



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, October 03, 2022

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: Oct 3, 2022 12:00 PM Alaska
Topic: October 3, 2022 Assembly Meeting

Please click the link below to join the webinar:

[https://petersburgak-
gov.zoom.us/j/87263757334?pwd=NzEvUWJNR1F2Z0ttTnFTRUNyY3hSQTO9](https://petersburgak.gov.zoom.us/j/87263757334?pwd=NzEvUWJNR1F2Z0ttTnFTRUNyY3hSQTO9)

Passcode: 437293

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Webinar ID: 872 6375 7334

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1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Mayoral Proclamation - Domestic Violence Awareness Month**
 - A. **Mayoral Proclamation - Domestic Violence Awareness Month 2022**

Mayor Jensen recognizes October, 2022 as Domestic Violence Awareness Month and proclaims Petersburg's support for victims, survivors and advocates.

4. **Approval of Minutes**

There are no minutes available for approval.
5. **Amendment and Approval of Meeting Agenda**
6. **Public Hearings**
 - A. **Public Hearing for Ordinance #2022-14: An Ordinance Updating the Borough Code to Provide for Elderly Housing and Assisted Living Directors at Mountain View Manor**

Any public testimony regarding Ordinance #2022-14 should be given during this public hearing. A copy of Ordinance #2022-14 may be found under agenda item 15A.

7. Bid Awards

8. 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.

9. Persons to be Heard Unrelated to Agenda

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

10. Boards, Commission and Committee Reports

11. Consent Agenda

12. Report of Other Officers

A. Petersburg Medical Center Update

PMC CEO Hofstetter will update the Assembly on medical center activities.

B. Southeast Alaska Power Agency Update

Assembly and SEAPA Board Member Lynn will provide an update on SEAPA activities.

13. Mayor's Report

A. October 3, 2022 Mayor's Report

14. Manager's Report

A. October 3, 2022 Manager's Report

15. Unfinished Business

A. Ordinance #s2022-12: An Ordinance Amending Provisions of Title 17 of the Petersburg Municipal Code, Entitled Safety Code Adoptions, and Title 19 of the Petersburg Municipal Code, Entitled Zoning, to Address Tiny House Dwellings, Detached Accessory Dwellings, and Multiple Buildings on a Single Lot - Third and Final Reading

If adopted, Ordinance #2022-12 will establish standards to allow for Tiny House Dwellings, Detached Accessory Dwellings, and multiple buildings on a single lot, applicable within Service Area 1 only. The Assembly unanimously approved the ordinance in its first and second readings.

B. Ordinance #2022-14: An Ordinance Updating the Borough Code to Provide for Elderly Housing and Assisted Living Directors at Mountain View Manor - Second Reading

Adoption of Ordinance #2022-14 in three readings will create separate director positions for the MVM Assisted Living and Elderly Housing facilities. The Assembly unanimously approved Ordinance #2022-14 in its first reading.

16. New Business

A. Ordinance #2022-15: An Ordinance Adjusting the FY 2023 Budget for Known Changes

Ordinance #2022-15 will adjust the FY 2023 budget by:

- 1) Accepting a State of Alaska Legislative Grant for the Ballfield and Ice Rink;
- 2) Increasing the State of Alaska Community Revenue Sharing amount due to receiving more monies than budgeted;
- 3) Increasing the State Jail Contract due to receiving more monies than budgeted;
- 4) Approving to rebuild the EMD-16 Generator using funds originally budgeted for the EMD-20-1 Generator overhaul and Electric Department reserves;
- 5) Approving to rebuild the Caterpillar 398 Generator using Electric Department reserves;
- 6) Increasing the budgeted expense for Storage Tank Piping using Water Department reserves;
- 7) Approving to roll forward from the FY 2022 Wastewater Department budget funds to complete the Municipal Building Pump Station;
- 8) Increasing the Wastewater Repairs and Maintenance budget line item to reconstruct the Sewer Parts Shed using Wastewater Department reserves;
- 9) Increasing the Property Development Fund budgeted amount for the Property Improvements - Subdivision Estimate line item approved by the Assembly at the September 6, 2022 meeting;
- 10) Increasing the Assisted Living budgeted amount for the Appliance Replacements line item to replace the water heater;
- 11) Approving the use of ARPA Fund 287 monies to produce/purchase Permit-ready Accessory Dwelling Unit Plans to assist borough residents in the goal of increasing housing units in the community;
- 12) Increasing the Police Department budgeted amount for the Small Tools & Equipment line item to purchase Axon Fleet police in-car camera systems using General Fund monies;
- 13) Increasing the Public Works Department budgeted amount for the Repairs and Maintenance line item to replace the security camera outside the Motor Pool Shop using General Fund monies;
- 14) Increasing the Public Works Department budgeted amount for the Street Materials line item to purchase sand for the roads in the winter using General Fund monies;
- 15) Approving to expedite replacement of Police Patrol Vehicle #54 due to long lead times using Motor Pool funds; and
- 16) Approving to roll forward the State of Alaska Healthy and Equitable Community Grant funds for Petersburg Medical Center that were not spent by FY22 fiscal year end.

B. Top Petersburg Borough Projects for 2023

Manager Giesbrecht requests approval of the 2023 top Borough projects list. Once finalized and approved, this list will be provided to our federal lobbyists.

C. Letter to Wrangell Borough Assembly Regarding the Inter-Island Ferry Authority (IFA)

Assembly Members Kensinger and Meucci request approval of this letter inquiring whether the Wrangell Assembly would be interested in joining the Petersburg Assembly in discussions regarding funding the IFA.

D. Approval of Election Officials for October 4, 2022

Clerk Thompson requests Assembly approval of the following Petersburg residents to serve as Election Officials for our October 4, 2022 Municipal Election:

Joe Bertagnoli
Eric Castro
Tim Chittenden
Angela Davis
Camie Gillen
Susan Holmes
Carolyn Hurtt
Janice Kvernvik
Luan Madole
Karen Malcom
Stephanie Payne
Kathi Riemer
Tina Sakamoto
Marty Susort
Yvonne Thynes
Cena Worhatch
Erica Worhatch

E. Invitation to Alaska Representative Mary Peltola

Assembly Member Meucci requested a draft letter to Representative Peltola inviting her to visit Petersburg.

F. Housing Task Force Appointments

The Assembly will appoint interested individuals to a new Housing Task Force and choose one of the appointed individuals to act as facilitator of the task force. Letters of interest to serve on the task force have been received from:

Gary Aulbach
Jay Barnard
Annette Bennett
Joyce Cummings
Darcie Ewert
Larry Hofstad

Sarah Holmgrain
Ashley Kawashima
David Kensinger
Malena Marvin
Jeff Meucci
Erin Michael
Jalyn Pomrenke

G. Certification of the October 4, 2022 Municipal Election

Clerk Thompson requests the Assembly choose a date and time for the certification of the October 4 municipal election. Certification must take place by end of day Tuesday, October 11.

17. Communications

A. Correspondence Received Since September 15, 2022

18. Assembly Discussion Items

A. Borough Emergency Preparedness

Assembly Member Meucci would like to discuss who handles the Borough's emergency preparedness, how it works and how we would incorporate our planning with the school district's plans, the Medical Center's plans and other organizations/businesses in town.

B. Columbarium Cover

Assembly Member Meucci requested this discussion item.

C. THRHA Partnership on Moderate-Income Housing

Assembly Member Meucci requested this discussion item.

D. Assembly Member Comments

E. Recognitions

19. Adjourn



MAYORAL PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH
OCTOBER 2022

The Borough of Petersburg in recognition of the critical work being done by domestic violence victim advocates and allies, encourages all citizens to actively engage in the scheduled Domestic Violence Awareness Month activities in October organized by Working Against Violence for Everyone (WAVE) and other national organizations working towards the eradication of domestic violence.

Domestic Violence Awareness Month is nationally recognized each October to generate awareness of violence and to promote taking action.

In 2021, WAVE provided 258 services to people impacted by gender-based violence in Petersburg. While the impact of domestic violence is felt by individuals and families, it also affects our communities and nation as a whole.

Petersburg joins with others across the state of Alaska and nationwide in supporting domestic violence victims and survivors, the advocates and organizations who serve them, and holding offenders accountable in the Petersburg Borough.

Therefore, I, Mark Jensen, Mayor of Petersburg Borough, hereby proclaim October 2022 as Domestic Violence Awareness Month and October 20th, 2022 as Wear Purple Thursday.

Proclaimed this 3rd day of October, 2022

Mark Jensen, Mayor



Mayor's Report
October 3, 2022 Assembly Meeting

- 1. October 4, 2022 Municipal Election:** The polls will be open tomorrow, October 4, 2022, in the Activity Room of the Community Center from 8:00 a.m. to 8:00 p.m. For more information regarding the election, check out the 2022 Election page of the Borough's website or contact Clerk Thompson at (907) 772-5405 or dthompson@petersburgak.gov. A link to the Election page is attached to this report. [October 4, 2022 Borough Election | Petersburg Alaska \(petersburgak.gov\)](#)



**Borough Manager's Report
Assembly Meeting 03 October 2022**

- ❖ The public library's passport service is suspended indefinitely due to unforeseen circumstances, we apologize for any inconvenience this may cause.
- ❖ Ice Skate Pond Lighting project is underway, and area will be ready for our upcoming winter ice skating season! Thank you to Fred Haltiner, Petersburg Municipal Power and Light, Tamico and Mattingly Electric for all the work, and donated money, time, and materials.
- ❖ Parks and Recreation received State grant funding to add more lights around ballfield, which will happen in the next few years. Parks and Recreation is working with Petersburg Little League and Petersburg School District for designs and placement.
- ❖ The annual Halloween Hustle will be hosted by Parks and Recreation on Monday, Oct. 31 from 4-6p. Great volunteer opportunity, contact Julie Anderson at Community Center if interested.
- ❖ We continue to have deferred maintenance work needed at the Community Center. Electrical/Boiler Room work will be happening mid-October; contacting plumbing contractors to discuss a leak in the Boiler room above one of the heat exchangers; and staff is working to develop a plan for the needed sewer line repairs.
- ❖ Water Staff is starting to winterize various air relief valves and other equipment.
- ❖ The tub grinder is in Petersburg and has been set up at the wastewater plant. Staff is evaluating whether additional parts and pieces will be needed to produce the right size of wood chips for the composting system, but are happy with the condition of the grinder and know it will help our process dramatically.
- ❖ McMillen Jacobs has the Blind Slough project available for download by interested contractors. The bid documents are being posted on the Alaskan Plans Room for any interested contractor to view. There has been quite a bit of interest in a short amount of time. The site visit for prospective bidders is scheduled for October 24 and 25th with the bid opening scheduled for November 28th at 4:00pm.
- ❖ PMPL Staff will be checking streetlights prior to Halloween. If citizens know of a streetlight that is not working properly, please contact PMPL at 907-772-4203 to report it for repairs.
- ❖ The window replacement (phase 1) in the Elderly Housing dining room has been completed and looks great.
- ❖ We are working through the numerous steps to set up the Elderly Housing and Assisted Living as separate entities, and processing paperwork to reflect the changes in Administration with various state and federal agencies.

- ❖ Michelle continues to help Assisted Living as we work through the transition to Derrick at Assisted Living.
- ❖ Please remember to call the Harbor Office with boat watching information. Harbor staff is touching base with owners with vessels of concern. Reminding owners to prep their boats for winter and snow/freezing issues.
- ❖ Sgt. Ayriiss conducted ALICE training for the high school & middle school staff along with a separate ALICE training for the elementary school staff. Feedback received from the training has been great.
- ❖ Officers Popp and Wolf attended additional training for tactical responses. The course was comprised of 16 students from many agencies. At the end of the course Officer Popp took #1 Top Shot and Officer Wolf placed #2 in the class. Congratulations to Officer Popp and Officer Wolf for placing #1 & #2 in the course and representing Petersburg Police Department at the highest professional level possible.
- ❖ Community Development department is continuing to clear out residential building plans from past projects. Homeowners will receive a letter explaining where to pick up the house plans. We would appreciate it if homeowners would let us know if they do not want their plans back, so we can dispose of them.
- ❖ Ray completed Asbestos Abatement training class. The information will be helpful to property owners and contractors during building repair and renovation projects.
- ❖ Assisted Living finished the last of the preparation for a room showing this past Wednesday.
- ❖ We are attempting to fix the old dishwasher and put it back in service so the current unit can be taken out of service and hopefully repaired.
- ❖ Motor Pool continues to get the fleet prepped for winter.
- ❖ We sent one of our mechanics to Anchorage last week for fire equipment pump service training.
- ❖ Sanitation is advertising to fill a Sanitation Operator position after a recent staff resignation.
- ❖ Garbage bears are back at it and garbage-raiding incidents have increased this past week. We encourage anyone who is still having bear issues to contact Public Works so we can discuss how best to handle the problem. Keeping garbage well-secured and as far removed from bears as possible is the best way to minimize the potential for trouble.
- ❖ We have one Maintenance technician up at the Manor helping with a space renovation, and another completing some siding installation on the equipment shed and planning for replacement of the WW parts storage shed.
- ❖ The application for the Papke's property acquisition has been sent to ADNR and copied to ADOT. They are asking for some details regarding the conceptual plans that may require future changes. I am reviewing their requests with Harai and Associates.
- ❖ Property taxes are due by October 17th at 4:30 in the finance office. They can be paid online, by mail or in person.
- ❖ Our contract property assessors are in town and will be back the week of October 10th if anyone would like to meet with them.

**PETERSBURG BOROUGH
ORDINANCE #2022-12**

AN ORDINANCE AMENDING PROVISIONS OF TITLE 17 OF THE PETERSBURG MUNICIPAL CODE, ENTITLED SAFETY CODE ADOPTIONS AND TITLE 19 OF THE PETERSBURG MUNICIPAL CODE, ENTITLED ZONING, TO ADDRESS TINY HOUSE DWELLINGS, DETACHED ACCESSORY DWELLINGS, AND MULTIPLE BUILDINGS ON A SINGLE LOT

WHEREAS, the Petersburg Borough Assembly finds the community is falling short of meeting current and future housing demand with serious consequences for the economy and the well-being of Borough residents, particularly lower income and middle-income earners;

WHEREAS, the borough can play an important role in reducing the barriers that prevent homeowners and developers from providing alternative and more affordable housing options, such as detached accessory dwellings and tiny house dwellings; and

WHEREAS, there are many benefits associated with the creation of legal accessory dwellings and other housing options on lots in single-family zones and in other zoning districts. These include:

- Increasing the supply of a more affordable type of housing not requiring government subsidies;
- Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents, and locations;
- Increasing housing diversity and supply; and
- Providing homeowners with extra income to help meet rising homeownership costs.

Therefore, the Petersburg Borough Ordains Section 17.20.005, entitled Safety Code Adoptions, and various provisions of Title 19, entitled Zoning, of the Petersburg Municipal Code are hereby amended as follows:

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

Section 2. Purpose: The purpose of this ordinance is to amend Section 17.20.005 and Title 19 to provide for additional housing options for borough residents by establishing standards to allow for Tiny House Dwellings, Detached Accessory Dwellings, and multiple buildings on a single lot. This ordinance is applicable within Service Area 1 only.

Section 3. Substantive Provisions: Section 17.20.005, entitled *Safety Code Adoptions*, and various provisions of Title 19, entitled *Zoning*, of the Petersburg Municipal Code, are hereby amended as follows. The additions are in red and underlined, and the language proposed for deletion is struck through:

PART A. DEFINING 'TINY HOUSE DWELLING' AND ADOPTING BY REFERENCE BUILDING CODE STANDARDS FOR SUCH DWELLINGS.

Subpart I. Amending Section 17.02.005 – Safety Code Adoptions - by adding a new subparagraph A(2)(b).

Section 17.02.005 – Safety Code Adoptions

A. The following safety codes are adopted by reference:

1. *[There are no changes to paragraph 1]*
2. The portions and version of the International Residential Code (IRC) for One and Two-Family Dwellings that is the same edition as the version of the International Building Code as adopted under PMC 17.02.005(A)(1) with the following amendments:

a. In IRC Section R301, delete Table R301.2(1), Climatic and Geographic Design Criteria, retain the table notes, and insert the following new table:

[There are no changes to Table]

b. Include Appendix AQ Tiny Houses of the 2018 version of the International Residential Code (IRC) for One and Two-Family Dwellings.

[There are no changes to the remaining provisions of the section]

Subpart II. Adding a new section to Chapter 19.04 Definitions, defining Tiny House Dwellings.

19.04.215 Dwelling, Tiny House. A "Tiny House Dwelling" is a dwelling unit on a permanent foundation that is 400 square feet or less in building area. Tiny house dwellings (a) are considered One-Family Dwellings under this Code, and (b) shall comply with all adopted building, electrical, and plumbing codes except as otherwise stated in Appendix AQ Tiny Houses of the 2018 version of the International Residential Code (IRC) for One and Two-Family Dwellings.

PART B. Amending various provisions of Title 19 to add a definition of detached accessory dwelling, allow for detached accessory dwellings in the R-R, S-F, S-F2, and SFMH zoning districts, and establishing standards for detached accessory dwellings.

Subpart I. Adding a new section to Chapter 19.04 Definitions, defining detached accessory dwellings.

19.04.245 Dwelling, detached accessory. A "detached accessory dwelling" is an accessory building, as defined in section 19.04.020, that is used as a dwelling unit, as defined in section

19.04.250, subordinate to the principal use of the lot for a single-family dwelling, and governed by the standards of section 19.56.090C.

Subpart II. Amending sections 19.16.030, 19.20.030, 19.22.030, and 19.28.030, by adding detached accessory dwellings as permitted accessory uses.

Chapter 19.16 - R-R District, Rural Residential

19.16.030 - Accessory uses permitted.

The following are accessory uses permitted:

- A. Private garages and required off-street parking;
- B. Greenhouses, woodsheds, tool sheds;
- C. Private docks, moorage, boathouses and net houses;
- D. Detached accessory dwelling per section 19.56.090;

~~D~~ E. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

Chapter 19.20 - S-F District, Single-Family Residential

Section 19.20.030 - Accessory Uses Permitted.

The following are permitted accessory uses in these districts:

- A. Private garages and required off-street parking;
- B. Greenhouses and tool sheds;
- C. Detached accessory dwelling per section 19.56.090;

~~C~~ D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

Chapter 19.22 - S-F 2 District, Single-Family, Special Use

Section 19.22.030 - Accessory Uses Permitted.

The following are permitted accessory uses:

- A. Private garages and required off-street parking;
- B. Greenhouses and tool sheds;

C. Detached accessory dwelling per section 19.56.090;

~~C~~ D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

Chapter 19.28 - SFMH District, Single-Family Mobile Home

Section 19.28.030 - Accessory Uses Permitted.

The following are permitted accessory uses:

A. Detached accessory dwellings per section 19.56.090;

B. Uses and structures which are clearly incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.

Subpart III. Amending section 19.56.030 - Accessory Uses, to add a new paragraph C addressing detached accessory dwellings.

Section 19.56.090 – Accessory Uses.

[There are no changes to paragraphs A and B]

C. Detached Accessory Dwellings. Where allowed as an accessory use, detached accessory dwellings shall conform to the following standards:

1. One Dwelling Unit. A maximum of one detached accessory dwelling unit is allowed per legal lot. No more than two dwelling units per legal lot, including an accessory dwelling, are allowed.

2. Building Area/Lot Coverage. A detached accessory dwelling shall not exceed 800 square feet of building area, or the following percentage of the principal dwelling's building area, whichever is less: 40% of the principal dwelling's building area on lots 0.5 acre or less, 60% of the principal dwelling's building area on lots greater than 0.5 acre but less than 1 acre, and 80% of the principal dwelling's building area on lots 1 acre or greater. Any garage associated with the principal dwelling is not included in the calculation of building area. Detached accessory dwellings are included in calculating lot coverage. Notwithstanding Chapter 19.80, lot coverage variances shall not be granted for construction of a detached accessory dwelling.

3. Location on Lot. A detached accessory dwelling shall be either a minimum of 40' from the front property line or no closer to the front property line than the principal dwelling, while still meeting yard setback requirements for the district.

4. Building Design. The detached accessory dwelling shall be constructed of materials that are the same or similar to the materials used on the principal dwelling.

5. Building Height. The height of a detached accessory dwelling shall not exceed the height of the principal dwelling. Notwithstanding Chapter 19.80, a building height variance shall not be granted for construction of a detached accessory dwelling.

6. Utilities. A detached accessory dwelling may not share utilities with the principal dwelling unless approved by the utility provider. Detached accessory dwellings constructed off-site shall not be connected to utilities until the dwelling is approved by the borough building official. If the lot has an on-site waste disposal system, the Alaska Department of Environmental Conservation must verify in writing that the disposal system has the capacity to service an additional dwelling.

7. Parking. Notwithstanding section 19.64.010(A), the presence of a detached accessory dwelling on a lot shall not increase the required number of parking spaces.

8. Yard setback requirements. Notwithstanding section 19.60.060(B), a detached accessory dwelling must comply with yard setback requirements for the district. Notwithstanding Chapter 19.80, a setback variance shall not be granted for construction of a detached accessory dwelling.

9. Prohibited. No manufactured home, recreational vehicle, or mobile home shall be used as a detached accessory dwelling, except a manufactured home, constructed under the HUD code, may be used as a detached accessory dwelling in the SFMH district.

PART C. Amending Sections 19.24.010 and 19.56.030 to allow for multiple principal buildings on one lot, in multi-family residential, commercial, industrial, and public use districts.

Chapter 19.24 - M-F District, Multiple-Family Residential

19.24.010 - Purpose of district.

The purpose of the multiple-family residential district is to provide a sound residential environment for three or more ~~attached single-family dwelling units.~~ one-family, two-family, or multiple-family dwellings.

Chapter 19.56 - Building Regulations

19.56.030 – Lots limited to one principal building-Exception.

In the R-R, S-F, S-F 2, and SFMH districts, nNot more than one principal building shall be permitted on a lot except in cases where area is of sufficient size to allow lot to be subdivided, in which case the owner shall file an official plat of the subdivision, said plat to be certified by registered land surveyor and approved by the board.

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

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

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this _____ day of _____, 2022.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:

Noticed:

**PETERSBURG BOROUGH
ORDINANCE #2022-14**

**AN ORDINANCE UPDATING THE BOROUGH CODE TO PROVIDE
FOR ELDERLY HOUSING AND ASSISTED LIVING DIRECTORS AT
MOUNTAIN VIEW MANOR**

WHEREAS, the Borough operates the Mountain View Manor complex, which has separate elderly housing and assisted living facilities; and

WHEREAS, the Manor currently has one administrative officer who is tasked with overseeing both the elderly housing facility and the assisted living facility; and

WHEREAS, while both facilities have older residents, they serve different purposes and operate under substantially different regulatory rules and guidelines; and

WHEREAS, the Assembly considers it in the best interests of the Borough to now separate out the administrative duties and responsibilities at Mountain View Manor, so that the elderly housing facility and the assisted living facility have separate directors; and

WHEREAS, Chapter 3.58 additionally requires updating to account for borough formation.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Chapter 3.58, Section 3.76.020 and Chapter 14.30 of the Petersburg Municipal Code (PMC) are hereby amended, and a new PMC Chapter 3.60 is hereby adopted, as follows:

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

Section 2. Purpose: The purpose of this ordinance is to update the municipal code to separate out the administrative duties and responsibilities of the Mountain View Manor elderly housing and assisted living facilities, and to update the language of Chapter 3.58 to account for borough formation.

Section 3. Substantive Provisions: Chapter 3.58 (*Elderly Housing Department*), Section 3.76.020 (*Administrative Officers and Appeals Process - Applicability*), and Chapter 14.30 (*Mountain View Manor Elderly Housing and Assisted Living Facility*) of the Petersburg Borough Municipal Code (PMC) are hereby amended, and a new PMC Chapter 3.60 (*Assisted Living Department*) is hereby adopted, as follows. The language proposed for addition is in red and underlined, and the language proposed for deletion is in blue and struck through.

A. Amendment.

Section 3.76.020 (*Administrative Officers and Appeals Process - Applicability*)

3.76.020 - Applicability.

A. [There are no amendments to paragraph A]

B. The following positions are administrative officers for the borough: chief of police, borough clerk, deputy borough clerk, finance director, fire/EMS director, library director, parks and recreation director, utility director, harbor master, public works director, Mountain View Manor elderly housing director, Mountain View Manor assisted living facility (~~elderly housing/assisted living facility~~) director, assisted living registered nurse, and community and economic development director. The borough assembly, by ordinance, may change, add or delete administrative positions.

B. Amendment.

Chapter 3.58 (*Elderly Housing Department*)

3.58.010 - Department established.

There is established an elderly housing department which shall be responsible for the proper operation of the borough city's elderly housing facilities. The scope of the department activities may include but is not limited to: the management and maintenance of ~~an~~ elderly housing facilities ~~iesy complex and an assisted living and retirement community complex~~; management and control of the operation and maintenance expenditures of the elderly housing ~~and assisted living~~ funds; and the management responsibility for state and federal requirements for tenant occupancy.

3.58.020 - Elderly housing director.

A. The elderly housing director is an administrative officer of the borough city appointed by the borough city manager, with the approval of the borough assembly city council, ~~to serve a term not to exceed five years~~ with compensation to be determined from time to time by the borough assembly city council. An employment contract with an administrative officer may be terminated only for just cause.

B. The elderly housing director shall carry out the duties and responsibilities of the elderly housing department under the supervision and control of the borough city manager.

C. The elderly housing director may select personnel to serve as employees of the department, but all such appointments and the number thereof shall require prior approval of the borough city manager.

D. The elderly housing director may approve departmental expenditures in accordance with subsection 4.04.020 A of this Code. ~~up to five thousand dollars. Expenditures exceeding five thousand dollars shall require prior approval of the city manager.~~

3.58.030 - Duties and responsibilities.

It shall be the duty of the elderly housing department, through the elderly housing director to:

A. Be responsible for the proper operation and maintenance of the elderly housing ~~and assisted living~~ facilities as outlined by local, state and federal regulations;

[There are no amendments to paragraph B]

C. Schedule and perform maintenance of the ~~facilities~~ complexes as required for optimal operation;

[There are no amendments to paragraphs D and E]

F. Perform other duties related to the operation and maintenance of the housing facilities as may be assigned by the ~~borough~~ city manager.

C. New Chapter.

Chapter 3.60 (*Assisted Living Department*)

Chapter 3.60 - ASSISTED LIVING DEPARTMENT

Sections:

3.60.010 - Department established

3.60.020 - Assisted Living director

3.60.030 - Duties and responsibilities

3.60.010 - Department established.

There is established an assisted living department which shall be responsible for the proper operation of the borough's assisted living facilities. The scope of the department activities may include but is not limited to: the management and maintenance of assisted living facilities; management and control of the operation and maintenance expenditures of the assisted living funds; and the management responsibility for state and federal requirements for occupancy.

3.60.020 - Assisted Living director.

A. The assisted living director is an administrative officer of the borough appointed by the borough manager, with the approval of the borough assembly, with compensation to be determined from time to time by the borough assembly. An employment contract with an administrative officer may be terminated only for just cause.

B. The assisted living director shall carry out the duties and responsibilities of the assisted living department under the supervision and control of the borough manager.

C. The assisted living director may select personnel to serve as employees of the department, but all such appointments and the number thereof shall require prior approval of the borough manager.

D. The assisted living director may approve departmental expenditures in accordance with subsection 4.04.020 A of this Code.

3.60.030 - Duties and responsibilities.

It shall be the duty of the assisted living department, through the assisted living director to:

A. Be responsible for the proper operation and maintenance of the assisted living facilities as outlined by local, state and federal regulations;

B. Budget and control the expenditures in the assisted living funds and make recommendations regarding rental rate adjustments and potential revenue sources;

C. Schedule and perform maintenance of the facilities as required for optimal operation;

D. Develop and maintain safety programs and procedures for the residents, employees and physical plants and facilities;

E. Plan for future improvements and equipment replacement necessary for the optimal operation and maintenance of the assisted living facilities; and

F. Perform other duties related to the operation and maintenance of the assisted living facilities as may be assigned by the borough manager.

D. Amendment.

Chapter 14.30 (*Mountain View Manor Elderly Housing and Assisted Living Facility*)

Chapter 14.30 - Mountain View Manor Elderly Housing And Assisted Living Facilities

14.30.010 - Background information, purpose and intent of this chapter.

A. Mountain View Manor (~~hereinafter, the "facility"~~) consists of~~is an~~ elderly housing and assisted living facilities owned and operated by the Petersburg Borough. The older portion of the complex facility, constructed in 1982, consists of low and moderate income elderly housing units, where the rent is subsidized by the U.S. Department of Housing and Urban Development (HUD). The newer portion of the complex facility, constructed in 2004, consists of assisted living housing units. Federal or state subsidized eligible residents pay monthly rent based on their individual income qualification determinations.

[*There are no amendments to paragraph B*]

C. This chapter is intended to establish rents and service charges for the facilities that will provide revenues to sustain operation and maintenance expenses ~~of the facility~~. This

chapter is also intended to provide regulations for the operation of the facilities for circumstances where the authority to prescribe regulations is not pre-empted by law or regulation of the state or federal governments.

14.30.020 - Elderly housing rental rates.

[There are no amendments to section 14.30.020]

14.30.030 - Assisted living rental rates, food and service charges.

A. Residents of the assisted living units with independent care plans shall pay monthly rent at a rate set by the joint discretion of the finance director and ~~facility~~elderly housing/assisted living director.

[There are no amendments to paragraphs B and C]

D. The ~~elderly housing~~/assisted living director may increase the number of Medicaid assisted living units when there are no potential self-pay tenants on the waiting list.

14.30.040 - Additional services.

[There are no amendments to section 14.30.040]

14.30.050 - Billing or payment errors—Refunds and rebates.

A. The finance director and ~~facility~~elderly housing/assisted living director may, by joint action, issue a refund to a resident in the event of an error in billing or payment of rental rates or service charges. Any such claim of error shall be promptly submitted in writing to the director or the director's designee.

[There are no amendments to paragraphs B and C]

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

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

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2022.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2022-15**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2023 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 2023 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, 2022 and ending June 30, 2023 is adjusted as follows:

Explanation: Necessary revisions in the FY 2023 budget identified after adoption of the Budget.

Account Number	Account	Original Budget	Increase (Decrease)	Amended Budget
FISCAL YEAR 2023 REVENUE / EXPENSE BUDGET ADJUSTMENTS				
Parks & Recreation – State of Alaska Legislative Grant – Ballfield / Ice Rink				
200.578.402231	State Grant Revenue for Ball Field and Ice Rink	\$0	\$123,158.	\$123,158.
200.578.506501	State Grant Expenses for 23-RR-017	\$0	(\$100,300.)	(\$100,300.)
200.578.506502	State Grant Expenses for 23-RR-018	\$0	(\$22,858.)	(\$22,858.)
The Petersburg Borough was awarded reappropriated legislative grants for the purpose of lighting at the Ballpark and Ice Rink.				
Community Assistance from the State of Alaska				
110.000.402180	Community Assistance Revenue	\$340,000.	\$39,188.	\$379,188.
Received \$379,188 in Community Revenue sharing which is up from the budgeted \$340,000 the Borough was expecting to receive.				
State Jail Contract Revenue from the State of Alaska				
110.000.402222	Jail Contract and Public Safety Agreement	\$251,626.	\$117,858.	\$369,484.
The Borough received \$117,858 more then budgeted for the State Jail Contract from the State of Alaska. Total Jail Contract is now \$369,484. Historically the Borough has received \$173.626 the past few years but the Borough had budgeted a larger amount in FY23 expecting an increase but not knowing what level.				
Electric Fund – EMD-16 Rebuild				
410.000.506526	EMD-16 Rebuild Expense	\$0	\$325,000.	\$325,000.

410.000.506524	EMD-20-1 Overhaul	\$162,000	(\$162,000.)	\$0
EMD-16 Generator is in need of immediate work. This supplemental will approve shifting the money that was budgeted to overhauling the EMD 20-1 generator of \$162,000 and use other Electric reserves for the remaining \$163,000 to cover the \$325,000.				
Electric Fund – Caterpillar 398 Generator Rebuild				
410.000.506527	Cat 398 Rebuild Expense	\$0	\$200,000.	\$200,000.
Per review of the EPS generation load study it is prudent to rebuild and refurbish this small generator in order to maintain it's capacity in the system and assist in meeting system peaks.				
Water Fund – Storage Tank Piping				
420.000.506522	Storage Tank Piping Expense	\$10,000.	\$15,000.	\$25,000.
Increase expense amount by \$15,000 due to length of process getting design completed and approved by ADEC.				
Wastewater Department – Municipal Building Pump Station				
430.000.506526	Municipal Building Sewer	\$0	\$20,000.	\$20,000.
Roll forward FY22 budget number to complete electrical installation of the pump station power and control cabinet.				
Wastewater Department – Public Works – Sewer Parts Shed				
430.000.501480	Repairs and Maintenance	\$9,600.	\$25,000.	\$34,600.
Reconstruct the building that houses Wastewater parts for storage.				
Property Development Fund – Subdivision Cost Estimates				
260.000.506518	Property Improvements – Subdivision Estimate	\$25,000.	\$20,000.	\$45,000.
At the September 6 th meeting Assembly approved spending an additional \$20,000 for a cost evaluation of potential areas of subdivision locations in Petersburg that were not included in the last evaluation and a re-estimation of previously evaluated areas at a lesser construction standard.				
Assisted Living – Water Heater Replacement				
480.000.506526	Appliance Replacements	\$4,000	\$10,526.	\$14,526.
A water heater replacement was needed at the Assisted Living Facility due to a leaking issue. This item was not budgeted for in the initial FY23 budget.				
ARPA – Fund 287 - Permit-ready Accessory Dwelling Unit Plans				
287.000.501323	Permit – ready ADU Design plans	\$0	\$12,000.	\$12,000.
ADU design plans to help assist in the development process for borough residents and to further the goal of increasing housing units in the community. These sets of plans will vary in dwelling size, conform to building code, and will provide a list of materials needed for suppliers.				

General Fund – Police Department – Vehicle Cameras				
110.521.501340	Small Tools & Equipment	\$30,792.	\$62,640.	\$93,432.
The purchase of new police vehicle camera system, this could also be done in five annual payments of \$12,528 for a total of \$62,640.				
General Fund – Public Works – Security Camera Replacement				
110.534.501480	Repairs and Maintenance	\$32,500.	\$16,000.	\$48,500.
Security Cameras need replacing outside the Motor Pool Shop. The current system is outdated, has very limited functionality and does not provide full coverage of the areas that need monitoring.				
General Fund – Public Works – Traction Sand				
110.534.501360	Street Materials	\$90,135.	\$7,500.	\$97,635.
The price of sand has gone up and our FY23 budget was insufficient for purchasing the usual 1500 tons needed for the winter season.				
Motor Pool				
510.000.507001	Police Patrol Vehicle #54	\$0	\$60,000.	\$60,000.
We have an opportunity to purchase an additional Police Patrol Vehicle. Police vehicles have been in very short supply lately and with long lead times on both the vehicles and upfit equipment. There are 2 existing units that are coming up for replacement next fiscal year (#s 86 and 54). Car #54 (2017 Ford Expedition) has high mileage (approx. 80K) and we are proposing to begin replacement of this unit now vs. waiting another year or more.				
Miscellaneous Grants – State of Alaska Healthy and Equitable Community Grant				
200.000.402274	State Grant Revenue – Division of Public Health	\$0	\$22,377.	\$22,377.
200.000.504632	Grant Expenditures – Pass through to PMC	\$0	(\$22,377.)	(\$22,377.)
This grant was approved by the Assembly last year in Resolution #2021-13 however it wasn't spent by fiscal year end as planned and was not placed in the FY23 Budget.				

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 _____ day of _____, 2022.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective:

MEMORANDUM

TO: STEVE GIESBRECHT, BOROUGH MANAGER
FROM: KARL HAGERMAN, UTILITY DIRECTOR *KH*
SUBJECT: FY23 SUPPLEMENTAL BUDGET REQUESTS
DATE: 9/26/2022
CC: JODY TOW, FINANCE DIRECTOR
 DEBRA THOMPSON, CLERK
 PROJECT FILE

Please find the details of supplemental budget requests to the electrical and water budgets for FY23 below.

PMPL

The department had budgeted for an overhaul of one of our larger generators in this budget year. However, upon consultation with industry mechanics that were at our plant to work on other engines, it is prudent to shift our attention to the EMD-16 that is in need of more immediate work. This unit had overheated many years ago and there are now signs that the internals are wearing to the point that a failure could occur. The funding for the EMD 20 overhaul will be shifted to this project and additional funds are requested to fully fund the work on the 16 cylinder EMD. Line item transfers and requested funds are detailed below:

Establish new line item titled "EMD-16 Rebuild" with a budget of \$325,000.

Transfer \$162,000 from 410 000 506524 - "EMD 20-1 Overhaul" to new "EMD 16 Rebuild"

Transfer an additional \$163,000 from Electric Fund reserves to "EMD 16 Rebuild"

Additionally, upon receipt and review of the generation load study produced by Electric Power Systems (EPS), it is prudent to rebuild and refurbish the Caterpillar 398 generator in order to maintain it's capacity in our system. It was a department plan to retire this unit and replace its capacity with new generation at Scow Bay, but with the high cost and lengthy timeline of adding new generation the department is going to rebuild the engine and clean/refurbish the generator to provide additional years of service. The unit is operational at this time but at a reduced capacity. This unit is one of our smallest generators but it is used frequently to meet systems peaks during an operational run.

Establish a new line item titled "CAT 398 Rebuild" with a budget of \$200,000

Transfer \$200,000 from Electric fund reserves to "CAT 398 Rebuild".

WATER DEPT

The water department has been working on addressing the ADEC requirement of eliminating a potential cross connection issue at the water storage tank piping. A solution has been designed and approved by the ADEC but due to extended periods of design and approval, spanning

multiple budget years, the current FY23 budget is not sufficient to construct the full project as designed. A concrete vault must be built to allow access to the underground piping at all times and in the event there is a need to bypass the storage tank in times of extreme emergency. The budget request is below.

Increase line item 420 000 506522 "Storage Tank Piping" to \$25,000. (an increase of \$15,000)

WASTEWATER DEPT

The wastewater department has been planning to install a small pump station at the municipal building to address periodic backups into the building without having to excavate the Haugen Drive/Nordic Drive intersection. The pump station has been purchased but electrical installation of the pump station power and control cabinet was budgeted in FY22 and not moved forward to FY23. The wastewater budget must be increased to accomplish the installation of the station.

Increase line item 430 000 506526 "Municipal Building Sewer" to \$20,000 (from reserves).

Additionally, an old plan to reconstruct the sewer parts shed at public works has resurfaced and is now possible due to increased production and capabilities of the Building Maintenance staff. Wastewater would like to provide funding through the supplemental process to purchase supplies and materials for reconstruction of this building. The labor and equipment required to construct the building will be supplied by Public Works/Building Maintenance.

Increase line item 430 000 501480 "Repairs and Maintenance" to \$34,600 (allocates \$25,000 to the sewer shed reconstruction)(from reserves).

Thank you for your consideration.



MARINE SYSTEMS, INC.

801 NW 42nd St., Suite 211, Seattle, WA 98107 Phone (260) 784-3302 Fax (260) 784-3358



To: Petersburg Municipal Power and Light
 P.O. Box 329
 11 South Nordic Drive
 Petersburg, AK. 99833
 United States
 Email: aday@petersburgak.gov

Customer Account # 10142/ Quote #6240992

Dear Adam Day,

Marine Systems, Inc. appreciates the opportunity to provide you with the following estimate of repairs to the Gen Unit at Petersburg Power Plant in Petersburg AK.

As an authorized EMD distributor, Marine Systems, Inc. provides genuine OEM parts. All rebuilt components will conform to OEM dimensions, tolerances, and specifications

GENERATOR ENGINE OVERHAUL

- Disassemble and remove (16) power assemblies and related engine components.
- Inspect crankcase
- Replace water, fuel and oil pumps
- Change thermostats.
- Inspect main bearings, turbo screen, and OST Trip Assembly. Note: Any deficiencies with camshafts, will require a CFR for repairs
- Clean and inspect reusable engine components for power assemblies
- install 16 power assemblies with Viton head seat rings, install injectors and valve bridges
- Reassemble engine including new and remanufactured material. Torque all fasteners to specifications. Check "P" pipe alignment; verify rod thrust.

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MSI.F.720-018
 03/01/2017



- Wash down top deck area and oil pans, hand wipe oil pan and ensure cleanliness before oil is installed.
- Check camshaft timing, verify flywheel timing pointer, adjust injector and valve timing; adjust fuel racks.
- Measure and record cylinder head to piston clearance.
- Fill engines with cooling water and fuel. Check for fuel and water leaks.
- Test run engines for 1, 3, and 7minute bearing checks.
- Load Test engine.

Scope of Supplies

8	UTEX, STD.POWER ASM, FORK, 14.5:1, 645ET/EB	(ETA 90- 120 Days ARO)
8	UTEX, STD POWER ASM, BLADE, 14.5:1, 645ET/EB	(ETA 90 – 170 Day ARO)
16	INJECTOR, UTEX, MUI, 645ET, 3N	
16	INSERT, LOWER LINER	
32	VALVE BRIDGE ASM, REBUILT	
16	SET, ROCKER ARM, HD	
8	BEARING-CON ROD-LOWER	
8	BEARING-CON ROD-UPPER	
16	RING, HEAD SEAT (VITON)	
16	KIT, CYL. TEST VALVE	
1	BOLT KIT, 16 CYL POWER PACK INSTALLATION	
9	ELEMENT, THERMOSTAT	
1	GASKET, 9 ELEMENT	
9	O-RING	
9	SEAT	
9	SLEEVE	
1	PUMP, FRESH WATER, LHLB	
1	PUMP, FRESH WATER, LHRB	
2	KIT-GASKET	
4	SEAL, COUPLING, 4" PIPE ID	
2	BOLT KIT, FRESHWATER PUMP	
8	BOLT, 5/8-18 X 2 1/2	
2	GASKET	

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03/01/2017



1	GASKET
2	GASKET, 2" BYPASS VALVE MTG
1	GASKET
60	WASHER, FLAT 1/2
32	WASHER, FLAT 5/8
16	NUT, SEALASTIC 1/2-20
16	NUT, SEALASTIC 5/8-18
1	PUMP, PISTON COOLING/PRESSURE (16 CYL) EB
1	KIT-GASKET
1	BOLT KIT, L/O PUMPS WITH "BOX" STRAINER
1	PUMP, SCAVENGING (16/20-645ET/EB/EC)
1	KIT, GASKET, LO SCAV PUMP
2	GASKET
1	KIT, GASKET, FO MANIFOLD
1	BOLT KIT, L/O PUMPS WITH "BOX" STRAINER
1	PUMP, FUEL, FLANGED, 3.6 GPM AT 1200 R.P.M.
1	COUPLING
1	KEY, 3/16 X 3/4
1	KEY, WOODRUFF #1 - 1/16 X 1/2
2	GASKET, FUEL PUMP FLANGE
4	BOLT, 3/8-16 X 1 1/4
4	WASHER, FLAT 3/8 SAE
2	RAGS, COTTON, 25LB
60	GLOVE, WORK, KNIT
24	BRAKE CLEANER
6	FORM-A-GASKET, NO.2, 3.0OZ TUBE(RPLS PERMATEX-2)
1	SPRAY, ADHESIVE
1	GASKET, JOINT, TURBO SCREEN
1	GASKET, CHAMBER, TURBO SCREEN
24	BOLT, MANIFOLD, 1/2-20 X 2
24	NUT, EXHAUST MANIFOLD, 1/2-20
1	KIT, GASKET, STRAINER ELEMENT
1	KIT, OST GASKET



ESTIMATED COST OF PARTS.....	\$150,278.22
ESTIMATED LABOR COST.....	\$120,400.00
ESTIMATED COST OF EXPENSES.....	\$44,927.00

Total Estimated cost to make outlined repairs on Unit \$ 315,605.22

- *Estimate based on 2 MSI Techs working at Petersburg Power Plant, Petersburg, AK.*
- *Performing out lined repairs with the assistance of plant personnel Tecs, 20 ,12-hour days*
- *1 Day travel from Seattle.*
- *1 Day Travel to Seattle.*
- *Parts will be invoiced once shipped from Marine Systems Inc. to the job site, labor and expenses will be invoiced following job completion*

CUSTOMER RESPONSIBILITIES

The Customer is responsible for the following:

1. Providing a safe work environment for our service personnel.
2. Providing crane services and/or services to facilitate material movement at the job site.
3. Providing adequate space and working conditions to effectively execute the scope of work.
4. Delays not the fault of Marine Systems, Inc.
5. Delays due to plant orientation and safety classes.
6. Providing adequate ventilation, compressed air for tooling, and lighting.
7. Providing diesel fuel oil for cleaning.
8. Removing and disposing of waste material and fluids associated with the engine services.
9. Removing and replacing any interferences.

NOTE: Marine Systems will not be responsible for removal or replacement of any fluids (oil or coolant)



COMMENTS

1. * Prices are based on the return of useable like-cores for unit exchange items. Core charges would apply for items that are non-rebuildable.
2. Non-exchange items deemed missing or non-rebuildable will be charged as additional.
3. Environmental charges, waiting time, mileage, freight, conversions, **are not** included in the above cost and will be additional.
4. ***All items cleaned, inspected, and reused are not covered by warranty**
5. The customer is responsible for all applicable sales and use taxes related to this order.

CORE CHARGE TERMS

- The following materials (cores) are to be returned to Marine Systems, Inc. Seattle, WA, within 30 Days of the completion of the project. Upon evaluation, core charges will be assessed and applied. All cores must be like in kind, complete, and rebuildable.
- Cores returned after 30 days from the date of sale may result in no credit given, unless prior written authorization is established.
- Cores will be evaluated and may have additional charges for any deficiencies to return the core to a like in kind core.
- MSI EMD power pack pricing is for like in kind Diamond <5> heads or better. Diamond <4> or less heads are subject to upgrade charges.

***All items cleaned, inspected, and reused are not covered by warranty**

Qty.	Part No.	Item Description	Unit Price	Extended Price
8	40122753	FORK PACK UTEX CORE (UTEX)	\$ 2,100.00	\$ 16,800.00
8	40122754	BLADE PACK UTEX CORE (UTEX)	\$ 2,100.00	\$ 16,800.00
32	40145929	VALVE BRIDGE ASSEMBLY (UTEX)	\$ 101.25	\$ 3,240.00
16	099125HD	SET, ROCKER ARM ASSEMBLY (MSI EXCHANGE)	\$ 565.00	\$ 9,040.00
16	8478046	INJECTOR, (MODEL 845E,UTEX)	\$ 450.00	\$ 7,200.00
1	9530407	PUMP, FRESH WATER, LHLB- (MSI EXCHANGE)	\$ 1800.00	\$ 1800.00
1	9530406	PUMP, FRESH WATER, LHRB, (MSI EXCHANGE)	\$ 1800.00	\$ 1800.00
1	9330012	PUMP, PRESSURE - (MSI EXCHANGE)	\$ 2500.00	\$ 2500.00
1	8417074	PUMP, SCAVENGING, (16,20-645, E4, E4B) - (MSI EXCHANGE)	\$ 2500.00	\$ 2500.00
1	8410219-mp	FUEL PUMP (MSI EXCHANGE)	\$ 175.00	\$ 175.00
			TOTAL	\$ 61,655.00

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03/01/2017



PAYMENT TERMS

Upon establishment of an account with acceptable credit limits, payment is due thirty (30) days after receipt of invoice unless otherwise mutually agreeable payment terms are negotiated.

Marine Systems, Inc. Standard Terms and Conditions are an integral part of this quote. They are included herein by reference and are available at <https://kirbycorp.com/wp-content/uploads/2021/12/MSI-Terms-12.06.21.pdf>

This quote is valid for a period of thirty (30) days.

Thank you for giving us the opportunity to serve you. Should you have any questions or require further information, please contact me at your convenience.

Sincerely,

Chris Straban

MSI West Coast - Service
(206) 788-2132



MEMORANDUM

TO: STEVE GIESBRECHT, BOROUGH MANAGER
 FROM: KARL HAGERMAN, UTILITY DIRECTOR *KAH*
 SUBJECT: SUBDIVISION ESTIMATION UPDATE AND REQUEST FOR ADDITIONAL SERVICES
 DATE: 9/13/2022
 CC: JODY TOW, FINANCE DIRECTOR
 DEBRA THOMPSON, CLERK
 PROJECT FILE

In response to the current housing crisis in Petersburg, you approved of the hiring of PND Engineers of Juneau to complete cost estimates of subdivision development for three different areas: an expansion of the Airport subdivision, an extension of Fram Street and the development of Ramona Street and Augusta Street in the Hungry Point area. The report detailing those estimates is attached to this memo.

In all cases, the engineers applied the current Borough standards for street and utility construction. This standard is to "core out" all muskeg to hardpan soils and to build 28' wide streets and utility foundations with compacted shot rock. The need to excavate muskeg at considerable depths pushes costs quite high. A breakdown of the overall costs per subdivision and the resultant cost per lot is presented below.

Subdivision	Total cost	Number of Lots	Cost per Lot
Airport Subdivision	\$3,112,278	25	\$124,491
Fram Street	\$2,107,814	10	\$210,781
Hungry Point	\$4,431,290	15	\$295,419

These costs do not include costs for upgrades to wastewater pump station upgrades at the Airport subdivision or Hungry Point, but they do include a small pump station at Fram Street to serve the lots between 10th and 11th Street. The Airport subdivision pump station and the pump station at Hungry Point already exist and it is conceivable that the upgrades to these stations would be considered as separate wastewater department projects.

As directed, I have requested a cost for PND to revise the cost of the Fram and Hungry Point subdivisions using a lesser construction standard. This standard would only provide cored out foundation for water and sewer mains, would reduce the finished road width to 24' and would "float" all parts of the road that surround the buried utilities. These subdivisions were chosen for this re-work in estimation due to the fact that they have utility work that is already needed and partially funded. The engineer has provided a cost proposal of \$4,000 for this evaluation, but it is anticipated that considerable cost savings will be seen in the construction estimates. The downside of this approach is that many roads in Petersburg were built using a standard that "floats" the rock on muskeg and these roads require substantially more maintenance than roads that are supported down to hardpan soils by compacted shot rock. However, it will be valuable information to see what initial cost savings can be expected by lessening construction standards.

Additionally, per your direction I have requested PND to estimate four additional areas for subdivision development. They are the East Sandy Beach Subdivision (Frederick Point Road out to City Creek), the Tidelands Subdivision (mobile home zoned lots east of Lumber street), Lake Street (from Galveston Street to Sandy Beach Road) and 8th Street (a short extension from Excel Street to the north to open up two large multi-family lots). PND has responded that the estimation services for these four prospects could be done for \$16,000.

To date, the Borough has spent \$10,700 for estimation services for Airport, Fram and Hungry Point developments. The cost to re-work the Fram and Hungry Point developments using the lesser construction standard is \$4,000. Let me know if you'd like to move forward with this effort.

At this time, and in consideration of the work already done and the high costs of proceeding with a single subdivision project, are you in favor of moving forward with additional subdivision estimates for the next four prospects? Perhaps this is a decision for the Assembly? In any case, I stand ready to engage PND Engineers as directed.

Thank you for your consideration.



August 30, 2022

PND 222073

Mr. Karl Hagerman
 Utility Director
 Petersburg Borough
 PO Box 329
 Petersburg, AK 99833

Re: Petersburg Subdivision Cost Assessments

Dear Karl,

PND Engineers, Inc. (PND) has completed reconnaissance level cost assessments for three potential residential subdivisions selected by Petersburg Borough. This report briefly summarizes the methods used to develop recommended budgets for each. The subdivisions include:

1. Airport Subdivision Extension
2. Fram Street Extension
3. Hungry Point Subdivision

Site information for each subdivision was obtained from the Borough's resources. Property boundaries, rights of way, topographical survey data, aerial photography and existing utility information was assembled from the Borough's GIS data base and asbuilt records. Muskeg depths were measured by Borough personnel at intermittent locations along each alignment to provide some basic geotechnical information for estimating earthwork quantities.

PND developed the enclosed concept level base maps to illustrate the anticipated development limits as directed by the Borough for each subdivision. We calculated preliminary earthwork quantities for excavation and fill using the muskeg probes and applying the Borough's typical roadway section for a 28' wide gravel street as represented by Standard Detail 20-1 of the 2012 Petersburg Standard Specifications for Streets, Drainage, Utilities and Parks. Earthwork quantities include complete muskeg core out and removal to competent subgrade for all roadways and driveways to the property line. Shot rock embankment is assumed available from the Borough's airport quarry or other economically viable private sources. Water and sewer utility extensions were assessed based on topographic relieve, existing utility conditions and connections and discussions with the Utility Director. Electrical utility extensions were assessed by PMPL. Preliminary drainage improvements were assessed based on aerial photography and site contours. Preliminary assessments were also made for replacing existing sewer lift station infrastructure at both the Airport and Hungry Point Subdivisions.

Budget level cost estimates were prepared following the described engineering assessments. PND calculated material quantities for roadways and utilities and utilized unit price bid data from several recent civil projects in Petersburg and other Southeast communities to formulate and justify the construction cost estimates. Each estimate includes 15% cost contingency as well as indirect development costs for predesign surveys, site geotechnical investigations, wetlands delineation, permitting, final design, contract documents, bid phase assistance, contract administration and construction inspection. A total recommended project budget including construction and indirect costs was prepared for each subdivision based on year 2022 pricing. Sewer lift station replacement costs were isolated as additive alternates due to the potential for differing project funding streams. All other roadway and utility costs were combined under base bid estimates. Considering current inflationary pressures, the Borough may wish to add price escalation factors to each of these budgets if the improvements are being planned several years down the road. Detailed line item budgets are enclosed and are summarized in the following table.

Petersburg Subdivision Cost Estimates
August 30, 2022

Subdivision	Base Bid – Road & Utilities	Add Alt – Lift Station
Airport Sub. Extension	\$3,126,260	\$593,112
Fram Street Extension	\$2,113,750	N/A
Hungry Point Sub.	\$4,465,614	\$1,313,508

We appreciate the opportunity to provide these preliminary subdivision budgets to the Borough and are available to discuss any comments you may have. Feel free to contact me at your convenience and we have enjoyed working with you on this project.

Sincerely,

PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E. | Vice President

Enclosures: Site Plans and 2022 Budget Estimates

PETERSBURG BOROUGH
AIRPORT SUBDIVISION - BASE BID
2022 Project Budget Estimate (Predesign)



Prepared By PND Engineers - August 30, 2022
PND Project No. 222073



Item	Item Description	Units	Quantity	Unit Cost	Amount
15.01	Mobilization and Demobilization	LS	All Req'd	\$169,932	\$169,932
20.02	SWPPP	LS	All Req'd	\$10,000	\$10,000
20.04	Cleaning & Grubbing	LS	All Req'd	\$5,000	\$5,000
20.10(a)	Usable Excavation	CY	200	\$12	\$2,400
20.10(b)	Unusable Excavation & Disposal	CY	24,000	\$16	\$384,000
20.21(a)	Type II Classified Fill & Backfill	CY	20,000	\$30	\$600,000
20.21(b)	Type II-A Classified Fill & Backfill	CY	1,000	\$42	\$42,000
20.22	Leveling Course	CY	1,000	\$52	\$52,000
20.25	Geotextile Fabric	SY	2,000	\$7	\$14,000
50.02(a)	Furnish & Install 8" PVC C900 Gravity Sewer Pipe	LF	1,850	\$150	\$277,500
50.02(b)	Furnish & Install 6" PVC Sewer lateral Pipe	LF	625	\$150	\$93,750
50.03	Construct Sanitary Sewer Manhole, Type A	EA	7	\$9,500	\$66,500
50.05	Connect to Existing Sewer Manhole	EA	1	\$2,000	\$2,000
50.10	Sanitary Sewer Service Tee Connection, 8x8x6	EA	25	\$800	\$20,000
55.02(a)	Furnish & Install 18" CPEP, Type S Pipe	LF	750	\$90	\$67,500
55.02(b)	Furnish & Install 24" CPEP, Type S Pipe	LF	200	\$110	\$22,000
55.24	Storm Drain Outlet Protection	EA	1	\$1,000	\$1,000
60.02	Furnish & Install 8" HDPE Water Pipe	LF	1,700	\$150	\$255,000
60.03	Furnish & Install 8" Gate Valve & Valve Box	EA	6	\$3,500	\$21,000
60.04	Furnish & Install Fire Hydrant Assembly (Single Pumper)	EA	3	\$8,000	\$24,000
60.05	Furnish & Install 6" HDPE Fire Line w/6" Gate Valve	EA	3	\$7,500	\$22,500
60.06	Water Service Connection, 1", 1.5" or 2" HDPE	EA	25	\$2,000	\$50,000
60.13	Connect to Existing Water Main	EA	2	\$1,000	\$2,000
65.02	Construction Surveying	LS	All Req'd	\$20,000	\$20,000
70.11	Standard Signs	LS	All Req'd	\$2,000	\$2,000
70.12	Traffic Maintenance	LS	All Req'd	\$5,000	\$5,000
70.19	Erosion and Sediment Control	LS	All Req'd	\$10,000	\$10,000
70.22	Insulation Board - 2'x8'x2" Thick	EA	40	\$75	\$3,000
75.04	Seeding, Hydraulic Method	LS	All Req'd	\$10,000	\$10,000
80.01	PMPL Overhead Electrical Utility Extension	LS	All Req'd	\$40,000	\$40,000
Subtotal Estimated Construction Cost (2022)					\$2,294,082
Project Contingency (15%)					\$344,112
Total Construction Cost w/ Contingency (2022)					\$2,638,194
Predesign Survey & Geotechnical Site Investigation					\$52,764
Wetlands Delineation & USACE Permitting (Assumes No Mitigation Req'd)					\$39,573
Final Design & Bid Phase Assistance					\$211,056
Contract Administration & Construction Inspection					\$184,674
TOTAL RECOMMENDED PROJECT BUDGET					\$3,126,260

PETERSBURG BOROUGH
AIRPORT SUBDIVISION - ADD. ALT. PUMP STATION & REPLACEMENT
2022 Project Budget Estimate (Predesign)



Prepared By PND Engineers - August 30, 2022
PND Project No. 222073



Item	Item Description	Units	Quantity	Unit Cost	Amount
15.01	Mobilization and Demobilization	LS	All Req'd	\$32,376	\$32,376
20.12	Dewatering	LS	All Req'd	\$10,000	\$10,000
20.21(b)	Type II-A Classified Fill & Backfill	CY	250	\$42	\$10,500
20.22	Leveling Course	CY	100	\$52	\$5,200
30.07	Sewer Lift Station Concrete Slab on Grade	LS	All Req'd	\$15,000	\$15,000
50.02	Furnish & Install Sewer Pipe	LF	60	\$150	\$9,000
50.14	Bypass Pumping & Temp Sanitary Sewage Flows	LS	All Req'd	\$15,000	\$15,000
50.22	Decommission Existing Lift Station	LS	All Req'd	\$10,000	\$10,000
50.23	Furnish & Install Sewer Wet Well, Piping & Equipment	LS	All Req'd	\$85,000	\$85,000
50.24	Furnish & Install Valve Vault, Piping & Equipment	LS	All Req'd	\$75,000	\$75,000
50.25	Furnish & Install Submersible Pumps & Equipment	LS	All Req'd	\$65,000	\$65,000
50.26	Furnish & Install Power & Controls for Lift Station	LS	All Req'd	\$100,000	\$100,000
70.12	Traffic Maintenance	LS	All Req'd	\$2,000	\$2,000
70.19	Erosion and Sediment Control	LS	All Req'd	\$3,000	\$3,000
Subtotal Estimated Construction Cost (2022)					\$437,076
Project Contingency (15%)					\$65,561
Total Construction Cost w/ Contingency (2022)					\$502,637
Permitting					\$10,053
Final Design & Bid Phase Assistance					\$45,237
Contract Administration & Construction Inspection					\$35,185
TOTAL RECOMMENDED PROJECT BUDGET					\$593,112

PETERSBURG BOROUGH
FRAM STREET EXTENSION - BASE BID
2022 Project Budget Estimate (Predesign)



Prepared By PND Engineers - August 30, 2022
PND Project No. 222073

P | N | D

Item	Item Description	Units	Quantity	Unit Cost	Amount
15.01	Mobilization and Demobilization	LS	All Req'd	\$111,712	\$111,712
20.02	SWPPP	LS	All Req'd	\$10,000	\$10,000
20.04	Clearing & Grubbing	LS	All Req'd	\$5,000	\$5,000
20.10(a)	Usable Excavation	CY	200	\$12	\$2,400
20.10(b)	Unusable Excavation & Disposal	CY	9,500	\$16	\$152,000
20.12	Dewatering	LS	All Req'd	\$15,000	\$15,000
20.15	Furnish Trench Backfill	CY	500	\$30	\$15,000
20.21(a)	Type II Classified Fill & Backfill	CY	8,500	\$30	\$255,000
20.21(b)	Type II-A Classified Fill & Backfill	CY	500	\$42	\$21,000
20.22	Leveling Course	CY	500	\$52	\$26,000
20.25	Geotextile Fabric	SY	1,000	\$7	\$7,000
20.31	Shape & Regrade Fram Street	LS	All Req'd	\$5,000	\$5,000
20.32	Shape & Regrade Driveway	EA	4	\$750	\$3,000
30.07	Sewer Lift Station Concrete Slab on Grade	LS	All Req'd	\$15,000	\$15,000
50.02(a)	Furnish & Install 8" PVC C900 Gravity Sewer Pipe	LF	900	\$150	\$135,000
50.02(b)	Furnish & Install 6" PVC Sewer lateral Pipe	LF	350	\$150	\$52,500
50.02(c)	Furnish & Install 4" HDPE Sewer Force Main Pipe	LF	400	\$110	\$44,000
50.03	Construct Sanitary Sewer Manhole, Type A	EA	4	\$9,500	\$38,000
50.05	Connect to Existing Sewer Manhole	EA	1	\$2,000	\$2,000
50.10	Sanitary Sewer Service Tee Connection, 8x8x6	EA	14	\$800	\$11,200
50.12	Construct Sanitary Sewer Cleanout	EA	1	\$1,800	\$1,800
50.14	Bypass Pumping & Temp Sanitary Sewage Flows	LS	All Req'd	\$5,000	\$5,000
50.23	Furnish & Install Sewer Wet Well, Piping & Equipment	LS	All Req'd	\$85,000	\$85,000
50.24	Furnish & Install Valve Vault, Piping & Equipment	LS	All Req'd	\$75,000	\$75,000
50.25	Furnish & Install Submersible Pumps & Equipment	LS	All Req'd	\$65,000	\$65,000
50.26	Furnish & Install Power & Controls for Lift Station	LS	All Req'd	\$50,000	\$50,000
55.02(a)	Furnish & Install 18" CPEP, Type S Pipe	LF	300	\$90	\$27,000
55.02(b)	Furnish & Install 24" CPEP, Type S Pipe	LF	100	\$110	\$11,000
55.24	Storm Drain Outlet Protection	EA	2	\$1,000	\$2,000
60.02	Furnish & Install 8" HDPE Water Pipe	LF	800	\$150	\$120,000
60.03	Furnish & Install 8" Gate Valve & Valve Box	EA	5	\$3,500	\$17,500
60.04	Furnish & Install Fire Hydrant Assembly (Single Pumper)	EA	2	\$8,000	\$16,000
60.05	Furnish & Install 6" HDPE Fire Line w/6" Gate Valve	EA	2	\$7,500	\$15,000
60.06	Water Service Connection, 1", 1.5" or 2" HDPE	EA	10	\$2,000	\$20,000
60.08	Temporary Water Service	LS	All Req'd	\$2,500	\$2,500
60.13	Connect to Existing Water Main	EA	2	\$1,000	\$2,000
65.02	Construction Surveying	LS	All Req'd	\$15,000	\$15,000
70.07(a)	Remove & Dispose Sewer Main Pipe	LF	200	\$40	\$8,000
70.07(b)	Remove & Dispose Water Main Pipe	LF	400	\$40	\$16,000
70.11	Standard Signs	LS	All Req'd	\$2,000	\$2,000
70.12	Traffic Maintenance	LS	All Req'd	\$5,000	\$5,000
70.19	Erosion and Sediment Control	LS	All Req'd	\$10,000	\$10,000
70.22	Insulation Board - 2'x8'x2" Thick	EA	20	\$75	\$1,500
75.04	Seeding, Hydraulic Method	LS	All Req'd	\$10,000	\$10,000
80.01	PMPL Overhead Electrical Utility Extension	LS	All Req'd	\$30,000	\$30,000
Subtotal Estimated Construction Cost (2022)					\$1,538,112
Project Contingency (15%)					\$230,717
Total Construction Cost w/ Contingency (2022)					\$1,768,829
Predesign Survey & Geotechnical Site Investigation					\$44,221
Wetlands Delineation & USACE Permitting (Assumes No Mitigation Req'd)					\$35,377
Final Design & Bid Phase Assistance					\$141,506
Contract Administration & Construction Inspection					\$123,818
TOTAL RECOMMENDED PROJECT BUDGET					\$2,113,750

PETERSBURG BOROUGH
HUNGRY POINT SUBDIVISION - BASE BID
2022 Project Budget Estimate (Predesign)



Prepared By PND Engineers - August 30, 2022
PND Project No. 222073



Item	Item Description	Units	Quantity	Unit Cost	Amount
15.01	Mobilization and Demobilization	LS	All Req'd	\$244,592	\$244,592
20.02	SWPPP	LS	All Req'd	\$10,000	\$10,000
20.04	Clearing & Grubbing	LS	All Req'd	\$50,000	\$50,000
20.10(a)	Usable Excavation	CY	200	\$12	\$2,400
20.10(b)	Unusable Excavation & Disposal	CY	42,000	\$16	\$672,000
20.21(a)	Type II Classified Fill & Backfill	CY	35,000	\$30	\$1,050,000
20.21(b)	Type II-A Classified Fill & Backfill	CY	1,100	\$42	\$46,200
20.22	Leveling Course	CY	1,100	\$52	\$57,200
20.25	Geotextile Fabric	SY	2,000	\$7	\$14,000
50.02(a)	Furnish & Install 8" PVC C900 Gravity Sewer Pipe	LF	1,200	\$150	\$180,000
50.02(b)	Furnish & Install 12" PVC C900 Gravity Sewer Pipe	LF	480	\$160	\$76,800
50.02(c)	Furnish & Install 6" PVC Sewer lateral Pipe	LF	450	\$150	\$67,500
50.02 (d)	Furnish & Install 12" HDPE Sewer Force Main Pipe	LF	650	\$160	\$104,000
50.03	Construct Sanitary Sewer Manhole, Type A	EA	9	\$9,500	\$85,500
50.05	Connect to Existing Sewer Manhole	EA	3	\$2,000	\$6,000
50.10	Sanitary Sewer Service Tee Connection, 8x8x6	EA	18	\$800	\$14,400
55.02(a)	Furnish & Install 18" CPEP, Type S Pipe	LF	540	\$90	\$48,600
55.02(b)	Furnish & Install 24" CPEP, Type S Pipe	LF	80	\$110	\$8,800
55.24	Storm Drain Outlet Protection	EA	1	\$1,000	\$1,000
60.02	Furnish & Install 12" HDPE Water Pipe	LF	1,720	\$150	\$258,000
60.03	Furnish & Install 12" Gate Valve & Valve Box	EA	12	\$4,500	\$54,000
60.04	Furnish & Install Fire Hydrant Assembly (Single Pumper)	EA	6	\$8,000	\$48,000
60.05	Furnish & Install 6" HDPE Fire Line w/6" Gate Valve	EA	6	\$7,500	\$45,000
60.06	Water Service Connection, 1", 1.5" or 2" HDPE	EA	18	\$2,000	\$36,000
60.13	Connect to Existing Water Main	EA	2	\$1,000	\$2,000
65.02	Construction Surveying	LS	All Req'd	\$40,000	\$40,000
70.11	Standard Signs	LS	All Req'd	\$2,000	\$2,000
70.12	Traffic Maintenance	LS	All Req'd	\$10,000	\$10,000
70.19	Erosion and Sediment Control	LS	All Req'd	\$10,000	\$10,000
70.22	Insulation Board - 2'x8'x2" Thick	EA	40	\$75	\$3,000
75.04	Seeding, Hydraulic Method	LS	All Req'd	\$15,000	\$15,000
80.01	PMPL Overhead Electrical Utility Extension	LS	All Req'd	\$40,000	\$40,000
Subtotal Estimated Construction Cost (2022)					\$3,301,992
Project Contingency (15%)					\$495,299
Total Construction Cost w/ Contingency (2022)					\$3,797,291
Predesign Survey & Geotechnical Site Investigation					\$68,351
Wetlands Delineation & USACE Permitting (Assumes No Mitigation Req'd)					\$49,365
Final Design & Bid Phase Assistance					\$284,797
Contract Administration & Construction Inspection					\$265,810
TOTAL RECOMMENDED PROJECT BUDGET					\$4,465,614

PETERSBURG BOROUGH
HUNGRY POINT SUBDIVISION - ADD. ALT. PUMP STATION 4 REPLACEMENT
 2022 Project Budget Estimate (Predesign)



Prepared By PND Engineers - August 30, 2022
 PND Project No. 222073



Item	Item Description	Units	Quantity	Unit Cost	Amount
15.01	Mobilization and Demobilization	LS	All Req'd	\$69,616	\$69,616
20.10(b)	Unusable Excavation & Disposal	CY	1,000	\$20	\$20,000
20.12	Dewatering	LS	All Req'd	\$15,000	\$15,000
20.21(b)	Type II-A Classified Fill & Backfill	CY	500	\$42	\$21,000
20.22	Leveling Course	CY	100	\$52	\$5,200
20.3	Excavation Shoring	LS	All Req'd	\$40,000	\$40,000
30.01	Remove and Replace Concrete and ACP Finishes	LS	All Req'd	\$20,000	\$20,000
30.07	Sewer Lift Station Concrete Slab on Grade	LS	All Req'd	\$20,000	\$20,000
50.02	Furnish & Install 8 Inch PVC Gravity Sewer Pipe	LF	60	\$150	\$9,000
50.03	Construct Sanitary Sewer Manhole, Type A	EA	1	\$12,000	\$12,000
50.14	Bypass Pumping & Temp Sanitary Sewage Flows	LS	All Req'd	\$15,000	\$15,000
50.22	Decommission Existing Lift Station and Piping	LS	All Req'd	\$25,000	\$25,000
50.23	Furnish & Install Sewer Wet Well, Piping & Equipment	LS	All Req'd	\$125,000	\$125,000
50.24	Furnish & Install Valve Vault, Piping & Equipment	LS	All Req'd	\$100,000	\$100,000
50.25	Furnish & Install Submersible Pumps & Equipment	LS	All Req'd	\$150,000	\$150,000
50.26	Furnish & Install Power & Controls for Lift Station	LS	All Req'd	\$150,000	\$150,000
50.27	Furnish & Install Emergency Generator & ATS	LS	All Req'd	\$150,000	\$150,000
70.12	Traffic Maintenance	LS	All Req'd	\$10,000	\$10,000
70.19	Erosion and Sediment Control	LS	All Req'd	\$3,000	\$3,000
Subtotal Estimated Construction Cost (2022)					\$959,816
Project Contingency (15%)					\$143,972
Total Construction Cost w/ Contingency (2022)					\$1,103,788
Permitting					\$11,038
Final Design & Bid Phase Assistance					\$110,379
Contract Administration & Construction Inspection					\$88,303
TOTAL RECOMMENDED PROJECT BUDGET					\$1,313,508

MEMO

September 21, 2022

TO: Jody Tow

FR: Liz Cabrera

RE: Permit-ready ADU's (PRADUs)

The Borough Assembly appears to be leaning toward adopting an amendment to Title 19 at their next meeting, which will allow detached accessory dwelling units (ADU's) in residential zoning districts.

To expedite the development process for borough residents and further the borough's goal of increasing housing units, the community development department seeks \$12,000 in ARPA funds to develop permit-ready accessory dwelling unit plans (PRADU's).

The department will contract with two local architects to develop three different ADU designs with engineered plans. The designs will vary in size with no dwelling exceeding 800 sf. The plans will then be reviewed and approved by the building official. These plans will be sold at a modest cost in conjunction with a borough building permit. The plans may also be sold without a building permit for a higher cost. If a property owner would like to customize the plans, they may contact an architect and work with them separately. Property owners will need to submit a separate foundation plan specific to their site.

Permit-ready plans provides great advantages to the property owner, contractors, and suppliers. Not only does it provide certainty that the structure conforms with the borough's building code, but also provides an efficient and complete design for building contractors and materials list for suppliers.

The estimated cost to provide three or more designs with engineered plans: 1 studio, 1 one-bedroom, 1 two-bedroom is \$12,000.

Design	\$8,000
Engineering	\$4,000
TOTAL	\$12,000

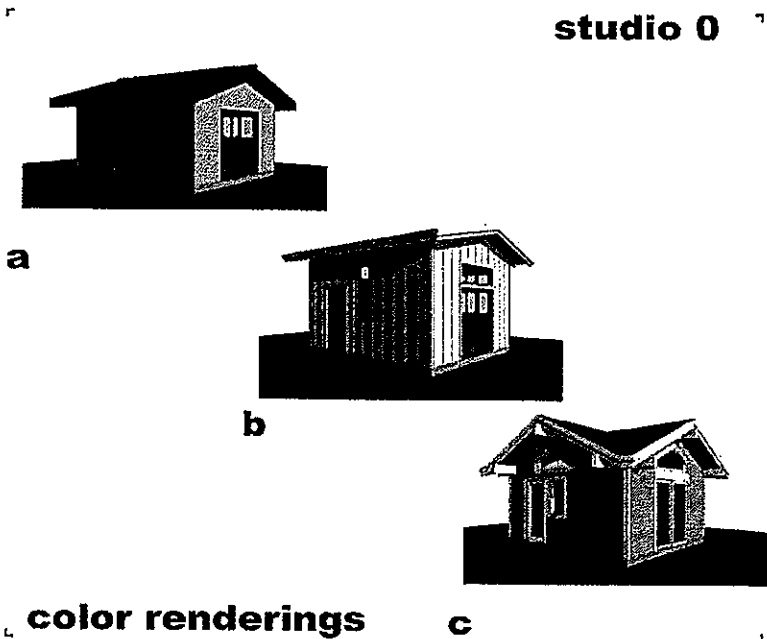


Figure 1. Examples of an ADU design for a PRADU program.

Q-399503-44827.777DB
 Issued: 09/23/2022
 Quote Expiration: 11/30/2022
 Estimated Contract Start Date: 07/01/2023
 Account Number: 105484
 Payment Terms: N30
 Delivery Method: Fedex - Ground



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Delivery-14 S NORDIC DR 14 S NORDIC DR PETERSBURG, AK 99833 USA	Pelersburg Police Dept. - AK PO Box 329 Pelersburg, AK 99833-0329 USA Email:	Daniel Birt Phone: Email: dbirt@axon.com Fax:	James Kerr Phone: (907) 772-3830 Email: jkerr@petersburgak.gov Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$62,640.00
ESTIMATED TOTAL W/ TAX	\$62,640.00

Discount Summary

Average Savings Per Year	\$2,290.32
TOTAL SAVINGS	\$11,451.60

Payment Summary

Date	Subtotal	Tax	Total
Jun 2023	\$12,528.08	\$0.00	\$12,528.08
Jun 2024	\$12,527.98	\$0.00	\$12,527.98
Jun 2025	\$12,527.98	\$0.00	\$12,527.98
Jun 2026	\$12,527.98	\$0.00	\$12,527.98
Jun 2027	\$12,527.98	\$0.00	\$12,527.98
Total	\$62,640.00	\$0.00	\$62,640.00

Quote Unbundled Price: \$74,091.60
 Quote List Price: \$62,640.00
 Quote Subtotal: \$62,640.00

Quote Unbundled Price:
 Quote List Price:
 Quote Subtotal:

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
Fleet3B+TAP	Fleet 3 Basic + TAP	6	60	\$200.81	\$169.00	\$169.00	\$60,840.00	\$0.00	\$60,840.00
A la Carte Software									
73449	RESPOND DEVICE LICENSE	6	60		\$5.00	\$5.00	\$1,800.00	\$0.00	\$1,800.00
Total							\$62,640.00	\$0.00	\$62,640.00

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Estimated Delivery Date
Fleet 3 Basic + TAP	11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	6	06/01/2023
Fleet 3 Basic + TAP	70112	AXON SIGNAL UNIT	6	06/01/2023
Fleet 3 Basic + TAP	71200	FLEET ANT. AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	6	06/01/2023
Fleet 3 Basic + TAP	72036	FLEET 3 STANDARD 2 CAMERA KIT	6	06/01/2023
Fleet 3 Basic + TAP	72048	FLEET SIM INSERTION, ATT	6	06/01/2023
Fleet 3 Basic + TAP	72040	FLEET REFRESH, 2 CAMERA KIT	6	06/01/2028

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic + TAP	80400	FLEET, VEHICLE LICENSE	6	07/01/2023	06/30/2028
Fleet 3 Basic + TAP	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	12	07/01/2023	06/30/2028
A la Carte	73449	RESPOND DEVICE LICENSE	6	07/01/2023	06/30/2028

Services

Bundle	Item	Description	QTY
Fleet 3 Basic + TAP	73391	FLEET 3 NEW INSTALLATION (PER VEHICLE)	6

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic + TAP	80379	EXT WARRANTY, AXON SIGNAL UNIT	6	07/01/2023	06/30/2028
Fleet 3 Basic + TAP	80495	EXT WARRANTY, FLEET 3, 2 CAMERA KIT	6	06/01/2024	06/30/2028

Payment Details

Jun 2023						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	73449	RESPOND DEVICE LICENSE	6	\$360.00	\$0.00	\$360.00
Year 1	Fleet3B+TAP	Fleet 3 Basic + TAP	6	\$12,168.08	\$0.00	\$12,168.08
Total				\$12,528.08	\$0.00	\$12,528.08

Jun 2024						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	73449	RESPOND DEVICE LICENSE	6	\$360.00	\$0.00	\$360.00
Year 2	Fleet3B+TAP	Fleet 3 Basic + TAP	6	\$12,167.98	\$0.00	\$12,167.98
Total				\$12,527.98	\$0.00	\$12,527.98

Jun 2025						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	73449	RESPOND DEVICE LICENSE	6	\$360.00	\$0.00	\$360.00
Year 3	Fleet3B+TAP	Fleet 3 Basic + TAP	6	\$12,167.98	\$0.00	\$12,167.98
Total				\$12,527.98	\$0.00	\$12,527.98

Jun 2026						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	73449	RESPOND DEVICE LICENSE	6	\$360.00	\$0.00	\$360.00
Year 4	Fleet3B+TAP	Fleet 3 Basic + TAP	6	\$12,167.98	\$0.00	\$12,167.98
Total				\$12,527.98	\$0.00	\$12,527.98

Jun 2027						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	73449	RESPOND DEVICE LICENSE	6	\$360.00	\$0.00	\$360.00
Year 5	Fleet3B+TAP	Fleet 3 Basic + TAP	6	\$12,167.98	\$0.00	\$12,167.98
Total				\$12,527.98	\$0.00	\$12,527.98

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

9/23/2022





Top Petersburg Borough Projects 2023

Reviewed and approved in a public meeting October 3, 2022, by the Petersburg Assembly

1. New Petersburg Medical Center Project -

HRSA Grant (in process):	\$8 million
Treasury Grant (pending approval):	<u>\$20 million</u>
Total Received To Date:	\$28 million

Balance needed to complete project = \$56 million

Assumptions and Cost Basis

70,000 sf building

RLB Estimate dated January 2020 escalated an additional 5% to 2023

Total Project Cost = \$84 million

Direct Construction Costs (off-site improvements, site work, building) = \$62 million

Project Soft Costs (design, permits, testing/inspection, project management, construction administration, FF&E, artwork, commissioning, contingencies, repurpose old facility, etc.) = \$22 million

Phase 1 (Site Work): \$10 million direct construction costs + 35% for project soft costs = \$13 million

- Off-site Improvements
- On-site earthwork and utilities

Phase 2 (Building Shell & Core): \$42.5 million direct construction costs + 35% for project soft costs = \$57 million

- Foundations
- Exterior walls and windows
- Roof
- Elevator shafts and stairs
- Mechanical and electrical rough-in

Phase 3 (Complete Project): \$10.5 million direct construction costs +35% for project soft costs = \$14 million

- Interior partitions and doors
- Casework and finishes
- Mechanical and electrical trim
- Furniture, Fixtures and Equipment (FF&E)
- Repurpose old facility

Borough Administration
PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759
www.ci.petersburg.ak.us

2. Marine Transportation Access Improvements for the Borough – As an island community, transportation for people, goods and services is heavily reliant on water transportation. Reductions in State support of the Alaska Marine Highway System (AMHS) has resulted in reduced services and severe impacts on residents and commercial enterprises. The Petersburg Borough Assembly has prioritized several marine access improvement projects to facilitate growth in our local economy and support for the residents.
 - a. Expansion and improvements for the Banana Point Boat facilities that improves transportation of goods and passengers between Petersburg and other communities in Southeast Alaska. \$2.0M
 - b. Dock, ramp, and floats for Papke’s Landing Facility to improve transportation for off island residents and hunting and fishing lodges in the area. \$9.22M
3. Addition of ADA ramps for the South Harbor to help facilitate easier access to the main Petersburg commercial district for visitors and residents, \$3.0M.
4. Scow Bay Boat Haul out and wash down facility – Development of a small vessel haul out and work yard for use by commercial fishing, sport/tour/charter, and private recreational vessels. Improvements include replacement of a deteriorated and inadequate ramp for hauling boats in and out of the water, vessel washdown pad, and water, sewer and electrical service-related improvements are also needed. Engineering is 35% complete, with a total estimated cost of approximately \$8.0M.
5. Scow Bay Generator #2 – This project will add additional standby generation capacity to account for the increase in electrical demand during the winter and to fully restore Petersburg’s power in the event of a hydropower outage. The addition of electric heat pumps, conversion from oil heat to electric, and growth in the local economy have increased the electrical demand equal to the capacity of existing standby power assets. The Borough has \$1.4 million on hand and will need an additional \$3.2 million to complete the project.
6. Aquatic Center and Community Gym Refurbishment – This project will update the mechanical, control systems and HVAC systems in the aquatic center and community gym facilities to improve energy efficiency and reliability. In addition, the aquatic center needs to have peeling paint in the pool area removed and redone to avoid the paint dropping into the pool. The facility is almost 20 years old and recently suffered a catastrophic fire in the Aquatic Center boiler room. During the recovery from this event, engineers identified additional future repairs that need to be done to avoid future downtime in the facility. The approximate cost for these repairs is \$3M.
7. Subdivision builds for workforce housing – This project will provide infrastructure (water, sewer, electric and roads) to a portion of the town to open future building sites for housing lots. The Borough received engineering estimates at approximately \$3.5M to provide the needed infrastructure. This infrastructure would allow the Borough to add approximately 25 residential lots for the community.



October 3, 2022

Wrangell Borough Assembly
PO Box 531
Petersburg, AK 99929

Dear Wrangell Borough Assembly,

Governor Frank Murkowski recently presented his ideas on transportation issues in Southeast Alaska to a group of interested Petersburg residents and strongly encouraged Petersburg and Wrangell to once again invest in the Inter-Island Ferry Authority, along with the communities of Prince of Wales Island (POW), using a new business model to encourage tourism on POW in the summer months and that would coordinate with the Alaska Marine Highway ferry schedules.

The Petersburg Assembly is interested in discussing this idea with the Wrangell Assembly and would appreciate any thoughts you may have. Would the Wrangell Assembly be open to considering the idea?

Respectfully,

Mark Jensen
Mayor



October 3, 2022

Honorable Representative Mary Peltola
2314 Rayburn HOB
Washington, DC 20515

Dear Representative Peltola,

Congratulations on winning Alaska's seat in the House of Representatives during the August 2022 special election!

The Petersburg Borough Assembly would like to extend an invitation for you to visit our beautiful community along with any staff and family you would like to include. We are a small fishing community of approximately 3,300 residents located on Mitkof Island in Southeast Alaska. Our home rule Borough was incorporated January 3, 2013. Petersburg was originally founded in 1910 by Norwegian immigrant Peter Buschmann and prior to the European settlers, Tlingit peoples lived, hunted and fished in the surrounding area. The remains of ancient fish traps and petroglyphs within our Borough are a sight to see, as are the totem poles downtown that tell the story of the Tlingit ancestors traveling down the Stikine River to settle in the area. A federally recognized native tribe is located in our community and is served by the Petersburg Indian Association. Aspects of both Norwegian and Tlingit cultures continue to be prominent in Petersburg.

Please feel free to contact Borough Clerk Debra Thompson at (907) 772-5405 for more information. We would welcome the opportunity to meet you, share our community, and discuss Petersburg's future with you.

Respectfully,

Mark Jensen
Mayor

Borough Administration
PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4425 Fax (907)772-3759
www.ci.petersburg.ak.us

Debra Thompson

From: Kim <Kimbolea@gci.net>
Sent: Friday, September 9, 2022 10:28 AM
To: Debra Thompson
Subject: Task Force

Hi Debbie,

I would like to be appointed to the housing task force if there is still room available.
Thank you very much.

Gary Aulbach
907-518-0349

Jay Barnard
1201 Haugen Drive #1391
Petersburg, AK 99833
214-600-2857
Jay@JayBarnardConsulting.com

09/21/2022

Petersburg Borough Assembly
12 South Nordic Drive
Petersburg, AK 99833

Dear Petersburg Borough Assembly:

I am writing to express my interest in being part of the housing committee that will address the housing shortage on the island. My wife Holly and I are professionals that were recruited to Petersburg to fill a need in the community. Holly is a Dental Hygienist with SEARHC, and I am working as the Quality Director at Petersburg Medical Center. I also own an Alaska-based consulting business that focuses on quality and process improvements – currently with clients in the private and public sector.

We moved here in April of this year and love living in Petersburg, but we have one problem – housing. We were living in an Airbnb for the first few months, but it was extremely expensive. We were fortunate to find a rental, but we would like to own our own home. Home prices are expensive, and building doesn't seem like a cost-effective or timely solution right now.

My professional experience is focused on Quality and Safety, and I have worked in the manufacturing, military, and construction sectors. I spent nearly twenty years building in residential, commercial, and heavy highway/civil, to include projects ranging from \$330K to \$2.5B. I have been involved with estimating, planning, operations, safety & quality. I would love to be of assistance to the committee in any way. I want to solve the housing issue for me and my wife, and all other existing and future residents of this amazing community.

Please feel free to call or email me with any questions you may have.

Sincerely,

**Jay
Barnard**

Digitally signed by Jay Barnard
DN: cn=Jay Barnard, o=US, o=Jay
Barnard Consulting,
email=Jay@JayBarnardConsulting.com
Date: 2022.09.21 14:12:32 -0800

Jay Barnard

Annette W. Bennett
PO Box 198 | Petersburg, AK 99833

August 30th, 2022

Petersburg Borough
PO Box 329
Petersburg, AK 99833
dtompson@petersburgak.gov

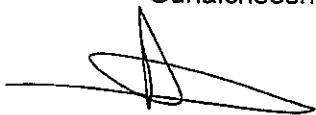
Clerk Thompson;

I am writing to express my interest to serve as a member of the Petersburg Housing Task Force for the Petersburg Borough. I was born and raised in Petersburg and have served on several local boards, including the Humanity In Progress.

I believe that my experience in the community both as a volunteer and professionally has created a unique skill set that will be valuable as a member of this task force.

Thank you for your time and consideration.

Gunalchéesh,

A handwritten signature in black ink, appearing to be 'Annette Bennett', written over a horizontal line.

Annette Bennett

Debra Thompson

From: Liz Cabrera
Sent: Friday, August 26, 2022 10:20 AM
To: Debra Thompson
Cc: Jeffrey Meucci
Subject: PEDC housing rep

Hi Debbie,

PEDC would like to recommend Joyce Cummings to the Housing Task Force/Working Group. As you know, Joyce has been involved in residential lending for many years through her work at First Bank. We believe her knowledge and experience would be valuable to the issues being discussed.

Her email address is: JoyceA.Cummings@firstbankak.com

Let me know if you have any questions.

Liz

Liz Cabrera
Community Development
Petersburg Borough
PO Box 329
Petersburg AK 99833
(907) 518-0242

Debra Thompson

From: Daniel Ewert <northwoods_99@yahoo.com>
Sent: Thursday, September 15, 2022 11:12 AM
To: Debra Thompson
Subject: Housing Task Force

Hi Debbie,

I am interested in being on the Housing Task Force for the Petersburg Borough. We are gone in the fall but can ZOOM any meeting & accommodate any schedule. We will be back in the winter & I would be available in person. Let me know if there is anything else you need. Thanks!

Darcie Ewert

Sent from my iPhone

Debra Thompson

From: Lawrence Hofstad <redbayrip@gmail.com>
Sent: Sunday, August 21, 2022 6:59 PM
To: Debra Thompson
Subject: Housing Task Force

Hello Cleark Thompson,

I would like to be considered for a spot on the newly created Housing Task Force.

I would bring to the table my life experiences where most people haven't been, seen or know about. I say that with the utmost respect.

Thank you for your time,
Lawrence (Larry) Hofstad

Debra Thompson

From: Sarah Holmgrain <spholmgrain@gmail.com>
Sent: Friday, September 2, 2022 7:41 AM
To: Debra Thompson
Subject: Letter of Interest

Dear Clerk Thompson,

I would like to submit my interest in serving on the Housing Task Force. As you know I am a local real estate broker with Petersburg Properties. I help buyers and sellers find homes and land but I also manage residential and commercial real estate for landlords in town. I also worked in commercial real estate (managing and leasing) in Washington for over 9 years before moving back to Petersburg in 2001.

I have lots of ideas, maybe some good, some not realistic, but I would like to donate my time and energy to this task force. I hope we can develop some solid recommendations for the Assembly with potential options to encourage development and reduce the housing crunch both short term and long term.

Thank you for your time and consideration.

Sincerely,

Sarah Pawuk Holmgrain
Broker/Owner
Petersburg Properties, LLC
907-518-0718
Fax: 800-371-7793
www.petersburgproperties.com

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Debra Thompson

From: Ashley J. Kawashima <akawashima@PMC-HEALTH.ORG>
Sent: Tuesday, September 6, 2022 3:14 PM
To: Debra Thompson
Subject: Housing Task Force

Hello,

Not sure if it's too late to get my name in the list but I would be interested in being on the housing task force. I somehow missed the announcements we were supposed to submit our interest. Let me know if it's too late to submit my name or if I needed to submit something differently.

Thanks,

Ashley Kawashima, LCSW
Behavioral Health Clinician
(907)772-4299

External Email - Caution, DO NOT open any unexpected attachments, or click on unexpected links.

This email has been checked for viruses by ProofPoint Essentials

Debra Thompson

From: David Kensinger
Sent: Monday, September 26, 2022 9:08 AM
To: Debra Thompson
Subject: Housing

Hi I would like to be on the housing committee. Dave

David Kensinger
907.209.7403

Debra Thompson

From: Malena Marvin <malena.marvin@gmail.com>
Sent: Wednesday, August 17, 2022 11:10 AM
To: Debra Thompson
Subject: Letter of Interest to Serve on Housing Task Force

Dear Clerk Thompson,

I'm writing to express interest in serving on Petersburg Borough's new Housing Task Force.

I'm writing as a small business owner and member of the SHARE coalition's ad hoc housing subcommittee. I am interested in developing housing solutions both for middle income people and those who are currently unhoused or need transitional housing of some kind.

My partner and I have remodeled two homes in Petersburg and have a working knowledge of construction on the island. My partner Eric Grundberg has also been a home energy rater for many years with the state of Alaska and I've learned a bit about the program through him.

I hold a certificate in Sustainable Building & Design, and am interested in how we can expand housing opportunities in Petersburg while also holding high standards for quality, energy use, and livability.

I believe if we come together we can address our current housing crisis in a way that makes us stronger, more resilient, and connected as a community.

Thanks so much for considering my letter,
Malena Marvin

--

Malena Marvin
907.957.1007

Debra Thompson

From: Jeff Meucci <jrmeucciscuba@gmail.com>
Sent: Monday, September 26, 2022 9:44 AM
To: Debra Thompson
Subject: Housing task force

Hi Debbie, I am interested in serving on the housing task force that is being set up.
Thank you, Jeff Meucci

Debra Thompson

From: Michael, Erin A (DOH) <erin.michael@alaska.gov>
Sent: Tuesday, September 6, 2022 4:17 PM
To: Debra Thompson
Subject: Housing Task Force

To Whom It May Concern,

I would like to formally request to be appointed to the Petersburg Housing Task Force in my capacity Petersburg's Public Health Nurse. Access to safe and affordable housing is an essential component of a healthy community and I would like to assist Petersburg in regards to this topic to the best of my ability. Thank you very much for your consideration.

Sincerely,

Erin Michael RN, PHN III, M.S.N.
Petersburg and Wrangell Public Health Center
Phone 907-772-4611
Fax 907-772-4617
P.O. Box 377
Petersburg, AK 99833
erin.michael@alaska.gov



PETERSBURG INDIAN ASSOCIATION
Housing & Property Department
P.O. Box 1418
Petersburg, Alaska 99833
907-772-3636

September 16, 2022

Clerk Thompson
Petersburg Borough
P.O. Box 322
Petersburg, Alaska 99833

Dear Clerk Thompson,

Please accept this letter as a request to serve on the Housing Task Force. Affordable housing for our Tribe has been an on-going priority in the strategic plan for Petersburg Indian Association (PIA). Lack of affordable housing can affect every tribal member now and in the future. Reliable housing is an essential need for our Tribal citizens and PIA hopes to be apart of the discussion to obtain equal opportunity for everyone. Our combined efforts will enhance the lives within the community of Petersburg overall.

I look forward to serving on this taskforce and finding solutions for the current issues that surround housing in the community.

Sincerely,

A handwritten signature in black ink that reads "Jalyn Pomrenke". The signature is written in a cursive, flowing style.

Jalyn Pomrenke
Housing Director

Debra Thompson

From: Jim Floyd <jfloyd@hammerandwikan.com>
Sent: Friday, September 16, 2022 12:34 PM
To: Assembly
Subject: Bear Proof Cans

Last year there was much discussion about bears and garbage and there was a conversation about mandating the population to build a structure around their cans. I wrote in and suggested that the Borough invest in bear proof garbage cans. Again this year the discussion of bears and garbage has come up. I would suggest the Borough take a page out of the Parks and Recreation book and purchase Bear Proof Garbage cans. I would also suggest that this come from ARPA funds because it would benefit the entire community. I have spoken to several business owners and they agree with me. You have a solution, please act on it.



Jim E Floyd
General Manager, CEO
PO Box 218 Petersburg, AK 99833
(O) 907-772-4811 (C) 360-771-0703

State of Alaska
Department of Natural Resources
Division of Forestry
Southeast Area Office
Whale Pass Timber Sale (SSE-1378-K)
Draft Forest Land Use Plan

The Alaska Department of Natural Resources, Division of Forestry (DOF), gives formal notice per AS 38.05.945 that the Division 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 for the commercial timber sale: Whale Pass Timber Sale (SSE-1378-K).

This timber sale is located on Prince of Wales Island, within the City of Whale Pass. The timber sale area is found within Sections 13, 23, 24, 25, 26, and 27, Township 66 South, Range 79 East, Copper River Meridian (CRM). The sale area is found within the Petersburg A-4 USGS quadrangle. The main access for this sale area is from the existing Prince of Wales Road System.

The harvest units total approximately 292 acres and contain approximately 5,000 MBF of timber. This volume will be sold under provisions of AS 38.05.115 or AS 38.05.118, in the form of one or multiple sales. The sale(s) will require in-state manufacture and will be negotiated contract(s).

The FLUP is intended to provide the best available information regarding the proposed timber harvest on 292 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. This FLUP does not determine whether or not to access and sell timber within the timber sale area, nor the method of sale. Those decisions have been made previously in the May 13, 2022 Best Interest Finding and are not appealable under this FLUP.

The public is invited to comment on the FLUP. Comments should be mailed to the Alaska Division of Forestry, 2417 Tongass Avenue, Suite 213, Ketchikan, AK 99901. Comments must be received at the Division of Forestry office no later than **October 17, 2022**, in order to be considered in the adopted FLUP. To be eligible to appeal the adopted FLUP a person must have provided written comment by **October 17, 2022**.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS CONTACT:

Alaska Division of Forestry	Contact:	Greg Staunton
2417 Tongass Avenue, Suite 213	Phone:	(907) 225-3070
Ketchikan, AK 99901	Email:	greg.staunton@alaska.gov

Copies of the FLUP are available for review at the division's Area Office, the division's web site along with the community libraries in Thorne Bay, Craig, Whale Pass and Ketchikan and at the State Online Public Notice System at <http://notice.alaska.gov/208122>.

The State of Alaska, Department of Natural Resources, Division of Forestry 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.

Debra Thompson

From: Ambre Burrell <ambre@rocknroadak.com>
Sent: Thursday, September 29, 2022 11:42 AM
To: Assembly
Subject: Police Cameras

I am writing in support of using ARPA funds for new police cameras. They have been proven valuable in previous situations in our town and I feel that continuing to protect our police officers and the community to the best of our ability is a necessary expense.

Furthermore, the fact that a defense attorney is against them seems to make the need even more apparent.

Thank you for your time.

Ambre Burrell
Rock-N-Road Construction, Inc
P. 907.772.3308
F. 907.772.2268

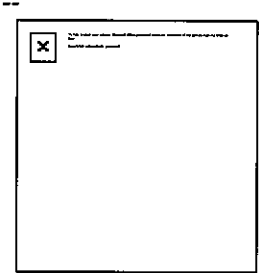
Debra Thompson

From: Sarah Fine <sarah@finewalshlaw.com>
Sent: Friday, September 30, 2022 10:15 AM
To: Assembly; Jody Tow; Stephen Giesbrecht; Debra Thompson; Stephanie Payne
Subject: ARPA Funds Request - Year-Round Bathroom & MiniBus Service

Dear Assembly & Borough Admin:

I would like to make a request for an ARPA funds expenditure: the installation of at least one year-round bathroom at one of our public parks. A community member requested this be discussed at our Parks & Recreation Advisory Board Meeting last night. The need for a year-round bathroom facility became very popular during the pandemic due to the increase of year-round outdoor socializing. This idea was received very well by our Advisory Board & P&R Admin. But, we all acknowledged that a bathroom which can be winterized would require a big chunk of funding in order to properly install. I think our recent increase in ARPA funding gives us a great opportunity to install at least one winterized bathroom. Thank you for your consideration!

Best,
SFW



Sarah Fine-Walsh, Attorney
Partner | Fine & Walsh, Attorneys at Law

15 North 12th Street, Suite 213A
Petersburg, Alaska 99833

907.650.7589 | sarah@finewalshlaw.com

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Debra Thompson

From: Sarah Fine <sarah@finewalshlaw.com>
Sent: Friday, September 30, 2022 10:21 AM
To: Assembly; Jody Tow; Stephen Giesbrecht; Debra Thompson; Stephanie Payne
Subject: Re: ARPA Funds Request - Year-Round Bathroom & MiniBus Service

I also have a second ARPA funds request (which did not come from our Parks & Rec Advisory Board meeting) that I would like to make as an individual community member. I would love to see the beginning of a bus service in town in Petersburg. I think this would help connect people who live out the road to their jobs downtown, and would also help connect people who live downtown to businesses out the road. It's becoming more and more popular in small towns in Alaska to purchase small electric buses. I think that purchasing a minibus or small electric bus would be a very innovative and exciting use of ARPA funds which would and help stimulate the local economy and increase our connectivity.

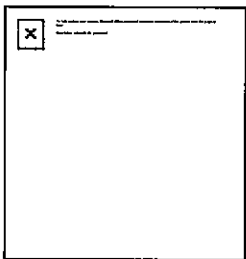
Sincerely yours,
SFW

On Fri, Sep 30, 2022 at 10:14 AM Sarah Fine <sarah@finewalshlaw.com> wrote:

Dear Assembly & Borough Admin:

I would like to make a request for an ARPA funds expenditure: the installation of at least one year-round bathroom at one of our public parks. A community member requested this be discussed at our Parks & Recreation Advisory Board Meeting last night. The need for a year-round bathroom facility became very popular during the pandemic due to the increase of year-round outdoor socializing. This idea was received very well by our Advisory Board & P&R Admin. But, we all acknowledged that a bathroom which can be winterized would require a big chunk of funding in order to properly install. I think our recent increase in ARPA funding gives us a great opportunity to install at least one winterized bathroom. Thank you for your consideration!

Best,
SFW



Sarah Fine-Walsh, Attorney
Partner | Fine & Walsh, Attorneys at Law

15 North 12th Street, Suite 213A
Petersburg, Alaska 99833

907.650.7589 | sarah@finewalshlaw.com

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