



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, April 13, 2026

12:00 PM

Assembly Chambers

Zoom Information

When: April 13, 2026 12:00 PM Alaska

<https://petersburgak-gov.zoom.us/j/89832791748?pwd=yyx6GPovqLK8LI5WO3FD9qMLHSggOO.1>

Webinar ID: 898 3279 1748

Passcode: 469303

Call-in (Audio Only) (253) 215-8782

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. **Regular Assembly Meeting Minutes March 16, 2026**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
6. **Bid Awards**
7. **Persons to be Heard Related to Agenda**

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

Persons with views on subjects not on today's agenda may share those views at this time.
9. **Boards, Commission and Committee Reports**
10. **Consent Agenda**
11. **Report of Other Officers**
 - A. **Petersburg Medical Center**

PMC CEO Hofstetter will update the Assembly on Medical Center activities. A report is attached to this agenda item.

B. US Forest Service

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

C. Petersburg School District

Petersburg School Superintendent Taylor will provide a report on school district activities.

D. SEAPA Report

SEAPA Chairman Bob Lynn and Alternate Board Member Hagerman will provide a report from the March 26, 2026, SEAPA Board Meeting. The report is attached to this agenda item.

12. Mayor's Report

A. April 13, 2026 Mayor's Report

13. Manager's Report

A. April 13, 2026 Manager's Report

14. Unfinished Business

15. New Business

A. Ordinance #2026-05: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - First Reading

If approved in three readings, this ordinance would make changes to the following funds:

Secure Rural Schools Revenue: The federal government approved the Secure Rural Schools Reauthorization Act of 2025 on December 18, 2025. The Borough received its FY24 payment on March 23, 2026, in the amount of \$722,484 for Title I Schools and Roads. A letter from the State of Alaska is attached.

Elderly Housing – Fund 470: Funds are proposed for replacement of Elderly Housing's 44- year- old dry sprinkler system valve and air compressor, which have exceeded their useful life. Details are included in the attached memorandum.

Fire Department: To complete the funding of new SCBA tanks and masks to replace expiring equipment. This expenditure was authorized by Resolution 2026- 05, approved March 16, 2026. The resolution is attached.

Waste Water Outfall Repair Project – Fund 764: This adds \$275,000 in loan funding from the Alaska Department of Environmental Conservation (ADEC) as well as a \$275,000 expense for the project.

B. Resolution #2026-07: A Resolution of the Petersburg Borough Assembly Approving the Sale of Two Borough- Owned Parcels To 13 Rentals LLC

If approved, Resolution #2026- 07 will authorize the sale of two Borough- owned parcels at 805 and 807 Haugen Drive to 13 Rentals LLC, a sole member LLC owned

by Dave Ohmer, under the negotiated Contract of Sale, for the purposes of construction of two residential duplexes.

The Planning Commission recommended approval after a July 8, 2025, public hearing, and the Assembly later authorized direct negotiations. The parcels are not needed for municipal use, and PMC 16.12.160(C) requires Assembly approval by resolution for their disposal.

The Contract of Sale is attached to this agenda item.

C. Resolution #2026-08: A Resolution Authorizing the Application for, and Execution of, a State Revolving Fund Loan

If approved, Resolution #2026-08 will authorize the Borough Manager to apply for and execute a State Revolving Fund loan from the Alaska Clean Water Fund in an amount up to \$275,000 to finance the Frederick Sound wastewater outfall repair project. Loan repayment would occur over a term not to exceed 20 years and is within the voter- approved wastewater enterprise fund debt authorization.

D. Resolution #2026-09: A Resolution Declaring That Four Leases at Scow Bay May Be Terminated as the Properties Are Needed to Allow Construction of the New Haulout and Boatyard Project

If approved, this resolution will determine that certain Borough-owned leased premises at the Scow Bay project site are needed for a public purpose and authorize termination of four existing leases to allow construction of a fully funded boat haulout and work yard project.

E. Resolution #2026-10: A Resolution in Support of a Return to a Defined Benefit Retirement System for Public Employees, Including House Bill 78

If passed, this resolution will formally express the Petersburg Borough Assembly's support for House Bill 78, which would allow eligible public employees to return to a defined benefit retirement system.

F. Land Purchase Application

The Borough has received an application from Taylor Jensen to purchase Borough- owned property at 505 Mill Street. The Planning Commission held a public hearing on March 10, 2026, as required by PMC § 16.12.080, and recommends approval of the sale subject to the applicant either consolidating the parcel with an adjacent lot they own or granting a utility easement. The assessed value of the property is \$7,500.

G. Communications Tower Site Alternatives

Requested by Assembly Member Meucci

Provide direction to the Borough Manager to work with Tidal Network to identify alternative Borough-owned properties suitable for a communications tower to replace the current site adjacent to the Fire Station. The selected properties should meet Tidal Network's technical specifications while being located away from populated areas. The

Borough Manager is requested to return a list of proposed properties with a brief description of why each site may be suitable, along with specific reasons any sites are not recommended.

H. Bicycle and Pedestrian Path Maintenance and DOT Coordination

Requested by Assembly Member Meucci

Provide direction to the Borough Manager to work with the State of Alaska Department of Transportation (DOT) to clear the bike and pedestrian path between the cemetery and the 2.5-mile marker. During discussions, the Borough Manager is also asked to begin conversations with DOT regarding the development of a Memorandum of Understanding (MOU) for coordination during the fall and winter seasons.

I. Research and Evaluation of a Fish Box Fee

Requested by Assembly Member Meucci

Provide direction to the Borough Manager to research the implementation of a \$10.00 fish box fee similar to the program currently in place with the City and Borough of Sitka, with the goal of potential implementation in 2027. The Borough Manager is requested to return a recommendation to the Assembly outlining the positive and negative aspects of such a fee. The intent is to minimize impact on Borough staff by utilizing charter and lodge operators for accounting and reporting through existing sales tax and transient room tax processes.

J. Letter of Support for Tidal Network Extension Request

Requested by Assembly Member Meucci

Consideration of issuing a letter of support for Tidal Network related to its request for an extension of its Tribal Broadband Connectivity Program award. The proposed letter is attached for Assembly review and consideration.

16. Communications

A. Correspondence Received Since 3.11.2026

17. Assembly Discussion Items

A. Board of Equalization Summary

Vice Mayor Stanton Gregor requested this discussion item.

A BOE Summary is attached to this agenda item in preparation for the BOE hearing on April 14th.

B. Assembly Member Comments

C. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, March 16, 2026

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

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

EXCUSED

Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes, February 17, 2026

The minutes of the February 17, 2026 were unanimously approved as submitted.

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

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

B. Regular Assembly Meeting Minutes, March 2, 2026

The minutes of the March 2, 2026 meeting were unanimously approved as submitted.

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

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

4. Amendment and Approval of Meeting Agenda

The agenda was unanimously approved as submitted.

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

5. Public Hearings

There were no public hearings.

6. Bid Awards

A. Main Street Lighting Materials - Intent to Award

Utility Director Harbour requests approval to award the Main Street Lighting Materials project to North Coast in an amount not to exceed \$132,101.00. A memo from Director Harbour with the bidder information from the March 6, 2026 bid opening is attached to the meeting packet.

The bid award to award the Main Street Lighting Materials project to North Coast in an amount not to exceed \$132,101.00 was unanimously approved.

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

7. Persons to be Heard Related to Agenda

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

Glo Wollen asked that the Assembly pass Resolution #2026-04 to approve the PEDC lease.

8. Persons to be Heard Unrelated to Agenda

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

Tom Kowalske, representing himself and residents near the Mill Road communications tower, said that they are looking for grants to relocate the Mill Road Tower and encouraged the Assembly to add grant writing to the job description if a position is added to the Community Development department. He also asked the Assembly to consider the effect that cell towers will have on property values.

Ayla Dupree spoke about moving the Mill Road tower and about the effects of towers on health and property values. She asked the Assembly to continue considering other locations for the cell towers.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. Petersburg's Electrical Resilience & System Health Presentation - Utility Director Harbour

Utility Director Harbour provided a report.

12. Mayor's Report

A. March 16, 2026 Mayor's Report

Mayor Lynn read his report into the record.

13. Manager's Report

A. March 16, 2026 Manager's Report

Manager Giesbrecht read his report into the record.

14. Unfinished Business

There was no unfinished business.

15. New Business

A. Resolution 2026-04: A Resolution Extending the Petersburg Economic Development Council's (PEDC) Lease for the Community Cold Storage Property for Another Five (5) Years and Including Certain Seafood Processing as a Permitted Use

If approved, this resolution will extend PEDC's lease for the Community Cold Storage for another five years and will update the lease to allow limited small- scale seafood processing.

Resolution #2026-04 was unanimously approved.

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

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

B. Resolution #2026-05: A Resolution Approving the Sole- Source Procurement of Self- Contained Breathing Apparatus (SCBA) Air Tanks and Face Masks in the Amount of \$301,327 From Municipal Emergency Services (MES), and Authorizing the Borough Manager to Execute All Necessary Purchase Documents

If approved, this resolution will authorize Director Hankins to procure SCBA air tanks and face masks from Municipal Emergency Services (MES), the sole authorized provider capable of providing equipment compatible with the Fire Department's existing equipment in the amount of \$301,327. Of this amount, \$225,000 will be covered by Congressionally Directed Spending (CDS) grant funds, with the remaining \$76,327 proposed to come from general fund reserves.

A memo from Director Hankins is attached to this agenda item.

By unanimous roll call vote, Resolution #2026-05 was approved.

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

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

C. Resolution #2026-06: A Resolution Opposing Alaska Board of Fisheries Proposals 170, 171, and 172, Which Seek to Impose Statewide Reductions and Moratoria on Salmon Hatchery Production

If approved, this resolution will affirm the Borough's support for stable, science-based hatchery management by opposing statewide restrictions that could undermine local fisheries, economic activity, and community sustainability.

Resolution #2026-06 was unanimously approved.

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

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

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

Public Works Director Marohl requests an extension of the Borough's Municipal Solid Waste Transport and Disposal Agreement with Republic Services for another year. SEASWA is conducting a study of solid waste management in SE Alaska and at the conclusion of the study in late 2026 we will have a better understanding of alternative solutions for the region.

The monetary value of extending the contract for one year is expected to be between \$510,000 and \$550,000 at a rate of \$207.40/ton starting September 1, 2026 and continuing through the end of August 2027.

A memo from Director Marohl is attached to this agenda item.

The extension of the Republic Services Contract was approved.

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

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

E. Southeast Alaska Solid Waste Authority (SEASWA) Alternate Representative Appointment

Appointment of Assistant Public Works Director, Thomas Rummel, as the Borough's Alternate Representative to the Southeast Alaska Solid Waste Authority.

The appointment provides backup representation for SEASWA meetings and decisions when the Borough's primary representative, Director Marohl, isn't available.

Without opposition, Thomas Rummell was appointed to serve as the Alternate Representative to SEASWA.

F. Letter of Interest for Board Appointment: Planning Commission

The Assembly has received a letter of interest from Thomas Kowalske to serve on the Planning Commission until October 2026.

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

Without opposition, Thomas Kowalske was appointed to serve on the Planning Commission.

16. Communications

A. Correspondence Received Since 2.25.2026

17. Assembly Discussion Items

A. Housing Working Group

Member Meucci spoke about what the next steps would be to move forward with a housing working group. Manager Giesbrecht spoke about plans for multi-family housing and Tlingit Haida housing plans.

Member Stanton Gregor spoke in support of a housing working group and that he would like to make sure it had a clear purpose.

Member Martin said he thinks a housing task force would be beneficial for the community and that a lot of good ideas came out of the last work session.

B. Marine Passenger Fee

Member Meucci spoke about moving forward with increasing the Marine Passenger Fee and about some of the projects that could be completed.

Member Valentine also spoke in support of increasing the Marine Passenger Fee for various projects.

C. Assembly Member Comments

Member Schwartz spoke about the possibility of starting a fish box tax.

Member Valentine also discussed the fish box tax and indicated that it should be revisited. He also addressed the communication towers, noting his understanding of the community's frustration with the process and expressing willingness to continue the discussion.

D. Recognitions

Member Meucci reminded everyone about the St Patrick's Day parade tomorrow.

Emergency Services Director Hankins recognized the five community members who recently completed the EMT1 course. Carin Christensen, Luke Sinclair, Edwin Loyo, Nick Espeseth and Sadia Aurna.

Member Martin thanked the staff and the Mayor for coordinating Congressman Begich's visit to Petersburg.

Mayor Lynn said that the visit with Congressman Begich was productive.

18. Adjourn

The meeting was adjourned at 7:20 pm.

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



PMC Executive Summary April 2026

Mission Statement: Excellence in healthcare services and the promotion of wellness in our community.

Guiding Values: Dignity, Integrity, Professionalism, Teamwork, and Quality

Summary:

Congressman Begich came to visit Petersburg and spent about 2 hours with PMC staff. I would like to thank the Borough for coordinating this visit. We put in appropriations applications to both Congressman Begich and Senator Murkowski for congressionally designated funding. Congressman Begich toured the main campus, and the WERC building. Currently there are no updates from the state on our MRI/WERC certificate of need application. State legislation (HB 131 / SB 124) proposing Alaska's entry into the Nursing Licensure Compact is currently under consideration. Nursing License Compact bill is getting some resistance from the nursing union. The NLC allows a nurse to hold one multistate license and practice in any participating state. Over 40 states participate but Alaska is not one of them. More to come on this topic as it progresses. I will be traveling to Washington DC for the annual AHA meeting mid-April.

Workforce Wellness: *Goal: To create a supportive work environment and promote the physical and mental well-being of hospital staff to improve retention and overall productivity.*

- **March 4:** Provider Lunch/Discussion
- **March 5-6:** PMC Wellness Incentive Program/ Biometric Screening
- **March 20:** Manager Meeting
- **March:** Currently conducting PMC employee satisfaction survey
- **March:** Preparations underway for next employee forum
- **Ongoing:** Employee Meals
- **Ongoing:** Employee Recognition and Rewards



Community Engagement: *Goal: To strengthen the hospital's relationship with the local community and promote health and wellness within the community.*

- **March 2:** Submitted written report and attended/reported out at Borough Noon Assembly Meeting.
- **March 3-5:** PMC offers discounted blood draws for the Health Fair.

- **March 6:** KinderSkog kids/youth met at the Skog Den with parents to celebrate Katie Holmlund's recognition as one of the top forty under forty.



Asset Protection Planning & Long-Term Care Medicaid



**FREE
INFORMATIONAL
SESSIONS**

at the PMC Dorothy Ingle
Conference Room

MEDICARE BASICS
Wed. 3/11 5:30-7:00pm
Sun. 3/15 1:00-12:30pm



**ASSET PROTECTION &
LONG TERM CARE PLANNING**
Thurs 03/12 5:30-7:00pm
Sun 03/15 3:00-4:30pm

FOR MORE INFO:
907-531-5857
bboggs@pmc-health.org

- **March 11,12, and 15:** Asset Protection Planning and Long Term Care Medicaid, free informational sessions open to the public at the Dorothy Ingle Conference Room
- **March 14th:** HEALTH FAIR: Booths in the Community Gym 10:00-1:00 Health & Wellness Services, Public Assistance Programs, Behavioral Health Services & Resources, Outdoor Recreation Info, Blood Pressure Screenings, Fall Prevention Information, Kids' Activities, Massage, Dental, Fitness Opportunities, and more! Door prizes every 30 min! Fitness Class Demonstrations in the Parks and Rec Fitness Court, and Presentations in the Parks and Recreation Activity Room.



Special thanks to Stephanie Payne and Logan Haley with Parks and Recreation for their exceptional support in preparing the facility and ensuring its successful use for the event. Their efforts included dedicating significant time to salting and sanding the entryway to maintain a safe environment for all attendees. Logan was especially helpful early that morning making sure we had access to everything we needed. Thank you, Parks and Recreation staff!



Lab Blood Draw: **453**
 Health Fair Attendance: **177**
 Presentation Attendance: **54**
 Xtra Tough Fun Run/Walk
 Fundraiser: **48** participants



- **March 15th:** XTRA Tough 5K Fun Run/Walk Registration with [Peter Kline](#), founder of [Marathons with Meaning](#) during Petersburg's first ever Xtra Tough Fun Run/Walk.



- **March 18:** Health E Connect Board Meeting- *Board Member*
- **March 26:** Hospital Board Meeting open to the public, and broadcast live on KFSK
- **Ongoing:** Kinder Skog Program
- **Ongoing:** Bingocize and Tai Chi Programs
- **Ongoing:** UAA nursing program, we currently have two employees enrolled in this course.

- **Ongoing:** PMC is currently in the process of developing a new website designed to enhance usability and improve access to information for our patients and the community we serve.

Patient Centered Care: *Goal: To provide high-quality, patient-centered care, and promote wellness for patients.*

- **March 11:** Medstaff Meeting
- **March 20:** Environment of Care Rounds
- **March 18:** Quality Meetings (LTC Quality and CAH)
- **Joy Janssen Clinic** Access to Primary Care: We are currently staffed with 3 Physicians and 3 mid-level practitioners. Locums staffed as needed.
 - We are actively looking for a provider to fill the 4th position available.
 - As of March 9, 2026, average patient access across all providers reflects a 13-day wait for the next available appointment and 14 days for the third next available, indicating relatively consistent scheduling availability.
 - Same day acute care appointments remain consistently available.
 - Clinic is open and available M-F 8AM-5PM, and Saturday 8AM-12, 1PM-4:30PM. Same day appointments for urgent or acute care are readily available.
 - Flu shots available at clinic, call for appointment.
- **Audiology:** Phil Hofstetter continues to see patients in the Specialty Clinic. Call 772-5792 to schedule.
- **Psychiatry:** services are ongoing via telehealth with Dr. Sonkiss by referral.



- **Integrative Medicine:** Integrated Medicine with Dr. Hyer is offered via telehealth, email Dr. Hyer directly at jhyer@pmc-health.org to schedule.

- **Optometry Clinic:** Dr. Kamey Kapp, Optometrist with Last Frontier Eye Care, regularly visiting Petersburg in the Specialty Clinic. Please call 907-434-1554 to schedule appointments. Dr. Kapp saw approximately 100 people when she was here this last month.



- **Dr. Harrison:** Seeing endocrinology patients here in Petersburg while doing a locum rotation.
- **Scopes Clinic:** Dr. Taggart and CRNA Jenilyn Lo will be in Petersburg in April seeing referred patients. Our goal is to establish this as a regular rotational service, reducing the need for community members to travel or arrange lodging for this procedure.
- **Dermatology:** Cameron French will be returning in the Spring for dermatology appointments
- **Orthopedic Clinic:** Discussions taking place to explore options for bringing ortho clinic specialty to Petersburg.
- **New Facility:** *Goal: To expand the capacity and capabilities of the community borough-owned rural hospital through the construction of a new facility, while considering the needs and priorities of the local community.*
- Congressman Begich and Senator Murkowski both had Congressionally Direct Spending (CDS) appropriations that were submitted for next phase of the Capital Replacement for PMC. Letters of support were received from Senator Stedman, Representative Himschoot, Commissioner Hedberg, CEO Joe Wanner from Bartlett, and CEO & President of AHHA, Jared Kosin.



- WERC open house will be scheduled once MRI services are fully operational. (Waiting on Certificate of Need application approval from state.)

Financial Wellness: *Goal: To achieve financial stability and sustainability for the hospital. FY25 Benchmarks for Key Performance Indicators (KPIs): Gross A/R days to be less than 55, DNFB < then 5 days, and 90 Days Cash on Hand*

- Accounts Receivables (AR) Update: This number was at 96 in March of 2025. PMC made the change to in-house billing, and now, as of March 17th, 2026, AR days are at 58.



Submitted by: Phil Hofstetter, CEO

SEAPA REPORT

Date: March 31, 2026

To: Petersburg Borough Assembly

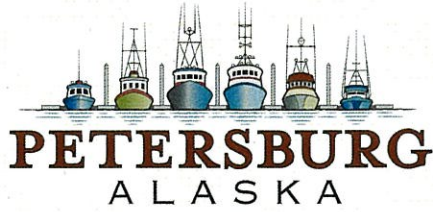
From: SEAPA Chairman Bob Lynn and Alternate Board Member Hagerman

Re: Notes from SEAPA Board Meeting of March 26, 2026

- The Board approved a Cleveland Peninsula Transmission Line Brushing Contract. Keeping the power lines clear of trees and brush is an ongoing necessity. A section of the lines is planned for brushing each year.
- A contract to replace two wooden power structures near Ketchikan was also approved. These structures are not adjacent to an access road and require a heavy lift helicopter to be available to remove the old poles and to set the new ones. Work will be accomplished during the summer power outage.
- During the fall/winter a small portion of the road between the Swan Lake powerhouse and the dam sloughed as a result of heavy rainfall (18" over 3 ½ days). A new project was approved to fix the road.
- Water in the lakes of both hydro facilities are at the highest level of the last ten years. We will be entering the spring and summer with plenty of water for power production.
- April 28th at 2 PM was set for a special board meeting to consider awarding several contracts pending completion of contract negotiations.
- The Board directed the Chair to finalize a new contract with the SEAPA CEO.
- SEAPA staff reported on various projects including: Tyee FERC license amendment for third turbine, Tyee and Swan Lake Relicensing, Ketchikan Substation, Wrangell Reliability and Stability Project, Tyee Third Turbine, Tyee Lake crew housing and various inhouse work accomplished by the crews.
- Last, the Board asked for discussion at a future meeting on SEAPA's investment policy, reservoir management, and to review the financing stack for the third turbine at Tyee.

Mayor's Report April 13, 2026 Assembly Meeting

1. **2026 Cruise Ship Season:** Petersburg is preparing for the upcoming cruise ship season, with 88 scheduled port calls anticipated from four different cruise companies. Thank you to the Harbor Master and harbor staff for their efforts in planning, scheduling, and coordinating the upcoming season.
2. **Sexual Assault Awareness Month Proclamation:** April is recognized nationally as Sexual Assault Awareness Month (SAAM). The attached proclamation affirms the Borough's support for survivors, promotes awareness of sexual violence, and encourages community education and prevention efforts.
3. **Child Abuse Awareness Month Proclamation:** April is also Child Abuse Awareness Month (CAAM). The attached proclamation recognizes the importance of protecting children, raising awareness of child abuse and neglect, and supporting prevention and advocacy efforts within the community.



MAYOR'S PROCLAMATION
Sexual Assault Awareness Month
April 2026

This April, the Borough of Petersburg, Alaska honors survivors of sexual assault and recognizes the deep and often unseen impacts of violence rooted in power and control.

The Borough of Petersburg denounces all forms of sexual violence, including assault, abuse, and harassment, and call on all Petersburg residents to recognize April 2026 as Sexual Assault Awareness Month.

We acknowledge the prevalence of sexual violence in our communities. Across the United States, more than half of women and nearly one in three men report experiencing contact sexual violence in their lifetime, and most survivors know the person who harmed them.

We recognize the disproportionate impact on Indigenous communities. More than four in five American Indian and Alaska Native women have experienced violence in their lifetime, reflecting the ongoing impacts of historical trauma and systemic inequities. Meaningful prevention and response require addressing these broader injustices.

We acknowledge the lasting physical, emotional, and psychological harm caused by sexual violence, as well as its effects on families and communities.

April marks Sexual Assault Awareness Month (SAAM), a time to recognize the resilience of survivors and the dedication of advocates working toward prevention and healing.

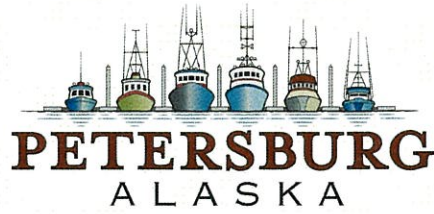
Prevention requires collective action, through supporting one another, practicing consent, and fostering a culture of respect and accountability.

NOW, THEREFORE, I, Jeigh Stanton Gregor, Vice Mayor of Petersburg Borough, do hereby proclaim April 2026 as Sexual Assault Awareness Month.

Proclaimed this 13th day of April 2026

Jeigh Stanton Gregor, Vice Mayor





MAYOR'S PROCLAMATION
Child Abuse Awareness Month

This April, the Borough of Petersburg, Alaska recognizes the importance of protecting children and acknowledges the injustices experienced by those who endure abuse or neglect, often in silence, as they navigate complex and painful circumstances beyond their control. We affirm our commitment to the safety and well-being of all children and call upon our community to take an active role in prevention.

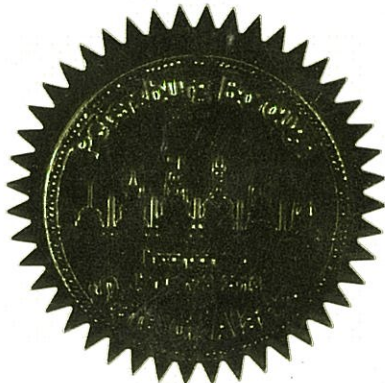
We recognize that child abuse and neglect remain serious concerns in our communities. Across Alaska, many children experience abuse, neglect, or exposure to violence, placing them at risk for lifelong challenges that can impact their health, development, and well-being.

We acknowledge that the effects of child abuse extend beyond the individual, impacting families and the broader community. Prevention requires strong partnerships and a shared commitment to supporting families, addressing risk factors such as domestic violence and substance misuse, and promoting safe, stable, and nurturing environments for all children.

We honor the work of educators, childcare providers, Tribal partners, healthcare professionals, advocates, law enforcement, and first responders who play a critical role in protecting children and strengthening families.

Every child deserves a safe and nurturing childhood, and prevention is a shared responsibility.

NOW, THEREFORE, I, Jeigh Stanton Gregor, Vice Mayor of the Borough of Petersburg, Alaska, do hereby proclaim April 2026 as Child Abuse Prevention Month and call upon all residents to support families, raise awareness, and work together to prevent child abuse and neglect.



Proclaimed this 13th day of April 2026

Jeigh Stanton Gregor, Vice Mayor



**Borough Manager's Report
Assembly Meeting 13 April 2026**

- ❖ Karl has been leading the team working with Dawson Construction after receiving the 65% design quote for the Scow Bay 2 Generator Project to review and understand its impact on our available budget. Efforts to reduce costs are ongoing but it is likely that the utility will need to request authorization from the Assembly and local voters to secure funding for completion of the project.
- ❖ PMPL has been working with AML to help prepare for the replacement of their transformer.
- ❖ The Main Street Lighting P.O. has been sent, and drawings are being reviewed for release to production. We anticipate receiving materials and beginning installation by late summer.
- ❖ Training of new operators has been progressing well leading up to the June 2026 SEAPA planned shutdown – this is why you can hear the plant's generators running on Wednesday mornings.
- ❖ David Mazzella is expected to finish his apprenticeship in less than a month, but we have had one of the other linemen submit their resignation. We will start the recruiting process in several weeks.
- ❖ With spring weather approaching, we are preparing for what looks to be a very busy season, including work on new subdivisions, upgrade projects, new construction, power line extensions, power plant improvements, and continued normal operations.
- ❖ Streets crew have completed refresher training and renewed certifications in Asbestos Abatement and HAZWOPER. Spring cleanup and street sweeping operations have commenced.
- ❖ Over the past two weeks, motor pool staff have focused on apprentice training, preventive maintenance, and minor repairs to snow removal equipment. Additional efforts include completing smaller projects, performing comprehensive equipment repairs, and converting plow equipment for aggregate handling in preparation for the upcoming construction season.
- ❖ The annual Household Hazardous Waste Event is tentatively scheduled for June 6–7. Residential customers will be eligible to dispose of up to 220 pounds of oil, paints, solvents, and related materials at no cost. Additional information will be provided as the event date approaches.
- ❖ Building Maintenance Staff have constructed and installed new display cases at the public library. A glycol pump supporting the library's heated sidewalk system has been replaced. Plumbing repairs at the jail have been completed.

- ❖ Wastewater Staff are completing lab painting, organization, and reconfiguration to accommodate new equipment. Progress at Pump Station 4 (PS4) has been impacted by weather conditions; however, key milestones have been achieved, including generator exhaust modifications, transfer switch commissioning, and establishing communication between the treatment plant and the pump station.
- ❖ Certificates of Approval to Operate the Dams have been received for the City Creek and Cabin Creek reservoirs. Design work for the new clear well is currently underway and progressing as planned.
- ❖ Library invites the Assembly and community to attend the Friends of Petersburg Libraries' 25th Anniversary Celebration on April 21, 2026, from 12:00–2:00 PM in the Helmi Jensen Community Room. The event will honor Don Nelson for his contributions to preserving local history and celebrate Chris Weiss's retirement after years of dedicated library service.
- ❖ Rock N Road has been working on the end of C Float replacing the outer whalers under the UHMW rub rail. Jimmy Martinsen reported that at each concrete panel the heavy wood whaler had cracked and broken he assumes from years of large wakes hitting that outer float and breaking down the swell to the inner harbor. R&R did similar work on the Petro float system at the same time last week and the Harbor is having him inspect the Kestrel Float for similar future maintenance.
- ❖ The Mayor, Manager and Harbormaster met with several members of the USCG who are developing a report on the location for the new buoy tender when it is available. We used the opportunity to discuss the future Scow Bay Harbor and the ability of the Borough to work through their needs.
- ❖ I have continued to work with our Federal lobbyist on the Borough's CDS requests. For FY 2027, the following CDS/CPF requests on behalf of the Borough have been submitted to Senator Murkowski and Rep. Begich – Hospital Long-Term Care Center Construction; Children's Center Construction; Army Corps General Investigations Scow Bay; Papke's Landing; and Cold Storage Facility Upgrades.
- ❖ Karl, Stephan Harbour and I met with Stephanie to go over the Aquatic Center sewer project. There continues to be concern on our part about the cost of the project and cost increases due to the complexity of the project. Stephanie is working with all parties involved in the bid to work out ways to reduce costs on the project.
- ❖ Harai & Associates has agreed to work with our staff on updating the Borough's Standard Specifications, which has not been reviewed since 2012. The mayor has requested us to start on the roads portion of the specifications if the Assembly approves the cost in the supplemental budget.
- ❖ Parks and Rec supported WAVE's promotion of Child Abuse Prevention Month with a special "Go Blue Skate Night" on April 10th!
- ❖ We would like to thank Rocky's Marine, Search and Rescue, and PVFD for their assistance with our Boating Safety Course on April 4th. I am co-instructing with Office of Boating Safety and AMSEA personnel to promote safe boating and handling emergency situations.

**PETERSBURG BOROUGH
ORDINANCE #2026-05**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2026 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 2026 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, 2025 and ending June 30, 2026 is adjusted as follows:

Explanation: Necessary revisions in the FY 2026 budget identified after adoption of the Budget.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
<u>FISCAL YEAR 2026 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
Secure Rural Schools (SR) Revenue				
240.000.410290	Title I Revenue - Schools	\$0	\$614,111.	\$614,111.
250.000.410290	Title I Revenue - Roads	\$0	\$108,373.	\$108,373.
The federal government approved the Secure Rural School Reauthorization Act of 2025 on December 18, 2025. The Borough's portion for FY24 that was received by the Borough on March 23, 2026 was \$722,484 for Title I Schools and Roads. 85% is being allocated to the School Special Revenue Fund and 15% to the Road Special Revenue Fund. (Letter from the State of Alaska is attached.)				
Elderly Housing – Fund 470				
470.000.506532	Sprinkler System	\$0	\$25,000.	\$25,000.
Replacement of the 44 year old dry sprinkler system valve and air compressor. (See attached memo.)				
Fire Department – Self Contained Breathing Apparatus Replacement				
110.525.506519	Machine & Equipment Expense	\$28,850.	\$76,328.	\$105,178.
To complete funding of the new SCBA tanks and masks that will replace the expiring equipment on hand. Resolution 2026-05 approved this expenditure on March 16, 2026. (Resolution Attached)				
Waste Water Outfall Repair Project – Fund 764				
764.000.402271	ADEC Loan Proceeds	\$0	\$275,000.	\$275,000.
764.000.501450	Outfall Repair Expenses	\$0	(\$275,000.)	(\$275,000.)

**PETERSBURG BOROUGH
ORDINANCE #2026-05**

The Outfall repair project would include the following work; replacing the broken section of discharge pipe with approximately 64.5 linear feet of high density polyethylene pipe, concrete anchors and flapper gate. Reserves will be used for initial expense and reimbursed with loan proceeds.

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 6th day of May, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 West Seventh Avenue, Suite 1640
Anchorage, Alaska 99501
Main: 907.269.4581
Fax: 907.269.4539

March 26, 2026

Petersburg Borough
Jody Tow, Finance Director
PO Box 329
Petersburg, AK 99833

Dear Ms. Tow:

We are pleased to inform you that the Retroactive Secure Rural Schools (SRS) payment for Federal FY2024 has been awarded following enactment of the Secure Rural Schools Reauthorization Act of 2025 (Public Law 119-58) on December 18, 2025.

The municipality's payment of \$722,483.96 is for Title I Schools and Roads. This payment must be used for schools and/or roads at the discretion of the borough. A report will be required for next fiscal year documenting the expenditure on the funds received.

If you have questions regarding your SFY25 NFR/SRS payment, please feel free to contact me at 907-269-0376 or by email at amy.marshall@alaska.gov.

Sincerely,

Signed by:

Amy Marshall

0E45688290A7452...

Amy Marshall

Grants Administrator 3



Mountain View Manor – Elderly Housing

PO Box 1530, 16 N 12th St, Petersburg, AK 99833

Phone: (907) 772-3445 opt 1 Fax: (907) 772-4217

Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY

From: MICHELLE LOPEZ, ASSISTED LIVING AND ELDERLY HOUSING DIRECTOR

Date: 03/02/2026

Cc: STEPHEN GIESBRECHT, BOROUGH MANAGER

Subject: ELDERLY HOUSING SPRINKLER SYSTEM REPAIR AND REPLACEMENT

On December 31, 2025 the Elderly Housing sprinkler system went into alarm status. It was discovered that a air leak in the dry system had developed, significant enough to warrant shutting down the system until a technician could come to Petersburg to troubleshoot the issue. After multiple phone calls, Ketchikan Mechanical had the earliest availability to travel to Petersburg and address the issue.

After working extensively on the problem, it was determined that the practical solution was to replace the aging sprinkler system valve as well as the compressor that is currently working overtime to keep the system from losing too much air pressure.

This new expense is to fix the air leak in the Elderly Housing dry sprinkler system. Emergency repairs to leaking sections of corroded pipe, including travel and per diem costs for Ketchikan Mechanical, have been incurred in the amount of \$10,615.01 to date. Additional parts and labor are estimated to be \$13,121.67 for replacement of the entire 44+ year old dry sprinkler system valve and corresponding air compressor. \$25,000.00 will give an approximately 5% buffer of known and estimated costs.

Petersburg Elderly Housing

470.000.506532

Repair and Replacement costs for the 44+ year old sprinkler system valve and air compressor

Original budget: \$0.00

Increase to budget: \$25,000.00

Amended budget: \$25,000.00

Requested funding: Elderly Housing Reserves Account

**PETERSBURG BOROUGH
RESOLUTION # 2026-05**

**A RESOLUTION APPROVING THE SOLE-SOURCE PROCUREMENT OF
SELF-CONTAINED BREATHING APPARATUS (SCBA) AIR TANKS AND FACE
MASKS IN THE AMOUNT OF \$301,327 FROM MUNICIPAL EMERGENCY
SERVICES (MES), AND AUTHORIZING THE BOROUGH MANAGER TO EXECUTE
ALL NECESSARY PURCHASE DOCUMENTS**

WHEREAS, the Petersburg Volunteer Fire Department relies on Self-Contained Breathing Apparatus (SCBA) equipment to ensure firefighter safety during emergency and hazardous operations; and

WHEREAS, the total amount of the quote from Municipal Emergency Services (MES) is \$301,327 for 30 SCBA packs 70 tanks, and 46 masks; and

WHEREAS, \$225,000 of the expense will be paid for by Congressionally Directed Spending (CDS) grant funds and \$76,327 are currently unbudgeted for; and

WHEREAS, the Department's existing SCBA tanks reach their end-of-service life and expire in February 2027; and

WHEREAS, the Department's existing SCBA system, including air packs, air cylinders, and compatible face masks is distributed exclusively through Municipal Emergency Services (MES), the authorized regional provider; and

WHEREAS, MES is an approved supplier under Sourcewell cooperative purchasing contracts, including Contract #011824 MES for SCBA systems, which allows Petersburg Borough to use these competitively bid agreements; and

WHEREAS, compatibility with the existing SCBA system is essential for firefighter safety, operational continuity, and compliance with NFPA standards governing respiratory protection; and

WHEREAS, procuring SCBA air tanks and masks from alternative vendors would lead to equipment incompatibility, require full system replacement, and significantly increase total costs; and

WHEREAS, Section 4.04.040 (Exceptions to Bidding), Section G of the Petersburg Borough Code states:

"When it is advantageous to the borough to enter into a contract with a bidder for the same supplies or services such bidder is providing another Alaskan local government,

**PETERSBURG BOROUGH
RESOLUTION # 2026-05**

the state of Alaska, a cooperative purchasing association composed of government agencies, or the United States, where such supplies, equipment or services are being provided to the other governmental unit or association on the basis of competitive bids submitted; and where the borough contract is on substantially the same terms as those bid; or to contract with or through such other governmental unit or association so that the benefit of the responsible bid accrues to the borough;"

WHEREAS, MES's competitively awarded Sourcewell contracts meet the requirements of Section 4.04.040(G), making it advantageous and compliant for the Borough to procure SCBA equipment through Sourcewell's competitively bid purchasing program;

WHEREAS, if the Assembly so chooses, there are funds available in General Fund reserves to cover the remaining purchase of \$76,327; and

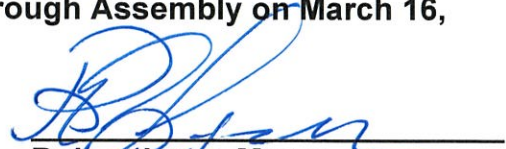
NOW, THEREFORE, BE IT RESOLVED by the Petersburg Borough Assembly as follows:

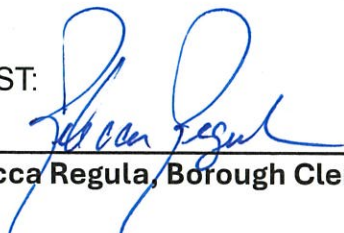
Section 1. The Assembly hereby approves the sole-source procurement of SCBA air tanks and face masks from Municipal Emergency Services (MES) in the amount of \$301,327 being paid for by a CDS grant and general fund reserves.

Section 2. The Borough Manager is authorized to execute all contracts, purchase agreements, and associated documents required to complete this procurement.

Section 3. Funding for this purchase shall be drawn from the appropriate Fire/EMS equipment budget or grant source, subject to supplemental appropriation through the Borough's budgeting process.

PASSED AND APPROVED by the Petersburg Borough Assembly on March 16, 2026.


Robert Lynn, Mayor

ATTEST: 
Rebecca Regula, Borough Clerk

**PETERSBURG BOROUGH
RESOLUTION #2026-07**

**A RESOLUTION OF THE PETERSBURG BOROUGH ASSEMBLY APPROVING THE
SALE OF TWO BOROUGH-OWNED PARCELS TO 13 RENTALS LLC**

WHEREAS, the Petersburg Borough is the owner of real property identified as: Lot 5, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (Parcel ID 01.006.320, located at 807 Haugen Drive), and Lot 6, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (Parcel ID 01.006.321, located at 805 Haugen Drive) (cumulatively, “the parcels”); and

Whereas, the parcels have a total FY 2026 assessed value of \$61,800.00 (Lot 5: \$31,600.00 and Lot 6: \$30,200.00); and

WHEREAS, on April 7, 2025, application was made by Dave Ohmer to purchase the parcels in order to construct a residential duplex on each parcel to address the shortage of available rental housing in Petersburg; and

WHEREAS, following submittal of the application, Mr. Ohmer created a limited liability company, 13 Rentals LLC, of which he is the sole member, to purchase and hold the parcels;

WHEREAS, on July 8, 2025, the Planning Commission held a public hearing on the application and recommended approval of the requested purchase; and

WHEREAS, the Borough Assembly, on October 20, 2025, approved and advanced the application, authorizing direct negotiations for the sale of the parcels, with the final terms subject to Assembly approval; and

WHEREAS, thereafter, the Borough Manager negotiated the terms and conditions for purchase of the parcels, which are memorialized in a proposed Contract of Sale attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Borough Assembly determines that the parcels are not required for a municipal purpose and finds that the proposed sale of the parcels to 13 Rentals LLC supports the goal of developing additional housing in the community; and

WHEREAS, Petersburg Municipal Code 16.12.160C, provides that the disposal of borough property with an assessed value of \$250,000 or less be authorized by resolution of the Assembly.

NOW, THEREFORE, BE IT RESOLVED by the Petersburg Borough Assembly as follows:

Section 1. The Assembly hereby approves the sale of the parcels -- Borough-owned Lot 5, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.320), and Lot 6,

**PETERSBURG BOROUGH
RESOLUTION #2026-07**

Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.321) – to 13 Rentals LLC, pursuant to the terms and conditions contained in the attached Contract of Sale.

Section 2. The Borough Manager is authorized to execute the Contract of Sale and any associated closing documents, deeds, disclosures, or agreements necessary to complete the conveyance of the parcels to the Buyer.

Section 3. This resolution shall take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this
13th day of April 2026.**

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Exhibit A

CONTRACT OF SALE

This contract of sale ("agreement"), effective as of the date of the last signature below ("the effective date"), is made by and between the Petersburg Borough, P.O. Box 329, Petersburg, Alaska, 99833, hereinafter "Seller", and 13 Rentals LLC, PO Box 13, Petersburg, Alaska 99833, hereinafter "Buyer". Seller and Buyer are collectively referred to hereinafter as "the parties."

Recitals

- A. The Petersburg Borough, as successor-in-interest to the City of Petersburg, is the owner of the following described parcels, located in the Petersburg Recording District, First Judicial District, State of Alaska:

 - Lot 5, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.320), and
 - Lot 6, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.321)
 (individually a "parcel" and collectively, the "parcels")
- B. Buyer has requested to purchase the parcels to construct a residential duplex on each parcel, to address the shortage of available rental housing in Petersburg.
- C. As part of this development, Buyer will be required to install and construct certain utility extensions.
- D. The improvements will consist of installation of electric, water and sewer utilities, and driveways and driveway culverts to and for the parcels, as more specifically described in paragraph 4 below (cumulatively, the "utility improvements").

Therefore, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the parcels upon the following terms and conditions and those set out in Petersburg Borough Assembly Resolution #2026-07 , incorporated herein by reference:

- 1. Purchase Price. The total purchase price for the parcels is \$61,800.00 ("the purchase price"). This purchase price equals the total of the 2026 assessed values of the parcels (Lot 5: \$31,600.00 + Lot 6: \$30,200.00).
- 2. Payment of Purchase Price. A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to Seller within five (5) business days of the effective date. The balance of the purchase price shall be paid in full to the Seller within ninety (90) calendar days of the effective date. Buyer is responsible for all other costs of sale or closing of the transaction, including costs set out in Petersburg Municipal Code (PMC) 16.12.090.

All payments shall be made at the Borough Finance Office, PO Box 329, 12 S. Nordic Drive, Petersburg, Alaska in readily available funds.

Exhibit A

If Buyer defaults, by either failing to timely make the required deposit or by failing to timely pay the balance of the purchase price, any deposit made by Buyer shall be forfeited to Seller and Buyer shall have no further interest in or to the parcels, or right to purchase the parcels. This section is not intended to limit any other legal remedy available to the Seller.

3. Conditions of Sale. The parties acknowledge and agree that the conveyance of the Borough-owned real property described herein is being made through direct negotiation, and not by public auction, in reliance upon Buyer's representations that (a) a residential duplex shall be constructed on each parcel, and (b) such development shall commence no later than five (5) years following the effective date of this agreement.

a. In the event that development has not commenced with respect to a parcel within said five-year period, Seller shall have the absolute right, but not the obligation, to repurchase that parcel, at Seller's sole discretion, for a price equal to the original purchase price specified herein, less ten percent (10%).

b. For purposes of this agreement, development shall be considered to have commenced on a parcel if the following events have occurred: (i) all utility improvements described in Paragraph 4 of this agreement have been installed and formally accepted by the Borough in accordance with applicable standards and procedures, and (ii) a building permit (including foundation, structure, electrical, and plumbing) has been issued by the borough building official for construction of a duplex.

c. Upon Seller's exercise of its repurchase right and tender of the repurchase price, Buyer relinquishes all right, title, and interest in and to the parcel(s) repurchased by the Seller, and fee simple title to such parcel(s) shall automatically vest in Seller, free and clear of any right, claim, or interest of Buyer, without the necessity of further action by either party except Buyer is obligated to and shall execute and deliver to Seller such instruments as may be reasonably required to effectuate recordation of Seller's title in the repurchased parcel(s).

4. Installation and Acceptance of Utility Improvements. Buyer shall construct and install the utility improvements as set out below, at Buyer's sole expense.

a. **Water:** Water service lines shall be extended to each parcel with curb stop valves located at the property lines. During installation, Buyer must comply with Borough Public Works requirements to protect and preserve the water main, including the attached water main protection procedures.

b. **Sewer:** Sewer service shall be extended to each parcel under an Public Works-approved sewer plan utilizing the available lateral. The plan shall include pipe routing, depth and cleanout provisions for both parcels.

Exhibit A

c. Electrical: Electrical service drops shall be installed for each parcel per the requirements of Petersburg Municipal Power and Light.

d. Driveways and driveway culverts: Driveways and driveway culverts (no less than eighteen inches (18”) in diameter) shall be installed per any applicable requirements and standards of the Borough and the State of Alaska.

All utility improvements shall conform to applicable federal, state or borough standards. Borough inspections during or upon completion of installation of the utility improvements are to be conducted per the Petersburg Municipal Code.

5. Parcels Sold in their Present Condition. The parcels are sold "as is, where is", in their current condition and with all faults as of the effective date. Buyer has entered into this Contract of Sale relying solely upon information and knowledge obtained from Buyer's own investigation and/or inspection of the parcels. The Seller expressly makes no representations regarding, and disclaims any liability for, the parcels, and any improvements located thereon, including without limitation (1) the condition of the parcels and the existence or condition of any improvements located thereon; (2) the exact location or size of the parcels, the existence of markers on the parcels, or the ability or cost of surveying the parcels; (3) the status or insurability of title to the parcels, including the existence of any liens, encumbrances or conditions on the parcels; (4) the ability of the Buyer to utilize the parcels or any improvements in any fashion and for any particular purpose or use; (5) any zoning of the parcels; and (6) the existence, or the potential for installation, of any utility on or to the parcels. The parcels are sold subject to all platted easements, rights-of-way and reservations, and all liens, encumbrances, and conditions, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the parcels. Seller makes no representations, warranty or guarantees, express or implied, as to quality, merchantability or suitability of the parcels for a particular purpose or use. Closing of the purchase hereunder will constitute an acknowledgment by Buyer that Seller is relieved from all responsibility and liability for the condition of the parcels.

6. Conveyance. Conveyance of the parcels to Buyer shall be by one quitclaim deed, upon payment of the full purchase price. The parties acknowledge that the parcels will not be conveyed separately, and that Buyer is required under this Contract of Sale to purchase both parcels together in a single transaction. Seller is not obtaining title insurance for the parcels. If Buyer desires to obtain title insurance, Buyer may do so at Buyer’s own expense.

7. Entire Agreement. This Contract of Sale is fully integrated and sets forth the entire understanding and agreement of the parties with respect to the purchase and sale of the parcels. This Contract of Sale supersedes any and all prior negotiations, discussions, agreements, and

Exhibit A

understandings between the parties with respect to the subject matter hereof.

8. Amendment. This Contract of Sale may not be modified, amended or subjected to a novation except by a written agreement executed and delivered by both Seller and Buyer.

9. Interpretation. Both Buyer and Seller have had an opportunity for independent counsel to review and modify the Contract of Sale. The rule of construction to the effect that any ambiguities are to be strictly construed against the drafter shall not apply to any interpretation of this agreement. The captions in this Contract of Sale are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this agreement of any of the provisions of this agreement.

10. Assignment. Buyer may not assign Buyer's rights, obligations or interest in this Contract of Sale to any other person or entity without first obtaining the prior written consent of the Seller, to be granted at Seller's sole discretion.

11. Notices. Any notices or communications required or permitted to be given under this Agreement, including any written notice of termination of this Agreement, shall be given in writing and shall be delivered (i) in person, (ii) by certified mail, postage prepaid, return receipt requested, or (iii) by electronic mail. Such notices shall be addressed as follows:

To Seller:

c/o Borough Manager
PO Box 329
Petersburg, Alaska 99833
Email: sgiesbrecht@petersburgak.gov

To Buyer:

13 Rentals LLC
PO Box 13
Petersburg, Alaska 99833
Email: ohmer13@hotmail.com

Any such notice or communication shall be considered given or delivered, as the case may be, on the date of personal delivery, three (3) days after deposit in the United States mail, or in the case of email transmission, upon the date sent, provided the party has proof of such sending. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice or communication. Either party may at any time change its contact information by giving notice hereunder.

12. Severability. If any provision of this agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this agreement shall nonetheless remain in full force and effect so long as the intent of the parties can be reasonably accomplished thereby.

13. Captions. The captions in this agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this agreement or any of its provisions.

Exhibit A

14. Governing Law/Waiver of Jury Trial. This agreement shall be governed by, and construed in accordance with, the laws of the State of Alaska. The parties hereby waive any and all right to a trial by jury in any action or proceeding brought in connection with this agreement, and consent to the jurisdiction of the courts of the State of Alaska, located in Petersburg, Alaska.

15. No Joint Venture; No Third Party Beneficiaries. This agreement shall not be construed or interpreted to create a partnership or joint venture between the parties. The provisions of this agreement are and will be for the benefit of the Seller and Buyer only and are not for the benefit of any third party. Accordingly, no third party shall have the right to enforce any provision of this agreement.

16. Attorney Fees. If either party shall commence a legal proceeding for any relief against the other, declaratory or otherwise, arising out of this agreement, the prevailing party shall be awarded, in addition to any other relief, a reasonable sum as attorney fees.

17. Counterparts and Electronic Mail Signatures. This Agreement may be executed and delivered in one or more counterparts. Each such counterpart shall be deemed an original instrument, but all such counterparts together shall constitute one agreement. Signatures on documents forwarded by electronic mail are intended to be the equivalent of original signatures.

IN WITNESS WHEREOF the parties have hereunto executed this Agreement.

SELLER: Petersburg Borough

BUYER: 13 Rentals LLC

By: Stephen Giesbrecht
Its: Borough Manager

By: Dave Ohmer
Its: Member

Date: _____

Date: _____

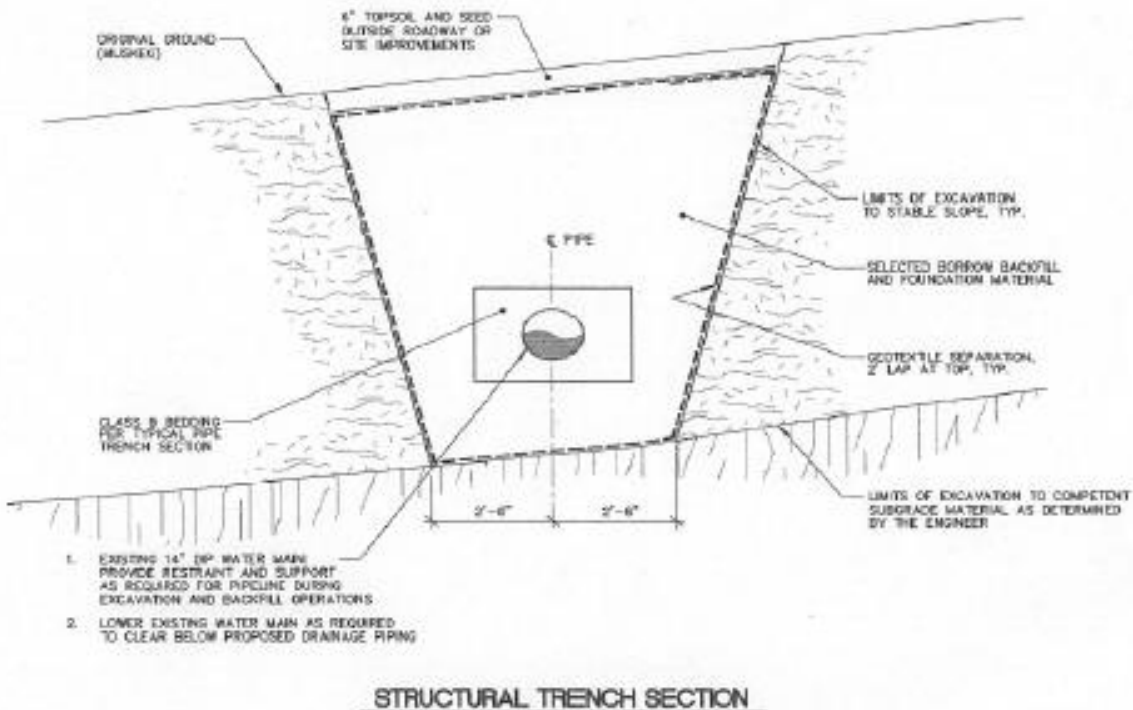
Exhibit A
Petersburg Public Works Department
Haugen Drive Water Main Protection Procedures

Procedure for crossing ductile iron water main on Haugen Drive

1. The 14" DIP Main is the main supply of water to the downtown core of Petersburg Alaska. The 14" DIP exists from the 9th St ROW to the airport. At 9th Street, the pipe reduces to an 8" DIP main. The Contractor must verify the size of water main at their construction site with the Borough Public Works department.
2. The Contractor in conjunction with the Petersburg Borough Water and Public Works, will identify, locate, and uncover the nearest Main Line Isolation Valves on the East and West sides of the project area prior to starting work.
 - a. Partial closing of valves to 50% on each side of the work area when work is ongoing is required.
 - b. Valve keys must be stationed next to, or on the valve stems, during the work to ensure rapid closure of the main if necessary.
3. A structural trench, or full excavation and backfill of the access road, must be built to protect the water main during the project and into the future.
 - a. The structural trench will be built in small sections (10' Length) to limit exposure of the main and always maintain support of the pipe.
 - b. The Borough wants the pipe moved as little as possible, the Contractor shall take elevation shots on the pipe when it is first exposed and prior to backfilling over the pipe to document any movement.
 - c. The goal would be no movement, but the Borough shall be notified if any movement occurs during the work and before backfilling.
4. The Borough may have parts on hand (14" DI pipe and mechanical joint sleeve style couplings) to repair any failure of the 14" pipe if this occurs during the work. The Contractor shall check on these parts and if they are not available at the Borough, they shall procure them and have them on hand prior to beginning the work. If the Borough has the parts on hand, the Borough has agreed to share their Pipe and Couplings if their quantities are replaced by the Contractor. This provision also extends to work on the 8" DIP main.
 - a. Location of the New 14" DIP is normally the Borough Water Plant Yard. 8" DIP is kept at the Borough Public Works shop.
 - b. Location of the New Couplings is normally Borough Public Works Shop.
 - c. Karl Hagerman, former PW Director, agreed to allow Contractor access to the spare pipe and coupling on November 6, 2023. Contractor shall contact the current Public Works Director to receive confirmation of this agreement prior to beginning work.
5. The total length of the structural trench shall extend a minimum of 10 feet beyond the toe of the driveway side slopes.
 - a. The Contractor shall provide a plan to the Public Works Director, noting the width of the driveway and structural trench protecting the water main prior to beginning work.
6. Geotextile fabric will be used to construct the structural trench.
7. Excavation to competent soils under the water main is very important and the Borough must approve of the depth of excavation prior to backfilling.
8. "Selected Borrow" as illustrated in the trench detail means 6" minus shot rock.
 - a. Pit run shot rock is not approved for use in the structural trench.

Exhibit A
Petersburg Public Works Department
Haugen Drive Water Main Protection Procedures

9. Compaction of the structural trench materials to 95% or more is very important.
 - a. Backfill shall not be placed in lifts higher than 12" for compaction to be assured prior to placement of bedding.
 - b. Bedding must be placed and thoroughly compacted to avoid pipe settling and failure.
 - c. The contractor must have the proper equipment onsite to accomplish adequate compaction. An excavator mounted "head shaker" plate compactor is recommended for all selected borrow compaction and jumping jack/walk behind plate compactors are recommended for bedding compaction.
10. Compaction above the pipe is important to ensure minimal impacts from heavy truck traffic.
 - a. Backfill above the pipe shall not be placed in lifts higher than 12" to ensure adequate compaction is achieved. If a vibratory roller is utilized to compact surface lifts, care should be taken to limit force applied so that disturbance of the water main does not occur at the access road or other filled areas near the water main.
11. Below is a drawing detail to better show what is required of the structural trench that must be built around the 8" or 14" water main.



**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2026-08**

**A RESOLUTION AUTHORIZING THE APPLICATION FOR, AND EXECUTION
OF, A STATE REVOLVING FUND LOAN**

WHEREAS, the Petersburg Borough (The Municipality) seeks to obtain the necessary financial assistance to repair the broken wastewater outfall in Frederick Sound; and

WHEREAS, the Outfall Repair Project would include the following work: replacing the broken section of discharge pipe with approximately 64.5 linear feet of High Density Polyethylene pipe, concrete anchors, and flapper gate; and

WHEREAS, the State of Alaska, Department of Environmental Conservation (the Department) is able to offer funding through the Alaska Clean Water Fund; and

WHEREAS, the project currently is included on an Alaska Clean Water Fund project priority list for the current fiscal year; and

WHEREAS, the Municipality wishes to apply for a loan from the Alaska Clean Water Fund in the amount of \$275,000 to assist in funding the Outfall Repair Project; and

WHEREAS, the loan of up to \$275,000 would be repaid over no more than a 20-year term, with a finance rate calculated pursuant to 18 AAC 76.080; and

WHEREAS, Petersburg voters approved new debt service up to \$19.3M within the wastewater department by approving Proposition 4 in the 2024 municipal election (Assembly Ordinance 2024-13); and

WHEREAS, the indebtedness to the wastewater enterprise fund from this loan will be \$275,000 and is within the voter approved debt service for the wastewater enterprise fund;

NOW, THEREFORE, BE IT RESOLVED the Assembly for the Petersburg Borough hereby authorizes the Borough Manager to apply to the State Department of Environmental Conservation for a loan in the amount of \$275,000 from the Alaska Clean Water Fund for the Outfall Repair Project. Upon approval of said loan, the Borough Manager is further authorized to execute the necessary loan documents relating to said loan, which will become a binding obligation in accordance with their terms when signed by both parties. The Manager is authorized to delegate responsibility to appropriate Borough staff to carry out technical, financial and administrative activities associated with this loan, in accordance with the terms of Borough Charter and Code.

PASSED AND APPROVED by the Petersburg Borough Assembly on this 13th day of April, 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

**PETERSBURG BOROUGH
RESOLUTION #2026-09**

**A RESOLUTION DECLARING THAT FOUR LEASES AT SCOW BAY MAY
BE TERMINATED AS THE PROPERTIES ARE NEEDED TO ALLOW
CONSTRUCTION OF THE NEW HAULOUT AND BOATYARD PROJECT**

WHEREAS, the Petersburg Borough owns land and tidelands in Scow Bay generally located at 290 Mitkof Highway and described as:

Plat # 2003-13, Lot 2, Turnaround Subdivision, and
Plat # 2013-03, Tract B, ATS 1695 (“the project site”); and

WHEREAS, the existing infrastructure consists of an outdated and worn former seaplane facility, currently being used by the Petersburg community as a small vessel haulout and boatyard, and a small rock jetty breakwater; and

WHEREAS, currently approximately forty percent (40%) of Petersburg-based vessels are being hauled out in other communities, primarily due to the lack of adequate lift capacity, storage space, and workspace available in Petersburg; and

WHEREAS, the Borough has been working for a number of years to fund construction of a new boat haulout ramp, extension of the rock jetty breakwater, a boarding float, a vessel washdown area, and associated utilities in order to develop the Scow Bay site into a working haulout and work yard (“the project”); and

WHEREAS, the project will stimulate the local economy by providing a strategically planned and placed marine facility to service the available maritime market and allow Petersburg vessel owners to haul out in Petersburg; and

WHEREAS, the project is now fully funded and in the final design stage, and the Borough is working to develop and issue an Invitation to Bid on the project; and

WHEREAS, the Borough recognizes that there is some uncertainty as to when the project can commence due to grant conditions and anticipated weather; and

WHEREAS, while contemplating the project moving forward in the future and the area needed for the project, the Borough entered into four (4) leases at the project site, described in Section 1 below,

WHEREAS, Section 14.2 of each lease allows for termination by the Borough upon ninety (90) days’ notice when the project was ready to proceed and the premises are needed for this public purpose (and the lessees have an additional sixty (60) days following termination to remove their personal property and equipment from the premises, thus requiring notice be issued to lessees a minimum of one hundred fifty (150) days prior to project commencement); and

WHEREAS, the Assembly now finds and determines that this public purpose exists, and the leases must end prior to expiration to make way for this significant project; and

WHEREAS, the Assembly recognizes that lease applications for borough property within the project site must pause during construction and will recommence upon completion of the project and assessment/appraisal of the lands available for lease.

**PETERSBURG BOROUGH
RESOLUTION #2026-09**

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

Section 1. The Petersburg Borough Assembly hereby determines that the leased premises under the following leases (“the leases”) are needed for a public purpose, as contemplated under Section 14.2 of each lease:

1. March 1, 2010 lease between Petersburg Borough and Island Ventures, LLC, recorded in Petersburg Recording District as Document No. 2021-000095-0.
2. September 1, 2014 lease between Petersburg Borough and Alaska Yacht and Vessel Services; assigned to Taylor Pullar and Scott Pullar, d/b/a 13 Marine under an Assignment and Assumption of Lease and Consent, recorded in Petersburg Recording District as Document No. 2020-000546-0.
3. August 15, 2018 lease between Petersburg Borough and Island Ventures, LLC, recorded in Petersburg Recording District as Document No. 2018-000548-0.
4. July 13, 2020 lease between Petersburg Borough and Joatmon Enterprises LLC, recorded in Petersburg Recording District as Document No. 2020-000359-0.

Section 2. Under the provisions of Section 14.2 of each lease, the Borough Manager is hereby authorized and directed to terminate the leases, with an effective date of termination no earlier than September 30, 2026, by giving notice to lessees that the premises are needed for this public purpose. If the Manager anticipates that the project site will not need to be ready for project commencement until later in 2027, the Manager is authorized to establish a date of termination after September 30, 2026, as the Manager deems appropriate.

Section 3. The Borough Manager is hereby authorized and directed to execute, on behalf of the Borough, required notices and correspondence under the leases consistent with this resolution.

Section 4. Upon substantial completion of the project, Borough staff is to determine the lands to be made available for lease in the project area. Until that determination is made, there will be a pause in acceptance of lease applications by the Borough for any premises at the project site, commencing upon the effective date of this resolution. This pause will continue in effect until the project is substantially completed, the lands to be made available for leasing within the project site are determined, and those parcels are appraised and/or assessed.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 13th day of April, 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

**PETERSBURG BOROUGH
RESOLUTION #2026-10**

**A RESOLUTION IN SUPPORT OF A RETURN TO A DEFINED BENEFIT
RETIREMENT SYSTEM FOR PUBLIC EMPLOYEES, INCLUDING HOUSE BILL 78**

WHEREAS, the ability of the Petersburg Borough and the State of Alaska to attract and retain qualified, experienced public employees is essential to maintaining effective and reliable public services; and

WHEREAS, the State of Alaska’s transition in 2006 from a defined benefit retirement system to a defined contribution retirement system for public employees has been associated with increased employee turnover and loss of experienced personnel, as compared to the former defined benefit system; and

WHEREAS, a 2021 study by the Alaska Governor’s Working Group on Teacher Retention and Recruitment identified access to a defined benefit retirement system as one of the top factors influencing recruitment and retention of teachers and educators; and

WHEREAS, increased turnover and workforce shortages place additional strain on remaining employees, often resulting in higher overtime costs, reduced service levels, and greater difficulty in recruiting qualified applicants; and

WHEREAS, providing a defined benefit retirement option may serve as an effective tool to improve recruitment, restore services, and retain experienced public employees for the benefit of Petersburg Borough residents; and

WHEREAS, legislation currently under consideration by the Alaska State Legislature, House Bill 78, would provide certain employees within the Public Employees’ Retirement System and the Teachers’ Retirement System the option to return to a defined benefit retirement plan;

NOW, THEREFORE, BE IT RESOLVED that the Assembly of the Petersburg Borough expresses its support for House Bill 78, which would allow eligible public employees the option to return to a defined benefit retirement system; and

BE IT FURTHER RESOLVED that the Borough Clerk is directed to distribute copies of this resolution to the Alaska State Legislature and the Office of the Governor.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 13th day of April, 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

PLANNING COMMISSION REPORT

Action # 2026-0304
Meeting Date: 3/10/2026
Applicant(s): Taylor C. Jensen
Property Owner(s): Petersburg Borough
Agent/Representative:
Property Address: 505 Mill Street
Legal Description: Lot 2, Blk 245, 1252A
Parcel ID 01-011-328
Acreage/Lot Size 5,000 sf
Current Zoning Single-family Residential
Comp Plan Designation: n/a
Request Type: Purchase of borough-owned land

EXECUTIVE SUMMARY

Applicant Request: Purchase borough-owned property

Recommendation: **Recommend Approval with Conditions**

Key Issues: Access to the subject property is by pedestrian trail.

 Utilities are located at adjacent property, It may not be possible to extend service lines to subject property.

PROJECT DESCRIPTION

Proposal Details

Intended Use Expand applicant's property.
 Building/Development Possible residential development
 Site Improvements
 Operations Plan
 Timeline

SITE CHARACTERISTICS

Size: 5,000 sq ft
 Topography: wooded/below road grade
 Existing Structures: none
 Legal Access: Mill St
 Utilities: Adjacent property owned by applicant has utilities
 Flood Zone: Zone A
 Constraints:

ZONING AND LAND USE ANALYSIS

Current Zoning

Zone Single-family Residential

Intent SFR provides a sound and attractive residential neighborhood.

Principal Uses Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.

Conditional Uses	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.		
Surrounding Zoning		Actual Land Use	
North	Single-family Residential		Residential
South	Single-family Residential		Vacant
East	Single-family Mobile Home		Residential
West	Single-family Residential		Vacant

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	5,000	No	Nonconforming
Setback - Front	20			
Setback - Side	10			
Setback - Rear	20			
Max. Lot Coverage	35%			
Max. Building Height	3 stories, NTE 35'			
Parking Spaces	2			

STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

Disposal of borough property shall not be approved unless the property involved has been zoned by the borough.

Property is zoned, single-family residential.

Planning commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed. The planning commission may also require an applicant to furnish development plans.

Applicant has no immediate plans for development. Lot is located in floodplain and may be difficult to develop. Utilities located on Applicant's adjacent lot.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No public need for the property.
Power & Light:	No public need for the property.
Fire/EMS:	No public need for the property.

PUBLIC NOTICE

The borough provided public notice consistent with PMC 16.12.080. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: Subject property is owned by the borough and not needed for public purpose.
- Finding 2: Subject property is zoned as required by code.
- Finding 3: Legal access is Mill St. Practical access is by pedestrian trail.
- Finding 4: Adjacent lot owned by applicant is served by utilities and lift station.
- Finding 5: Extending service lines to the subject lot may not be possible.

Recommended Conditions of Approval

Condition 1: Sale of property should ensure future development of subject property by requiring either consolidation of the subject property with the Applicant owned adjacent lot, or Applicant granting a utility easement to benefit subject property allowing utility service lines to be extended to the subject property.

ALTERNATIVES

The Planning Commission has the following options:

- 1. Recommend approval of the application as submitted**
- 2. Recommend approval of the application with staff-recommended conditions**
- 3. Recommend approval of the application with modified conditions**
- 4. Continue the hearing to allow for additional information or public input**
- 5. Recommend the application be denied.**

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

ATTACHMENTS

- A. Maps
- B. Applicant Materials
- C. Public Comments
- D. Public Notice
- E. Draft Meeting Minutes

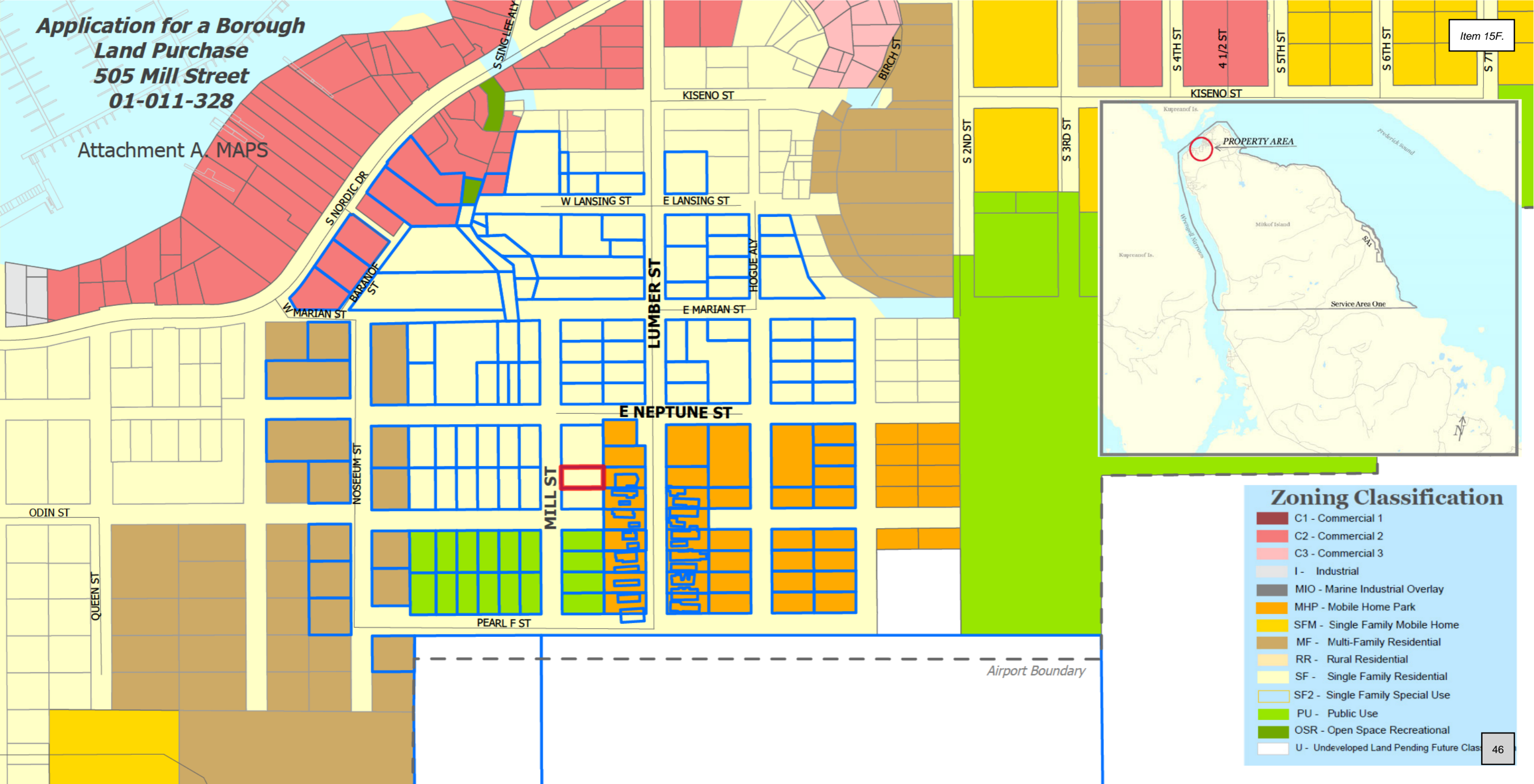
APPEAL (PMC 19.92)

If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

**Application for a Borough
Land Purchase
505 Mill Street
01-011-328**

Attachment A. MAPS

Item 15F.



Zoning Classification

- C1 - Commercial 1
- C2 - Commercial 2
- C3 - Commercial 3
- I - Industrial
- MIO - Marine Industrial Overlay
- MHP - Mobile Home Park
- SFM - Single Family Mobile Home
- MF - Multi-Family Residential
- RR - Rural Residential
- SF - Single Family Residential
- SF2 - Single Family Special Use
- PU - Public Use
- OSR - Open Space Recreational
- U - Undeveloped Land Pending Future Class

Petersburg Borough Land Disposal Application

Applicant Name:

Taylor Jensen

This is a request for land disposal via:

Check One	Type of Land Disposal
	Lease: Proposed Term of Lease _____ Total Years
	Land Exchange
X	Purchase
	Other

Parcel ID #(s) of Subject Property:

<u>01-011-328</u>	

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check the appropriate box below:

<input type="checkbox"/>	State of Federal Agency
<input type="checkbox"/>	Federally Recognized Tribe
<input type="checkbox"/>	Nonprofit Entity
<input type="checkbox"/>	Applying to Purchase for a Public Benefit Purpose per PMC 16.12.03

1. Size of Area Requested (identify the minimum area necessary in square feet):

5000 sq ft

2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

I would clear some of the trees that are leaning
towards my house, extend my driveway for more
parking, and eventually build a small shop.

5. Are there any existing permits or leases covering any part of the land applied for?

Yes No If yes, please check one Lease Permit

Describe the **type** of permit or lease, if applicable, and the name and last known address of the permittee or lessee:

6. What local, state or federal permits are required for the proposed use? (list all)

7. If applicant is a corporation, provide the following information:

A. Name, address and state of incorporation

Name:
Address:
Telephone #:

B. Is the corporation qualified to do business in Alaska? Yes No

8. Why should the Assembly approve of this request?

<i>It would increase Revenue through Property taxes.</i>

9. How is this request consistent with the Borough's comprehensive plan?

11. Is the property tidelands? Yes No

If Yes, and you are seeking to purchase the property, describe why the sale of the tidelands, as contrasted with a lease, is in the borough's best interests:

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

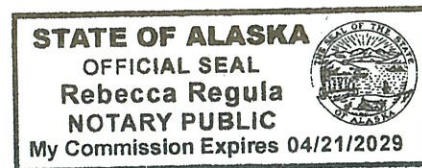
Taylor Jensen
Applicant/Applicant's Representative Signature

Taylor Jensen
Printed Name

Subscribed and sworn to by Taylor Jensen, who personally appeared before me this 6th day of February, 2026

Rebecca Regula
Notary Public in and for the State of Alaska.

My Commission Expires: 2-6-2026



**Submit your completed application to the Borough Clerk.
The following pages are for borough use only.**

Borough Use Only
Petersburg Borough Land Disposal Application

Filing Fee Received By: <i>KT</i>	Date Received:
Payment Type: <i>credit card</i>	<i>2.6.2026</i>

Legal Description(s) of Property:

<i>Lot 2 Block 245 Section 34 Township 58S</i>
<i>Range 79E US Survey 1252A</i>

Current Zoning of Property

<i>Single-family residential</i>

Borough Department Comments Section

Verify that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose. Electric, Water, Wastewater, Community Development, Harbor and Public Works Department

1. Department Comments:

<i>Public Works has no public need for this property.</i>

Public Works

Name of Department

Aaron Marohl

Signature of Department Commenter

6. Department Comments:

Name of Department

Signature of Department Commenter

505 Mill Street Map





February 24, 2026

ELLIS KELLY CHRISTINE ELLIS PATRICK ARLAND



NOTICE OF SCHEDULED PUBLIC HEARINGS

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

A recommendation to the Borough Assembly regarding an application from Taylor Jensen to purchase borough owned property at 505 MILL ST (PID: 01-011-328).

The public hearing and consideration of the application will be held:	Tuesday, March 10, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
JENSEN TAYLOR	
AIKINS ROBERT JR	AIKINS STEPHANIE
AKINS DONALD	
ALASKA STATE OF	
ALLEN CASSIE	
BENITZ ROBERT E	
BENSON DIANE E	VITA ANTHONY S
BERTAGNOLI ANGELA	
BIRCH MICHAEL JAMES	
BUEHLER CRAIG D	BUEHLER LAURA J
CHRISTENSEN ANDERS	
CONNOR DUSTIN	
CONNOR MARIANNE	CONNOR WILLIAM H
CUMPS THOMAS JR	CUMPS ALICE M
DURST DYLAN S	
EDFELT ANDREW K	
EDFELT ANDY	EDFELT GRAZEL
EINERSON GREGORY	EINERSON WENDY
ELLIS KELLY CHRISTINE	ELLIS PATRICK ARLAND
ETCHER MICHAEL SEAN	
FARRELL MARCIA A	
FINK JASON	FINK EVA
FLOR HANNAH	
FORD JOHN C	
FUNK BOB	
GRANT TONIA	
GRUNDBERG ERIC A	
MARVIN MALENA	
GULESERIAN ROBERT	
HEMENWAY AMY B	HEMENWAY MATTHEW J
HOFSTETTER SARAH C	HOFSTETTER PHILIP J
HULSE DARLA J	
JACKSON JUSTIN	
KEGEL ERIK A	
KEUTMANN CHELSEA	KEUTMANN PETER
KIRCHNER MELODY	
KITOS KAVE INC	
LAPEYRI JORDAN	
LAPPETITO TODD	LAPPETITO C/O RYAN
LICHTENSTEIN MATTHEW S	WOOD HILARY A
LOPEZ CHRISTOPHER & LORENZO	LOPEZ CECILIA & CHRISTINA
LOPEZ NATHAN	LOPEZ MINDY
LYONS NEIL S LYONS JACK & GREGORY	RESERVED LIFE ESTATE OF
MAGOUN AUDREY J TRUSTEE	AUDREY J MAGOUN TRUST
MCMURREN PATRICK F	C/O DANDO FINANCIAL LLC
MEDALEN MICHAEL D	
MILLER CHRIS	
NISELL MICHAEL	
OLSON KEN	
PAHULU KEHULU	
PAULSON ISAAC	PAULSON SHARON
ROBERGE SCOTT W	SMITH JANE
ROCKNE TOM	
ROJCEWICZ ELLEN	
SEVENTH DAY ADVENTIST CHURCH	
SEVERSON AARON	SEVERSON JODI
SILVA LEWIE	
THATCHER PAUL	
THYNES RUSS	THYNES DANA
TOTH JESSICA	
TOYOMURA DARYL H	TOYOMURA JENNIFER L
WHITETHORN DAVID	WHITETHORN ELOISE K
WIEGAND MICHAEL S	
WILLIAMS DONALD	
WINTERSTEEN MATTHEW T	WINTERSTEEN ELSA M
WOOD HILARY	
WORTHINGTON MAVIS	
YUEN FRANCES	



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes

Planning Commission

Regular Meeting

Tuesday, March 10, 2026

12:00 PM

Assembly Chambers

1. Call to Order

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

2. Roll Call

PRESENT

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

ABSENT

- Commissioner Marietta Davis
- Commissioner Mika Cline

Commission Chair Fry excused Commissioner Cline from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

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

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

4. Approval of Minutes

A. February 10, 2026, Meeting Minutes

The February 10, 2026, Meeting Minutes were unanimously approved.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Adams.

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

5. Public Comments

Tom Kowalske spoke on his own behalf in support of the letter Mika submitted to the Commission regarding Haugen Drive tower.

6. Consent Calendar

7. Public Hearing Items

- A. Consideration of an application from American Cruise Lines for a minor subdivision at 121 DOCK ST (PID: 01-008-099)

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

Commission Chair Fry spoke to say this looks straightforward to him.

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

- B. Consideration of an application from Ken Howard for a variance from the yard setback requirements to allow for construction of a garage and carport 5' from the side property line and 15' from the rear property line at 1006 N NORDIC DR. (PID: 01-002.229).

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

Commission Secretary Fine-Walsh spoke in support of the variance.

Commission Chair Fry stated that if the variance isn't approved the applicant would likely repair the existing nonconforming structure.

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

- C. Recommendation to the Borough Assembly regarding an application from Taylor Jensen to purchase borough owned property at 505 MILL ST (PID: 01-011-328).

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

Commission Secretary Fine-Walsh asked Director Cabrera if the Commission should choose one of the choices in the recommended conditions of approval. Director Cabrera responded that having both would satisfy the issue. They could do either one depending on how they want to develop the property.

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

- D. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 6" inches of the side and 4' feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

Aaron Buller spoke representing Scott & Stacey Fredricksen. He made note of a mistake in the staff report and stated the correct setback would be 6" from the rear which is the east property line and 4ft from the south property line. He mentioned they would be willing to make the deck 5' from the property line which will satisfy the 5' setback requirement, the 6" from property line on the Buschmann side is the issue the Commission might have.

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

Commission Secretary Fine-Walsh spoke with concerns that if the Commission denied the variance, then it would be appealed to the Borough Assembly.

Commission Chair Fry spoke with concerns about not meeting fire code which requires 10 feet between building. If a roof is ever put over the deck, there could be other issues like snow shed into the neighboring property. For this reason, he is not inclined to approve it as a 6" or even 4' setback, a 5' would be considered.

Commission Vice-Chair O'Neil stated that if an amendment is done to the application to show 5' from the property shared by their neighbor and for the back side, if Ronn Bushmann gives his approval it's all undeveloped land back there down his long driveway.

Director Liz Cabrera spoke to say a variance stays with the property. If the Commission is inclined to find a reason that meets the criteria for a variance that she could not determine, maybe postpone and have the applicant resubmit with at least a 5-foot setback from the property line.

Commissioner Adams spoke to say the words of a neighbor bare a lot of weight with the Buschmann's being the most affected, he would like to hear what they have to say about it.

Director Cabrera reminded the Commission that you have to adhere to the criteria to grant a variance. You have to find that the application satisfies the criteria for a variance, none of the criteria involves what the neighbors say.

Commission Secretary Fine-Walsh motioned to postpone the application until it is resubmitted.

Stacey Fredricksen spoke to get clarification on what the Commission is seeking for the variance.

Voting to postpone the variance application.

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

- E. Consideration of an application from Joyce Cummings for a minor subdivision at 188 MITKOF HWY (PID: 01-029-090 & 01-030-010)

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

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

- F. Consideration of an application from Sandy Beach Holdings for a major subdivision at 410 SANDY BEACH RD (PID: 01-003-275).

Commission Chair Fry asked Director Cabrera to give some background on this since it's been before the Commission previously. Director Cabrera stated the Commission approved this preliminary plat a couple of years ago. The approval is good for one year and there was no extension, before final plat approval, the Commission must determine that the submitted plat is the same as the previously approved preliminary plat. Once approved the applicant can submit for final plat approval.

Steve Hurst spoke representing himself as the applicant. He spoke to say construction is complete, all site improvements, roads, drinking water, wastewater, power has all been installed.

Commissioner O'Neil asked Steve Hurst if Curlew Lane has been installed with roundabout or cul-de-sac and has the stream been covered. Steve replied that yes, there is a culvert that is shown on one of the attachments it includes some insulation that the State requested to prevent freezing.

Commissioner Adams asked Steve Hurst if the existing fill pad was extended to include all of Lots 5 and 6. Steve replied that the existing fill pad is a dash line that exists only on lot 6, that was there prior to construction.

Commissioner O'Neil asked Steve if he contacted ADFG to be certain the stream was not a fish stream. Steve replied that it was not listed on their inventory as a salmon stream. The engineer and application advised we did not need to reach out to them.

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

8. Non-Agenda Items

A. Commissioner Comments

- Wireless Communication Overlay Zoning

The Commission discussed properties within the Borough for tower location.

Commissioner Adams shared his thoughts on data centers.

Discussion whether data centers should be included in wireless communication overlay zoning.

B. Staff Comments

- C. Next Meeting is April 14, 2026.

9. Adjournment

The meeting adjourned at 12:45pm.

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

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

[Date]

Patrick Carroll
Broadband Program Specialist
NTIA, OICG, U.S. Department of Commerce
Tribal Broadband Connectivity Program

Re: Support for No-Cost Extension Request for TBCP Award #NT23TBC0290020

Dear Patrick Carroll:

The Petersburg Borough supports the Central Council of the Tlingit & Haida Indian Tribes of Alaska's request for a no-cost extension of its Tribal Broadband Connectivity Program award. We understand that Tlingit & Haida is requesting an extension of the current period of performance from October 31, 2026, to October 31, 2028. This request seeks additional time, not additional federal funding, and we view that added time as a reasonable step to help ensure this important public investment can be completed as intended.

Reliable broadband infrastructure is important to Southeast Alaska communities, including local governments, residents, businesses, schools, health care providers, and public safety operations. Meaningful progress has already been made toward expanding broadband access, and significant time, effort, and resources have already been invested in planning, engineering, site development, and early implementation activities. The additional time would help ensure this work can continue in an orderly and effective manner.

The Petersburg Borough also recognizes the realities of deploying broadband infrastructure in rural and remote Alaska. Land acquisition, permitting, environmental and cultural review coordination, shipping constraints, workforce shortages, inflation, and a limited construction season all affect project delivery in ways that are difficult to predict and impossible to avoid entirely.

Approval of this no-cost extension will allow Tlingit & Haida to continue building out committed infrastructure, advance FCC spectrum buildout obligations, and extend long-term connectivity benefits to communities in Southeast Alaska. For these reasons, the Petersburg Borough respectfully supports this request and encourages NTIA to approve the no-cost extension.

Sincerely,

Petersburg Borough

From: ayla stromquist <aylamichelle_1@hotmail.com>

Sent: Monday, March 16, 2026 5:59 PM

To: <assembly@petersburgak.gov>

Subject: Tower info

For the record: Cell-Tower-Wireless-Radiation-Worldwide-Limits-EHSsciences.org_.pdf
https://ehsciences.org/wp-content/uploads/2025/08/Cell-Tower-Wireless-Radiation-Worldwide-Limits-EHSsciences.org_.pdf

See following three pages.



CELL TOWER RADIATION EXPOSURE LIMITS U.S. & WORLDWIDE

U.S. PERMITS HIGH RF RADIATION EXPOSURE

The U.S. is among the countries that allow the highest levels of cell phone radiofrequency (RF) radiation in the environment —with regulations that have remained unchanged since 1996, despite scientific studies showing harmful effects at far lower exposure levels.

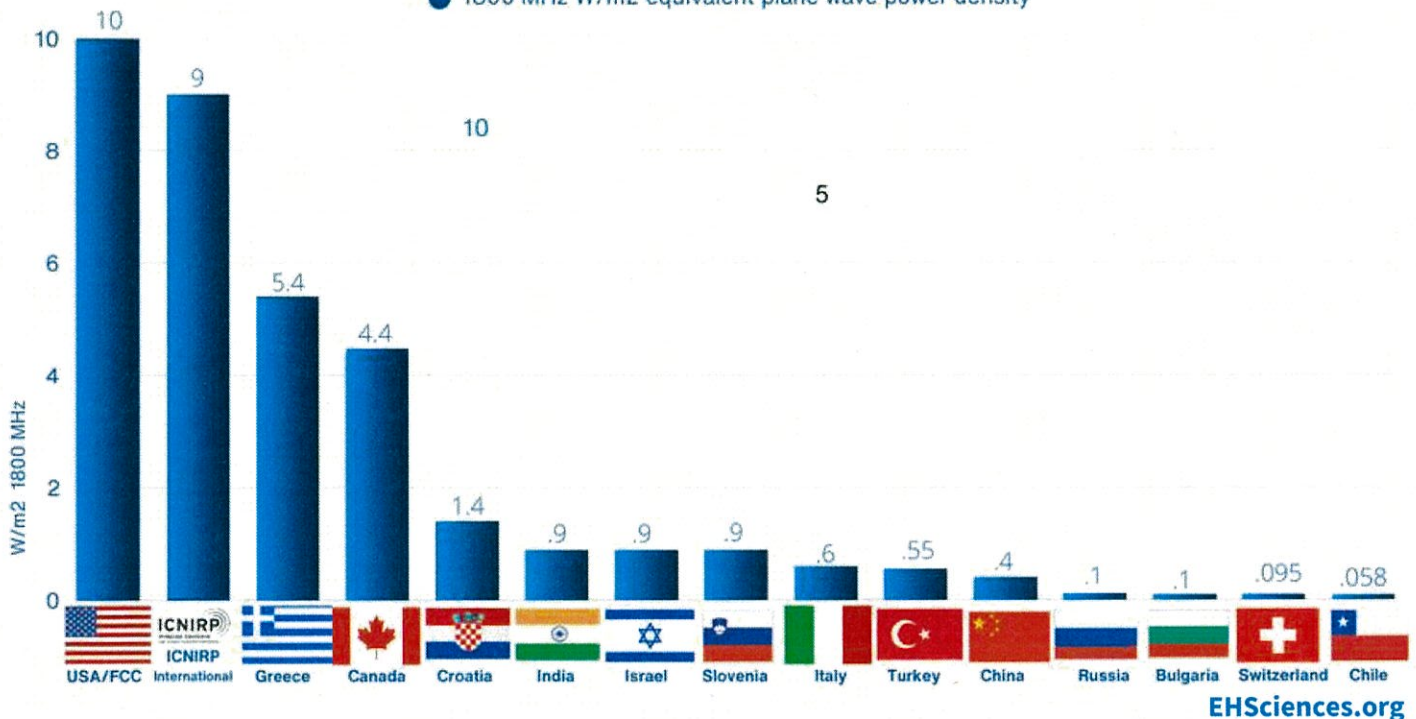
Environmental Sources

- Cell towers
- 4G/5G small cells
- Wi-Fi networks
- Rooftop antennas

COUNTRY COMPARISON OF WIRELESS RF LIMITS

for Ambient Exposures That Apply to Schools and/or Homes (1800 MHz)
Environmental Sources: Cell Towers, Wi-Fi Networks, Cell Antennas

● 1800 MHz W/m² equivalent plane wave power density



U.S. LACKS SCIENTIFIC OVERSIGHT

The Federal Communication Commission's wireless radiofrequency (RF) radiation limits are used to assess RF levels indoors (like classrooms and homes) and outdoors (such as playgrounds and sports fields) and serve as the compliance limit for cell towers.

Many governments enforce stricter limits, especially in children's areas. Italy and Switzerland take a precautionary approach, while China and Russia maintain active RF research programs. However, the U.S. has no agency conducting ongoing scientific review of the long term effects of cell tower radiation despite a federal court order.

73.6% of studies on people living near cell towers found effects: radiofrequency sickness, cancer and bio-chemical changes.

-RESEARCH REVIEW BY BALMORI
(2022) ENVIRONMENTAL RESEARCH



POLICIES TO MINIMIZE EXPOSURE

U.S. POLICY ON CELL TOWERS NEAR SCHOOLS

While numerous countries ban cell towers at schools, the U.S. lacks any federal laws to minimize exposure in classrooms. Some state and local communities have taken steps to safeguard children by restricting towers at schools or enacting ordinances to ensure a setback that distances towers away from schools and homes.*

School District Bans on New Cell Towers: Los Angeles CA, Palo Alto CA, Temecula Valley CA, West Linn-Wilsonville OR, Portland OR, Loudoun County VA.

Local Policies with Cell Tower Setbacks: Shelburne MA (3,000 ft away from schools, 1,500 ft away from homes), Williamson County TN (1,500 ft schools), Copake NY (1,500 ft homes/schools), Sallisaw OK (1,500 ft homes), Walnut Creek CA (1,500 ft schools), Calabasas CA (1,000 ft homes/schools), Scarsdale NY (500 ft homes/schools), San Diego County CA (300 ft schools), Bedford NH (750 ft residential), Bar Harbor ME (1500 ft schools).

New Hampshire: State Commission Report on 5G Health and Environment recommends a 1,500 foot setback for cell towers and 4G/5G antennas.

INTERNATIONAL POLICIES TO PROTECT CHILDREN



Russia: Antennas for cell towers and base stations are no longer permitted near schools, with a national plan in place to relocate existing sites away from schools.



Lithuania: Cell antennas are prohibited on kindergartens and hospitals.



Greece: Towers are banned on school grounds. Stricter RF limits apply within a 300-meter radius around kindergartens, schools, hospitals, and elderly care facilities.



France: For towers or wireless facilities within 100 meters of schools, daycare centers, or healthcare establishments, levels must be minimized.



Bangladesh: Cell towers are prohibited on residential properties, schools, colleges, playing fields, densely populated areas, and heritage sites.



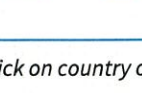
Israel: Minimum setback of 100 meters for cell towers near schools and homes.



Chile: Cell antennas are not allowed in "sensitive areas" such as kindergartens, hospitals, and nursing homes.



Queensland, Australia: New cell towers prohibited on school property, with a 200-meter setback and emissions capped at no more than 1% of federal guidelines.



New Zealand: Cell towers prohibited on school property and 50 meter setback from schools.



Toronto, Canada: A "Prudent Avoidance Policy" recommends keeping RF exposures at least 100 times below Health Canada's guidelines.

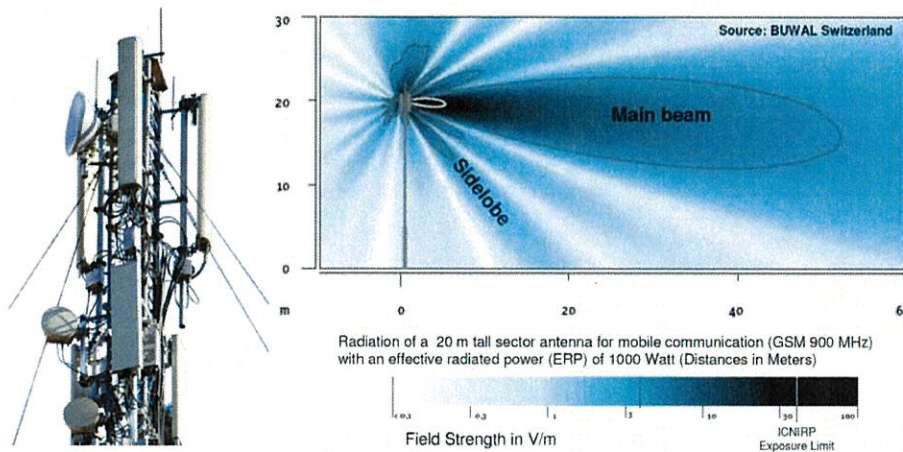


HIGHER RF RADIATION IN CLOSE PROXIMITY TO CELL ANTENNAS

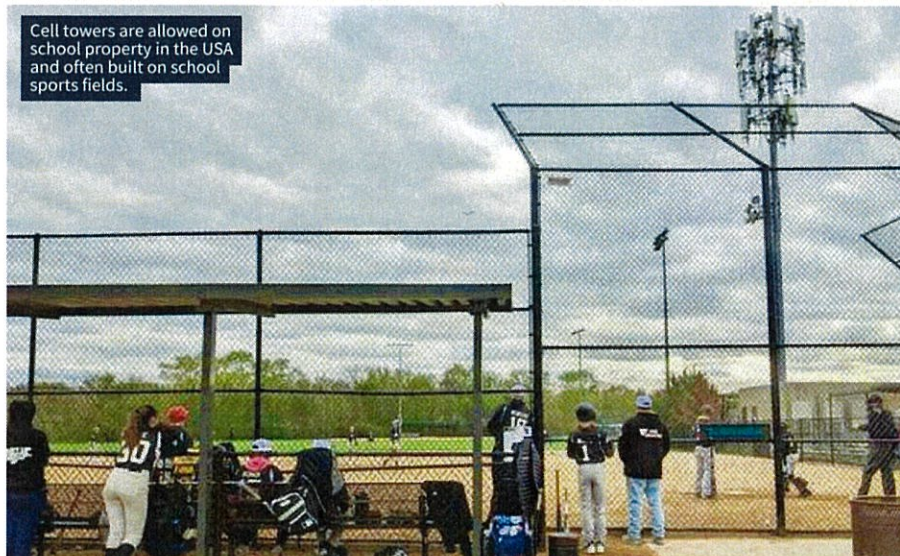
The 2022 study "Measurements of radiofrequency electromagnetic fields, including 5G, in the city of Columbia, South Carolina, USA" published in *World Academy of Sciences Journal* by Tarmo Koppel and Lennart Hardell, MD of the Environment and Cancer Research Foundation found the highest RF exposure readings were registered close to cell phone base station antennas.



RADIATION PATTERN OF A SECTOR CELL ANTENNA



Cell towers are allowed on school property in the USA and often built on school sports fields.



SCIENTIFIC RESEARCH

Evidence for a health risk by RF on humans living around mobile phone base stations: From radiofrequency sickness to cancer by Balmori in *Environ Research* (2022)

Scientific evidence invalidates health assumptions underlying the FCC and ICNIRP exposure limit determinations for radiofrequency radiation: implications for 5G by the International Commission on the Biological Effects of Electromagnetic Fields. *Environmental Health* (2022).

Development of health-based exposure limits for radiofrequency radiation from wireless devices using a benchmark dose approach by Uche and Naidenko. *Environmental Health* (2021).

The roles of intensity, exposure duration, and modulation on the biological effects of radiofrequency radiation and exposure guidelines by Lai & Levitt, *Electromagnetic Biology and Medicine*, (2022).

Wireless technology is an environmental stressor requiring new understanding and approaches in health care by McCredden et al. *Frontiers in Public Health* (2022).

Wireless technologies, non-ionizing electromagnetic fields and children: Identifying and reducing health risks by Davis et al. *Current Problems in Pediatric and Adolescent Health Care* (2023).

REFERENCES COUNTRY LIMITS

Electromagnetic radiation safety: Russian national and international regulatory frameworks for radiofrequency electromagnetic fields by Grigoriev et al. *Public Health and Life Environment* (2020).

International policy and advisory response regarding children's exposure to radio frequency electromagnetic fields (RF-EMF) by Redmayne. *Electromagnetic Biology and Medicine* (2016).

Human radio frequency exposure limits: An update of reference levels in Europe, USA, Canada, China, Japan and Korea by Madjar. *International Symposium on Electromagnetic Compatibility* (2016).

Personal exposure to radiofrequency electromagnetic fields: A comparative analysis of international, national, and regional guidelines by Ramirez-Vazquez et al. *Environmental Research* (2024).

Legislative Decree 24 March 2024, n. 48. Official Gazette of the Italian Republic (2024).

Comparison of international policies on electromagnetic fields (power frequency and radiofrequency fields) by Stam. National Institute for Public Health and the Environment, the Netherlands (2018).

U.S. FCC Limits for Maximum Permissible Exposure (MPE): 47 CFR 1.1310, Radiofrequency radiation exposure limits. National Archives (2025).

[Click on the research paper to hyperlink to the source.](#)

From: Rexanne Stafford <rexannestafford@gmail.com>
Sent: Friday, March 20, 2026 3:14 PM
To: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>; Stephanie Payne
spayne@petersburgak.gov Cc: Assembly <assembly@petersburgak.gov>; Parks & Recreation
Advisory Board <ParksRecreationAdvisoryBoard@petersburgak.gov>
Subject: Parks and Rec parking lot and safety

It's been a long winter and due to inadequate snow removal at the P&R parking lot I have missed out on my morning workouts and pool for over a month now as neither my rollator or my walking stick can be used to get from my car to the building as it has not been safe to do so. I know it's a gravel parking lot, poorly planned, being worked on, and so forth. But improvements could be considered for now. The lack of handicap parking can easily be remedied by putting up a blue handicap cap sign on the left or right side of the entrance where parking spots already exist. No new spot needs to be designated. The snow removal is done on the sidewalk and main parking lot but not in any of the parking spaces along the facility or the 6-10 feet between signs at the entrance. So even if a spot is open to park near the facility you have to walk thru snow or ice from your car to the sidewalk, or from the cleared main lot to the shoveled sidewalk. The solution this winter seemed to be not to remove it, but to put up safety cones on each side of the entrance? I know this may mean having someone plow or shovel prior to 6am but the public deserves to have safe access to the facility. A friend of mine who is recovering from hip surgery and needs a place to walk, says it has upset him for years that nothing has been done about safe access from the back lot. I have been going to morning activities at P&R for at least 40 years and it seems to have gotten less accessible for the elderly or handicapped folks. Maybe I am noticing it more as I am there now! And also have been dealing with mobility issues the last few years. As our population is aging which seems to bring some challenging health issues, along with new hips, knees, backs and other body parts that need rehab. Being the only facility on the island to be able to swim, walk, and exercise at it is extremely important to have safe access to the facility. The handicap changing/shower room was closed down sometime ago, I know it was due to legitimate issues, but the main dressing rooms are not very handicapped compliant. I am not writing this to you to simply complain, but also offer to be part of the solution. Please let me (and the public) know if we need to address the assembly for more funding, or assistance from other agencies, to ensure safe access and use of our Parks and Rec facility for those in rehab, the mobility challenged and handicapped users in our community. And thank you Stephanie for all that you have done and are continuing to do. There was a big overall improvement when you became director and it was noticed and appreciated by those like me, who have been faithfully coming to the pool and rec center for many years and hoping for many more!

Rexanne Stafford

907 518-0058



PUBLIC SHOOTING RANGE 2026 NEWSLETTER

- March 29: Hunter education field day {HIT}
- April 25: Annual meeting at Range Clubhouse
- July 4: membership drive at downtown booth
- September 5: Outdoor Swap and Sale at the Moose Lodge

Alaska department of fish & game Hunter Information & Training program field day-

Public shooting range will be closed Sunday 10am-4pm. Contact Hilary Wood at F&G for next year course material and scheduling. 907-772-5228 or hilary.wood@alaska.gov

Annual Meeting- We encourage all club members to attend the annual meeting to participate in officer and bylaw elections. There are openings for two executive committee members: one secretary/treasurer and one executive member. Interested parties should submit a letter of interest to psgakrodandgunclub@gmail.com.

Membership Drive- Assistance is needed for the July 4th membership drive to provide information, distribute applications and collect dues at our booth on main street.

Outdoor Swap and Sale- Individuals may purchase a table for \$20.00 to sell personal outdoor gear. All items are welcome, including sports cards and comic books or local crafts and baked goods. The club is expecting donated items to be sold as a fundraiser.

Volunteer Opportunities and Donations- The club greatly appreciates volunteers and donations of any kind including landfill or building materials. For those interested in contributing or interested in becoming a member, please contact us at any time. Questions and feedback are also welcomed.

Project List

- *Rifle Field Improvements: * Reid Brothers Construction will be replacing the rifle range boardwalk with gravel extending to the 100-yard line. Plans include establishing truck access to the rifle field, and suitable landfill materials may be donated to assist with area expansion and cleanup. Gravle vouchers are excepted.
- *Pistol Field Improvements: * The installation of a cement pad in the pistol shelter is proposed to enhance user footing and facilitate efficient brass cleanup. Maintenance for the wood wall will be addressed using available materials.
- *Shotgun Field Improvements: * Petersburg Power and Light crew recently installed two light poles. Future funding is sought for field lighting and the installation of a cement pad in the shotgun shelter. The two trap houses will need new roofing and patch work.
- *Clubhouse and Parking Lot: * While not an immediate priority, the clubhouse requires ongoing attention. Planned improvements include ADA parking and wheelchair access, working with NRA accessibility subsidy program.

Sponsors and contributors for the year

- Alaska Power and Telephone Charitable Giving Grant
- Designated Legislative Grant
- Reid Brothers Construction: Excavator service and material donations
- JOATMON Construction: Plow truck and material donations
- Tonka Toy Rentals: Excavator services
- Rainforest Contractors: Structural repairs
- Hammer and Wikan: Safety equipment for events
- Moose Lodge: Annual Swap and Sale host
- Petersburg Pilot: Publishing
- Bob Ratliff: Donation certificate for one load of D1 rock *
- Special thanks to plow operators who maintained the parking lot throughout the winter and club members who have rebuilt or repaired the structures.

For further information, please contact:

Jake Slaven at 907-518-4025 psgakrodandgunclub@gmail.com

Follow us on Facebook at <https://www.facebook.com/share/1BMo5ys1qU/?mibextid=wwXlfr> .

Board of Equalization (BOE)

Appeal Hearing Process Summary

The Assembly sits as the **Board of Equalization (BOE)** to hear appeals of property valuations determined by the Assessor.

Purpose of the Hearing

The BOE's role is to determine whether the Assessor's valuation is supported by the evidence or whether the Appellant has met the burden of proof to support a change in valuation.

Order of Presentation

*Each party is provided **three (3) minutes** per presentation unless otherwise directed by the Chair.*

1. **Appellant**
Presents the appeal and supporting facts challenging the Assessor's valuation.
2. **Assessor**
Presents the basis for the valuation and responds to the Appellant's statements.
3. **Appellant Rebuttal**
Responds to points raised by the Assessor.
4. **Assessor Rebuttal**
Responds to the Appellant's rebuttal.

Board Questions

Questions from the Board of Equalization

Board members may ask clarifying questions of either party. Questions should relate directly to facts, evidence, and testimony presented during the hearing.

Decision of the Board

After hearing testimony and questions, the Board deliberates and issues a decision.

- Decisions must be based solely on evidence and testimony presented at the BOE hearing
- Any change to the Assessor's valuation must be supported by facts presented at the hearing
- The Board must state the reason(s) for any change in valuation
- The Appellant bears the burden of proof and must demonstrate, using salient facts, that the Assessor's valuation is incorrect

Key Principles

The BOE does **not** negotiate values or set valuations arbitrarily

- The BOE evaluates evidence to determine whether the valuation should be upheld or adjusted