in the purchase of the K-9 and its associated training. Essentially, we are having the drug dealers fund the purchase of the K-9 that will assist us in getting more of their drugs off of our streets. Additionally, there is \$5,237.00 that has been seized as evidence not yet released for use by the department.

The K-9 unit has been proposed to the Petersburg Public Safety Advisory Board as well as the Petersburg Chamber of Commerce with overwhelming support. During the Health Fair last year, 30 community members signed a petition in support of the program as well.

Thank you all for your interest in the proposed program and please contact the Petersburg Police Department with any questions you may have.

Petersburg Borough Police Department

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

www.petersburgak.gov



PETERSBURG PD K9 PRELIMINARY BUDGET
01/23/2025

INITIAL EXPENDITURES:

Patrol Vehicle with Enclosure	\$10,000.00 - \$65,000.00TBD
Dual Purpose Titled Service Dog	\$12,900.00
Tax	\$ 999.75
Basic Handlers Course	\$ 6,000.00
Airfare	\$ 1,500.00
Lodging - Gov. Rate \$119 per night	\$ 5,040.00
Per Diem @ \$60.00 per day	\$ 2,640.00
Health Certificate to Fly K9	\$ 250.00
Narcotics Detection Course	\$ 5,700.00
Airfare	\$ 1,500.00
Lodging – Gov. Rate \$119 per night	\$ 5,040.00
Per Diem @ &60.00 per day	\$ 2,640.00
Health Certificate to Fly K9	\$ 250.00
Sub Total:	\$44,459.75

Equipment:

Crate – Department	\$ 1,500.00
Crate – Handlers Home	\$ 1,500.00
Equipment – (Training) Bite Suit, Sleeve	\$ 2,000.00
Equipment – (Misc.) Leashes, Toys, Harness	\$ 800.00
Equipment – (Safety) Vest K9 storm aerial insertion	\$ 4,200.00
Equipment – Scentlogix M, F, C, H	\$ 1,500.00
Equipment - Stash Boxes, Cloth Bags	\$ 150.00
Sub Total:	\$10,150.00

Total: \$54,609.75

Available funds seized from narcotics
interdiction: - \$24,354.32

Petersburg PD Total w/o Vehicle: \$30,255.43

Petersburg Borough Police Department

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

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ANNUAL EXPENDITURES:

Kennel Time:	
Handler Salary – Conducted during shift:	\$ 7,000.00
Overtime (Off Days 1 hr. per day)	\$ 9,300.00
Food	\$ 1,500.00
Veterinary (without travel)	\$ 2,000.00
Annual Recertification Narcotics 24 Hrs. Adlerhorst	\$ 400.00
Airfare	\$ 750.00
Lodging	\$ 1,600.00
Per Diem	\$ 300.00
Health Certificate to Fly K9	\$ 250.00
Annual Recertification Patrol 24 Hrs. Adlerhorst	\$ 400.00
Airfare	\$ 750.00
Lodging	\$ 1,600.00
Per Diem	\$ 300.00
Health Certificate to Fly K9	\$ 250.00
Additional AST Training Opportunities	
Quarterly Training AST	\$ Free
Airfare	\$ Miles
Lodging	\$
Per Diem	\$ 300.00
Health Certificate to Fly K9 @ \$250.00 ea.	\$ 1,000.00
Sub Total:	\$14,200.00
Outside Funding:	- \$
Petersburg PD Total:	\$14,200.00

Note: There is an additional \$5,237.00 being held as evidence that has been seized during narcotics interdiction not yet released.

Petersburg Borough Police Department

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

www.petersburgak.gov



ADLERHORST INTERNATIONAL, LLC.

3951 Vernon Avenue * Jurupa Valley, CA 92509

Tel: (951) 685-2430 * Fax: (951) 685-3630 * Email: office@Adlerhorst.Com
www.Adlerhorst.com

Proposal

Adlerhorst International LLC

3951 Vernon Ave.

Jurupa Valley, California 92509

Tel: 951 685 2430

Fax: 951 685 3630

E-mail: office@adlerhorst.com

Proposal for Police Service Dog and Training

Thank you for your interest in Adlerhorst International LLC. We are a family owned business situated on 7½ acres in Western Riverside County, California.

Our principal owner/operators are Dave & Pip Reaver and Michael & Veronique Reaver.

Since 1976, we have provided quality Police Service Dogs to over 500 law enforcement agencies in the United States and several foreign countries. We have evolved into being one of the largest private Police Dog Schools in the world. During this era, we have introduced many theories and techniques that are considered industry standard.

Instructor Staff

We offer an optimal combination of law enforcement and canine experience. All our staff has a minimum of 10 years' experience training police service dogs. Additionally, we have a continual training program for new instructors. Three of our instructors are former police canine supervisors and four are former handlers with law enforcement agencies. Our instructors are certified California P.O.S.T. evaluators, as well community college instructors.

Our training director, Michael Reaver, has over 45 years' experience both in the United States and in Europe training dogs; 35 of those years are police service dog training. He has a Lifetime Teaching Credential from the State of California with a specialty in Police Science

Service Dog Procurement

We are the innovators of procuring dogs with a strong genetic as well as a working background. From inception, we purchased dogs with a European working title, hips, backs and elbows x-rayed and a vet check done personally in Europe prior to shipping. We have a vehicle in Europe capable of transporting 17 dogs, as well as a trailer for an additional 10. We lease kennel facilities in Holland capable of holding 40 dogs.

Procurement trips are made every 6 weeks. Each dog is tested comprehensively by Michael Reaver. All European titled dogs are not equal. Our testing process is conducted on neutral turf, often in a building. Many European handlers / trainers consider our testing process the most comprehensive they have observed. The techniques and testing standards we introduced over the years have caused many European agencies to reassess their testing and procurement policies.

Because of our procurement methods, all our dogs are guaranteed against all congenital issues for 12 months, and performance guaranty for 12 months if handler and dog are being trained by Adlerhorst. 6-month performance guaranty for Agencies conducting their own basic handler courses. E- Collar classes attended within a year of purchase, warranty will be voided (No money refund)

Training

- All our classes are community college credit classes sponsored by Santa Ana Community College.
- Currently we are the only presenter of a 24-hour California P.O.S.T. certified re-certification class.
- Our 240-hour basic patrol class is based on a comprehensive published standard. The program has been tested 50+ times in court with a 100% success rate! Graduate teams are guaranteed to meet any required National or International standard.
- Our detection classes include narcotics, explosive, arson and cadaver training. All licenses are in place from DEA and ATF, as well as a CHP license to transport explosives.
- We offer a 16-hour agitator class that not only teaches proper techniques but behavior theories as well. A limited advanced agitator class is available also.
- Additionally, we offer a monthly maintenance program either on site in Riverside or off site as required. Currently we train in multiple areas in California, as well as Arizona, New Mexico and Texas. An informational brochure describing this service is on our web site.



ADLERHORST INTERNATIONAL, LLC.

3951 Vernon Avenue * Jurupa Valley, CA 92509

Tel: (951) 685-2430 * Fax: (951) 685-3630 * Email: office@Adlerhorst.Com
www.Adlerhorst.com

What is this course for?

Entry Level Police Service Dog Training Class

Goals Of The Course

To provide 240 hours of intensive training for law enforcement personnel in the handling, deployment, and care of a police service dog. Upon successful completion, graduates will be able to operationally handle a police service dog as an assistant to law enforcement and the general public.

Upon graduation, students receive a certificate. The dogs receive an internationally recognized title, APSD 1.

This is a community college course with 5 college credits. (CA residents only)

I. Theoretic Instruction

- History of the species canine
- Chronological history of dogs in police service
- Canine behavior
- How the dogs learn
- Training objectives and techniques
- Theory and techniques to enhance agitator/helper skills
- Instruction in types and proper utilization of training equipment
- Health care and feeding the dogs
- Current case law and legal parameters involved in the use of a police service dog
- Preparation for court appearances
- Preparing and maintaining training records

II. Practical Instruction

- Safety during training
- Understanding the police service dog's abilities
- Understanding the police service dogs learning process
- "Guard & Bark" training done properly
 - Enhance alerts
 - Develop confrontational behavior
 - Accelerate transitional training
- Reading, understanding, and proper reaction to dog alerts
 - Evidence search
 - Area search
 - Directed search

- Building search
- Proper use of all training equipment
- Proper handling of surveillance, searches, arrests and transporting of suspects
- Working with other police officers
- Understanding the handler's responsibility to ensure all deployments are done within your agency's policy and procedures manual

All training is from a comprehensive written standard and is tested in the courts.



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The Adlerhorst Patrol Detection Dog (APDD) course has been designed to train canines to detect narcotics, explosives, firearms, accelerants, human remains and other substances as required to meet the mission, regional and operational deployment needs of each agency. During the course the canines will be trained to use a systematic pressure search to discriminate undesired odors and passively alert to the source of desired odors.

The focus of detection training is also with the K9 Handler to assist them in becoming valuable and successful partners to their canines. Detection Handler development will provide the skills and knowledge necessary to maintain basic detection proficiency and increase the effectiveness and efficiency of the K9 Team.

Upon completion of this course of instruction, the canine will be able to:

Demonstrate the ability to recognize trained odors and differentiate them from all others at different heights and depths in various scenarios.

Upon completion of this course of instruction, the K9 Handler will be able to:

- Demonstrate the ability to assess the search environment and conduct an efficient & effective search as a K9 Team.
- Demonstrate the ability to identify activities, behaviors, and the final response of the canine when trained odors have been discovered.

Upon completion of this course of instruction, the K9 Team will be assessed to ensure:

- The K9 Team is competent and able to conduct their actions safely, effectively and efficiently.
- The student Handler has the knowledge and ability to maintain basic skills and continue to improve as the K9 Team develops.

Students who complete this course receive a certificate. The dogs receive an internationally recognized title and are prepared to test for additional certification to meet SWGDOG, CNCA or NPCA standards.

NARCOTICS DETECTION DOG COURSE DESCRIPTION:

Initial Training will be conducted by a competent, qualified detector canine trainer using a structured curriculum with specific training and learning objectives. The narcotics detection training course will include training the canine to detect, cocaine, heroin, methamphetamine, (at the agencies discretion) and other substances as required to meet the agency's mission, regional and operational deployment needs.

Training will include varying quantities and depth of hidden narcotic odors. It will include exposing the canine to a variety of different types of searches and locations, utilizing open areas, vehicles, buildings, parcels, luggage, etc. to conceal the target odor.

Item 15D.

ADLERHORST INTERNATIONAL LLC

3951 Vernon Ave.
Jurupa Valley, CA 92509

QUOTE ONLY

Date	Quote #
12/19/2024	074110

Name / Address
Officer R Waechter Petersburg PD 907-772-3838 rwaechter@petersburgak.gov

Qty	Description	U/M	Cost	Total
1	Basic Handlers Course # 240 hour course, 6 weeks	ea	6,000.00	6,000.00
1	Dual Purpose Police Service Dog. European import with foundation for Police Service Work. Because of our procurement methods, all of our dogs are guaranteed against all congenital issues for 12 months, and performance guaranty for 12 months if handler and dog are being trained by Adlerhorst . 6 month performance guaranty for Agencies conducting their own basic handler courses. • (Malinois, German Shepherd, Dutch Shepherd) (No money refund)	ea	12,900.00	12,900.00T
1	Detection Course 240 hour course 6 weeks		5,700.00	5,700.00

All merchandise subject to California sales tax.

Quote is valid for 60 days from date of Quote

Subtotal	\$24,600.00
Sales Tax (7.75%)	\$999.75
Total	\$25,599.75

Adams County Sheriff (OH)	Mohave County Sheriff's Department (AZ)
Alameda County Sheriff's Office (CA)	Montebello Police Department (CA)
Alaska State Troopers (AK)	Monterey Park Police Department (CA)
Albany Police Department (OR)	City of Moreno Valley (CA)
Albuquerque Police Department (NM)	Murray Police Department (UT)
Alhambra Police Department (CA)	Murrieta Police Department (CA)
Antioch Police Department (CA)	Nacogdoches Police Department (TX)
Arcadia Polica Department (CA)	National City Police Department (CA)
Arizona Department of Public Safety (AZ)	Navajo County Sheriff's Office (AZ)
Arvin Police Department (CA)	Newberg Police Department (OR)
ATF-Special Ops (CA)	Newman Police Department (CA)
Avondale Police Department (AZ)	Newport Beach Police Department (CA)
Baldwin Park Police Department (CA)	Newport Police Department (OR)
Banner Health (AZ)	North Las Vegas Police Department (NV)
Barstow Police Department (CA)	Oneida County Sheriff's Department (ID)
BART Police Department (CA)	Ontario Police Department (CA)
Bend Police Department (OR)	Orange County Sheriff's Department (CA)
Bloomfield Police Department (NM)	Orange County Probation (CA)
Brea Police Department (CA)	Orange Police Department (CA)
Brentwood Police Department (CA)	Oregon City Police Department (OR)
Buena Park Police Department (CA)	Orem Department of Public Safety (UT)
Bullhead City Police Department (AZ)	Orinda Police Department (CA)
Burbank Police Department (CA)	City of Palm Desert (CA)
Canby Police Department (OR)	Palos Verdes Police Department (CA)
Casa Grande Police Department (AZ)	Park County Sheriff's Department (CO)
Ceres Police Department (CA)	Pasadena Police Department (CA)
Chandler Police Department (AZ)	Pasco Police Department (WA)
Chino Police Department (CA)	Peoria Police Department (AZ)
Chula Vista Police Department (CA)	Phoenix Police Department (AZ)
Calistoga Police Department (CA)	Piedmont Police Department (CA)

City of Gallup (NM)
 City of Mesa (AZ)
 City of Temecula (CA)
 Clackamas County Sheriff's Office (OR)
 Clovis Police Department (NM)
 Coconino County Sheriff's Office (AZ)
 Colorado Department of Corrections (CO)
 Concord Police Department (CA)
 Contra Costa Sheriff's Department (CA)
 Coos Bay Police Department (OR)
 Corona Police Department (CA)
 Costa Mesa Police Department (CA)
 Cottonwood Police Department (AZ)
 County of Kern: Kern County Probation (CA)
 County of Kern: Kern County Sheriff's Department (CA)
 Curry County Sheriff's Department (NM)
 Cypress Police Department (CA)
 Deschutes County Sheriff's Office (OR)
 Department of Defense (VA)
 Ector County Sheriff's Department (TX)
 El Cajon Police Department (CA)
 El Monte Police Department (CA)
 El Paso Sheriff's Office (TX)
 El Paso, City of Texas (TX)
 El Segundo Police Department (CA)
 Elk Grove Police Department (CA)
 Escondido Police Department (CA)
 Eugene Police Department (OR)
 Farmersville Police Department (CA)
 Federal Reserve Bank (CA)
 Flathead County Sheriff's Department (MT)
 Fontana Police Department (CA)
 Fresno County Sheriff's Department (CA)
 Fresno Police Department (CA)

Maricopa County Sheriff's Office (AZ)
 Pinole Police Department (CA)
 Pittsburg Police Department (CA)
 Placentia Police Department (CA)
 Placerville Police Department (CA)
 Pleasant Hill Police Department (CA)
 Pomona Police Department (CA)
 Portland Police Department (OR)
 Post Falls Police Department (ID)
 Raton Police Department (NM)
 Redmond Police Department (OR)
 Rialto Police Department
 Sacramento County Sheriff's Department (CA)
 Sacramento County Sheriff's Office (CA)
 Sacramento Police Department
 Salem Police Department (OR)
 San Bernardino County Sheriff's Department (CA)
 San Bernardino Police Department (CA)
 San Diego Sheriff's Department (CA)
 San Diego State University (CA)
 San Diego Police Department (CA)
 San Fernando Police Department (CA)
 San Francisco Police Department (CA)
 San Ramon Police Department (CA)
 Sandpoint Police Department (ID)
 Santa Ana Police Department (CA)
 Santa Monica Police Department (CA)
 Saratoga Spring Police Department (UT)
 Scottsdale Police Department (AZ)
 Siskiyou County Sheriff's Office (CA)
 South Gate Police Department (CA)
 South Jordan Police Department (UT)
 South Pasadena Police Department (CA)
 Sparks Police Department (NV)
 Spokane Police Department (WA)

Fort Mohave Tribal Police Department (AZ)
 Fountain Valley Police Department (CA)
 Gardena Police Department (CA)
 Gila County Sheriff's Department (AZ)
 Glendale Police Department (CA)
 Goodyear Police Department (AZ)
 Grants Pass Police Department (OR)
 Grapevine Police Department (TX)
 Gresham Police Department (OR)
 Hillsboro Police Department (OR)
 Holbrook Police Department (AZ)
 Honor Health (AZ)
 Huntington Beach Police Department (CA)
 Imperial County Sheriff's Office (CA)
 Imperial Police Department (CA)
 Inglewood Police Department (CA)
 Intermountain McKay-Dee Hospital Center (UT)
 Inyo County Sheriff's Department (CA)
 Irvine Police Department (CA)
 Irwindale Police Department (CA)
 Jackson County Sheriff's Office (OR)
 Josephine County Sheriff's Office (OR)
 Juab County Sheriff's (UT)
 Keizer Police Department (OR)
 Kent Police Department (WA)
 Kern County Probation (CA)
 King City Police Department (CA)
 Kootenai County Sheriff's Department (ID)
 La Habra Police Department (CA)
 La Palma Police Department (CA)
 Lake County Sheriff's Department (CA)
 Lake Havasu City Police Department (AZ)
 Lake Oswego Police Department (OR)
 Lake Port Police Department (CA)
 Lane County Sheriff Department (OR)

Springfield Police Department (OR)
 Stanislaus County Sheriff's Office (CA)
 Suisun Police Department (CA)
 Superior Police Department (AZ)
 Sutter County Sheriff's Department (CA)
 Table Mountain Police Department (CA)
 The 9th Shield
 Torrance Police Department (CA)
 Tijuana Police Department (MX)
 Tucson Police Department (AZ)
 U.S. Forest Service -Redding- Arcadia-Yreka-Las Vegas- (CA-NV)
 University Of Arizona (AZ)
 Upland Police Department (CA)
 Utah County Sheriff's Office (UT)
 Utah Department of Corrections (UT)
 Utah State Prison (UT)
 Vancouver Police Department (WA)
 Vernon Police Department (CA)
 Walnut Creek Police Department (CA)
 Washington County Sheriff's Office (OR)
 Washoe County Sheriff's Department (NV)
 West Sacramento Police Department (CA)
 West County Narcotics (CA)
 West Covina Police Department (CA)
 West Linn Police Department (OR)
 Whittier Police Department (CA)
 Yakima Police Department (WA)
 Yuma Police Department (AZ)

Las Vegas Metro Police Department (NV)

LAX Police Department (CA)

Lincoln Police Department (CA)

Linn County Sheriff's Office (OR)

Long Beach Police Department (CA)

Long Beach Veterans Affairs (CA)

Los Angeles County Sheriff's Office (CA)

Los Angeles County Sheriff's Office Narcotic (CA)

Los Angeles County Sheriff's Dept SEB (CA)

Los Angeles Police Department Metro (CA)

Los Angeles Police Narc & Gang (CA)

Los Angeles Unified School District (CA)

Mammoth Lakes Police Department (CA)

Manhattan Beach Police Department (CA)

Maricopa County Sheriff's Department (AZ)

Maricopa Police Department (AZ)

Maywood Police Department (CA)

McFarland Police Department (CA)

McMinnville Police Department (OR)

Menifee Police Department (CA)

Metro Nashville Police Department (TN)

Midland Police Department (TX)

Midvale Police Department (UT)

MAIN MENU

 HOME (/)

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 COURSE SCHEDULE (<https://adlerhorst.com/course-schedule/>)

 CANINES

 EXPERT WITNESS (/expert-witness-qualifications/)

State of Alaska
Department of Natural Resources
Division of Forestry & Fire Protection
Southern Southeast Area Office

Preliminary Written Finding under AS 38.05.035(e) and AS 38.05.945

The Alaska Department of Natural Resources, Division of Forestry and Fire Protection (DOF), gives formal notice under AS 38.05.945 that the Division has made a preliminary Best Interest Finding decision under AS 38.05.035(e) and proposes to adopt a site-specific Forest Land Use Plan (FLUP) under AS 38.05.112 and the administrative standards of AS 41.17.060 regarding the sale of the following commercial timber sale: Tuxekan Timber Sale (SSE-1392-K).

Before this sale may be held, the Commissioner will make a written final decision that the sale is in the best interest of the State. This decision will set out the facts and applicable policies upon which the Commissioner bases his determination that the proposed timber sale will or will not best serve the interest of the State. The final decision is expected to be available to the public after February 24, 2025.

The draft Forest Land Use Plan is intended to provide the best available information regarding the proposed timber harvest on 212 acres and the management of other non-timber uses in compliance with AS 38.05.112 and AS 41.17.060, and must be adopted by the DOF before the proposed activity can occur. The Forest Land Use Plan is expected to be available to the public with or after the issuance of the final decision.

The area of the sale is proximate to the community of Naukati, approximately 1 mile to the west of the community harbor. The timber sale area is found within Sections 13, 14, 23 and 24, Township 69 South, Range 79 East, Copper River Meridian (CRM). The sale area is found within the Craig D-4 NW and Craig D-4 SW USGS quadrangles. The road access to this sale area is by Tuxekan Island's isolated road system. The sale area is located approximately 1.5 miles north of the Nichin Cove Log Transfer Facility (LTF) and accessed by the USFS 1470020 and 1470020.7 roads.

One harvest unit totals approximately 212 acres and contains approximately 5,000 MBF of timber. This volume will be advertised and sold under provisions of AS 38.05.120, in the form of one or multiple sales.

The public is invited to comment on any aspect of the preliminary decision. Comments can be mailed to the Alaska Division of Forestry & Fire Protection, 2417 Tongass Avenue, Suite 213, Ketchikan, Alaska 99901 or emailed to dnr.dof.sse@alaska.gov. Comments must be received by the Division of Forestry & Fire Protection office no later than **February 24, 2025**, in order to be considered in the final best interest finding decision of whether or not this sale will be held in whole or in part or to be considered in the adopted FLUP. To be eligible to appeal the final decision or the adopted FLUP, a person must have provided written comment by **February 24, 2025**.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS CONTACT:

Alaska Division of Forestry and Fire Protection
 2417 Tongass Avenue, Suite 213
 Ketchikan, AK 99901

Contact: Greg Staunton
 Phone: (907) 225-3070
 Email: dnr.dof.sse@alaska.gov

Copies of the preliminary decision are available for review at the Division of Forestry and Fire Protection at the above address and at the Ketchikan, Craig, Petersburg and Wrangell, and Edna Bay Public Libraries and the State Online Public Notice System at: <http://notice.alaska.gov/218239>.

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