



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Tuesday, September 05, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: Sep 5, 2023 12:00 PM Alaska
Topic: September 5, 2023 Assembly Meeting

Please click the link below to join the webinar:
<https://petersburgak.gov.zoom.us/j/8483877517?pwd=TmVSWXkwRDZRRTBBd2o5NFRlcnZPQT09>
Passcode: 266414

Or Telephone:
(720) 707-2699 or (253) 215-8782
Webinar ID: 848 3877 5517
Passcode: 266414

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. August 21, 2023 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
 - A. Public Hearing for Ordinance #2023-13: An Ordinance Adjusting the FY 2024 Budget for Known Changes**

Any public testimony regarding Ordinance #2023-13 should be given during this public hearing. A copy of Ordinance #2023-13 may be found under agenda item 14A.

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 provide an update on the Medical Center.

12. Mayor's Report

A. September 5, 2023 Mayor's Report

13. Manager's Report

A. September 5, 2023 Manager's Report

14. Unfinished Business

A. Ordinance #2023-12: An Ordinance Amending Chapter 4.08 of the Former City of Petersburg Code to Account for Borough Formation - Third and Final Reading

If approved in three readings, Ordinance #2023-12 will update Chapter 4.08 to Borough Code. Ordinance #2023-12 was unanimously approved in its first and second readings.

B. Ordinance #2023-13: An Ordinance Adjusting the FY 2024 Budget for Known Changes

Ordinance #2023-13 will update the FY 2024 Budget as follows: 1) to increase the Community Center Sewer Line project budget by \$84,115 as approved with Resolution #2023-08 on June 3, 2023; 2) to accept a \$23,000 grant to the Library from the Rasmuson Foundation; 3) to accept a \$75,120 grant to conduct an energy efficiency audit at the Community Center; 4) to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines to prepare lots for future sale as approved with Resolution #2023-09 on July 17, 2023; 5) to use \$14,640 of Elderly Housing reserves for design development to remedy structural issues due to rot and deterioration of the wood on the building's main entrance ramp and cover; 6) to increase the Fire Department's communications budget by \$5,000 and the small tools budget by \$1,000; and 7) to increase payroll and benefits by a total of \$186,225 to cover the wage increases approved by the Assembly for PMEA covered employees and Department Heads. Ordinance #2023-13 was unanimously approved in its first reading.

Two amendments are being requested as follows:

1) Public Works Director Cotta requests to add two 14-yard garbage containers to the current supplemental budget (one to be stationed at the school to help with their bear issues and one to be on hand when contractors or other members of the public need this size of a container temporarily for large projects).

Recommended motion: "I move to amend Ordinance #2023-13 to include an additional expense of \$26,000 to the supplemental budget for two 14-yard Roll-off Garbage Containers to be paid for by the Sanitation Department."

2) Assisted Living Director Casey requests to add \$16,075 to the current supplemental budget to pay for repairing the Assisted Living kitchen which sustained water damage and is currently not operational. A copy of the estimate from Steelhead Enterprises LLC is attached.

Recommended motion: "I move to amend Ordinance #2023-13 to include an additional expense of \$16,075 to the supplemental budget for work at the Assisted Living facility to repair water damage in the kitchen."

15. New Business

A. Acceptance of Dedication of Easements, Rights-of-Way, Alleys and Roadways proposed on the Alaska Mental Health Trust's Plat of the South Mitkof Subdivision

The State of Alaska, Department of Natural Resources, requires borough mayors to sign for acceptance of any land dedicated for public use and for public purposes within the borough, regardless of whether or not the borough has platting authority in the area. This land dedication is south of the Papke's Landing area, which is currently exempt from platting authority. Acceptance of lands for public use or public purpose does not obligate the public or any governing body to construct, operate or maintain improvements. DNR is requesting Mayor Jensen sign the plat of the South Mitkof Subdivision.

16. Communications

There is no correspondence to share.

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Executive Session

The Assembly will adjourn to Executive Session, in accordanced with Alaska Statute 44.62.310(C)(3) and (4), matters which by law are required to be confidential and matters involving consideration of records not subject to public disclosure, and the attorney-client privilege, to receive advice and recommendations from attorneys in regard to pending litigation (James Kerr v. Petersburg Borough, 1JU-22-00856 CI).

19. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, August 21, 2023

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

Mayor Mark Jensen
Vice Mayor Bob Lynn
Assembly Member Thomas Fine-Walsh
Assembly Member David Kensinger
Assembly Member Donna Marsh
Assembly Member Jeff Meucci
Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. August 7, 2023 Assembly Meeting Minutes

The August 7, 2023 Assembly meeting minutes were unanimously approved.

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

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

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Assembly Member Meucci, Seconded by Vice Mayor Lynn.

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

5. Public Hearings

A. Public Hearing for Ordinance #2023-12: An Ordinance Amending Chapter 4.08 of the Former City of Petersburg Code to Account for Borough Formation

No testimony was given.

B. Public Hearing for an Application to Purchase Borough Owned Tidelands - Wikan Enterprises, Inc.

John and Sheri Wikan, doing business as Wikan Enterprises, Inc., have filed an application to purchase the Borough owned lot they currently lease, located at 103A Dock Street (parcel ID #01-010-037).

Sheri Wikan outlined the reasons Wikan Enterprises is requesting to purchase the land currently being leased and emphasized that selling the land will ensure continuation of their business services which is in the best interests of our community.

Hillary MacDonald spoke in favor of the land sale as the interested party to purchase Wikan Enterprises.

Bennett McGrath, the realtor handling the sale of the business, spoke in favor of the sale.

Harbormaster Wollen gave a history of the Dock Street area and the planned Marine Industrial Park.

John and Sheri Wikan spoke regarding the land behind their business that is not currently being leased and noted the area is currently zoned industrial, not marine industrial.

6. Bid Awards

There were no bid awards.

7. Persons to be Heard Related to Agenda

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

Joel Randrup, representing himself, spoke against agenda item 15(A)4 to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned lots on Lake Street stating there needs to be a better public process and the water/sewer infrastructure needs to be upgraded first. He also recognized the Public Works crew who has been working to locate pipes in his front yard.

John Murgas, representing himself and Island Ventures, encouraged the Assembly to approve the continuation of the Island Ventures lease under the Consent Agenda and stated his support for the sale of the Wikan lease property.

Cris Morrison, PIA Tribal Council President, thanked the Assembly for moving their land purchase application forward in the process and urged them to approve Resolution #2023-11 as a direct sale to PIA.

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.

Aaron Hankins, the Borough's Emergency Services Director, shared the Fire Department is having a recruitment drive and showing a documentary at the theater this week called Odd Hours, No Pay, Cool Hat. There will also be an open house at the Fire Station Thursday, August 24, 2023 from 6:30 to 8:00 p.m.

9. Boards, Commission and Committee Reports

No reports were given.

10. Consent Agenda

A. Island Ventures, LLC Land Lease Renewal

By unanimous roll call vote, the Assembly approved renewal of the Island Ventures, LLC lease through August 14, 2028 at the rate of \$1,950 per year.

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

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

11. Report of Other Officers

There were no reports.

12. Mayor's Report

A. August 21, 2023 Mayor's Report

Mayor Jensen read his report into the record.

13. Manager's Report

There was no written Manager's Report for this meeting.

14. Unfinished Business

A. Ordinance #2023-12: An Ordinance Amending Chapter 4.08 of the Former City of Petersburg Code to Account for Borough Formation - Second Reading

Ordinance #2023-12 was unanimously approved in its second reading.

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

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

B. Resolution #2023-10 (Option A): A Resolution Authorizing the Public Sale of Borough Owned Property Located at 10 N. 12th Street (Parcel #01-006-431) by [Sealed Competitive Bid or Outcry Auction] or (Option B): A Resolution Approving the Disposal of Borough Owned Property Located at 10 N. 12th Street (Parcel #01-006-431) by Direct Sale to the Petersburg Indian Association

The Assembly unanimously approved Resolution #2023-10 Option B, selling the parcel at 10 N. 12th Street to the Petersburg Indian Association by direct sale. Manager Giesbrecht will negotiate the terms of the sale which will be brought back before the Assembly for final approval.

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

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

15. New Business

A. Ordinance #2023-13: An Ordinance Adjusting the FY 2024 Budget for Known Changes

Ordinance #2023-13 will update the FY 2024 Budget as follows: 1) to increase the Community Center Sewer Line project budget by \$84,115 as approved with Resolution #2023-08 on June 3, 2023; 2) to accept a \$23,000 grant to the Library from the Rasmuson Foundation; 3) to accept a \$75,120 grant to conduct an energy efficiency audit at the Community Center; 4) to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines to prepare lots for future sale as approved with Resolution #2023-09 on July 17, 2023; 5) to use \$14,640 of Elderly Housing reserves for design development to remedy structural issues due to rot and deterioration of the wood on the building's main entrance ramp and cover; 6) to increase the Fire Department's communications budget by \$5,000 and the small tools budget by \$1,000; and 7) to increase payroll and benefits by a total of \$186,225 to cover the wage increases approved by the Assembly for PMEA covered employees and Department Heads.

Ordinance #2023-13 was unanimously approved in its first reading.

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

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

B. Wikan Enterprises, Inc. Application to Purchase Borough-Owned Tidelands Located at 103A Dock Street

After much discussion, the Assembly approved to move the sale of 103A Dock Street forward in the process by a vote of 4-3.

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

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

Voting Nay: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Meucci

C. Resolution #2023-11: A Resolution Approving the Disposal of Borough Owned Property Located at 103A Dock Street (Parcel #01-010-037) by Direct Sale to Wikan Enterprises, Inc.

By unanimous roll call vote, the Assembly approved Resolution #2023-11 to sell 103A Dock Street to Wikan Enterprises by direct sale, the final terms of which are subject to Assembly approval.

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

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

D. New Hospital Project - Dawson Construction Guaranteed Maximum Price (GMP) Contract Amendment

The Assembly approved the GMP contract amendment for Dawson Construction for sitework by a vote of 6-1.

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

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Kensinger, Assembly Member Meucci, Assembly Member Newman

Voting Nay: Assembly Member Marsh

E. Housing Needs Assessment Work Session

A work session to hear the draft results of the Housing Needs Assessment was scheduled for Monday, August 28th at 6:00 p.m.

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

16. Communications

A. Correspondence Received Since August 3, 2023

17. Assembly Discussion Items

A. Minimum Age to Operate Borough Vehicles

Assembly Member Kensinger discussed his thoughts regarding putting a minimum age in place to operate Borough vehicles and possible exceptions to the proposed policy.

B. Assembly Member Comments

Assembly Member Meucci encouraged anyone interested in helping out the Fire Department to watch the Odd Hours, No Pay, Cool Hat documentary at the theater this week, attend the open house at the Fire Station on August 24th and to take part in the emergency response training set for September.

Assembly Member Lynn asked that Manager Giesbrecht look into whether the Borough created a problem by approving to install utility stubs to properties on Lake Street in preparation for sale and to explore the need for contact with home-owners in the affected areas going forward.

C. Recognitions

Assembly Member Fine-Walsh recognized Kyle Knight, the first person born and raised in Petersburg to ascend Devil's Thumb.

18. Adjourn

The meeting was adjourned at 7:52 p.m.

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

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



Petersburg Medical Center

Borough Assembly Report – September 2023 – Phil Hofstetter, CEO

FY24-28 Strategic Plan Goals, Priorities, and Benchmarks

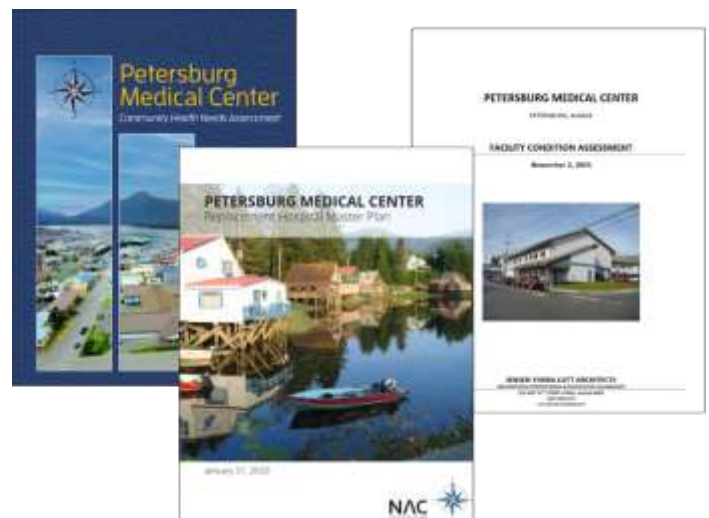
Workforce Wellness:

- As part of advocacy, training and professional development, PMC staff and two board members will attend the annual Alaska Hospital & Healthcare Association (AHHA) conference in September. This conference brings together members and partners from facilities and communities throughout the state to discuss current topics, challenges, and opportunities across Alaska's healthcare system. It's a chance to share best practices, resources, and innovative solutions and to network with colleagues across the continuum of care.
- CEO "office hours" will be scheduled as an open-door opportunity for ALL staff. This will be a reinvention of the previous "Coffee with Phil" concept and an opportunity to have a rotation of managers, medical, subject matter experts and board members with the CEO available to staff. Specific day(s)/time(s) to follow which allows employees more access to leadership and the board.
- Using activities and the environment is such an excellent way to promote mental and physical well-being, and I want to congratulate PMC physical therapist Andrew Simmons for completing his swim across Fredrick Sound. He is one of only 2 people ever to do so. Read or listen to the [KFSK story](#).
- Congratulations to Don Bieber, who retired from PMC after 16 years.



Community Engagement:

- In response to community input, the following documents are now on file at Petersburg Public Library for in-library as reference material for public review: (Note: These are also available on the [PMC website](#).)
 - [2015 Facility Condition Assessment](#)
 - [2020 Petersburg Medical Center Replacement Hospital Master Plan](#)
 - [2020 Petersburg Medical Center Replacement Hospital Master Plan Volume 2 Appendix](#)
 - [2022 Community Needs Health Assessment](#)



Guiding Values: Integrity - Dignity - Professionalism - Team Work - Quality

- In response to community input, PMC hospital board meetings will now take place in the Borough Assembly Chambers. The standing meeting day continues to be on the fourth Thursday of the month. In order to accommodate KFSK broadcast of the board meeting, the hospital board moved the standard meeting start time to 5:30 pm. Meetings will be adjusted as needed to account for holidays or other scheduling conflicts, but standard notice will be provided should any scheduling changes occur.
- July-August: Home Health community cafes on July 20, 26 and August 3, 9.
- August 3: KFSK Radio PMC Live
- August 7: PMC reports out and provides input at Borough Assembly Meeting
- August 21: PMC provided input at Borough Assembly Meeting.
- September 4 (Labor Day): Registration is now open for the Rainforest Run 10K and half-marathon.



Facility:

- Considerable water damage and concern for mold and deterioration of floor and walls was found in the PMC long term care solarium. This area is currently closed due to safety and infection control issues and is being assessed for repair.
- Contract Amendment for Dawson Construction, Guaranteed Maximum Price (GMP): At the August 21 Assembly meeting, upon PMCs request, the Borough Assembly authorized PMC



to execute a GMP Amendment to the Dawson Construction contract for sitework, in an amount not to exceed \$5,898,643. This was the end result of a public bid process conducted by Dawson Construction during July and August. The bid was awarded to Rock-N-Road Construction, Inc. from Petersburg. PMC will now work with Dawson to determine and schedule the work, pending approval on permits and clearances and a final determination on the source of funding.

- PMC expects final NEPA clearance by early September.
- The new facility plan has been adjusted based on additional information and clarifications related to the \$20 million Treasury grant administered by the State of Alaska. Based on funding requirements, budget considerations, and input from the steering committee and key PMC staff, the overall design has changed, with the total building size for the Wellness, Education and Resource Center (WERC) building at 19,000 sq ft.

- The Primary, Acute and Long Term Care Facility (PALTC) building will be adjacent to the WERC building and be 59,000 sq ft. Note that while PMC plans to complete the PALTC in 2026, we cannot commit to a specific date for this portion of the project until final funding stack is secured.
- Updates: Project updates are available on the PMC website under the “[New Facility & Planning](#)” tab.

Financial Wellness:

- FY23 Audit is currently in process. The audit firm is working on data collection, with an expected completion date of October.
- PMC is still awaiting word from the State regarding Exceptional Relief Request. Further information was requested and submitted on 8/4/23 and still pending at this time.
- PMC is still awaiting word on the Treasury Grant following the last round of questions for submission.
- HRSA Grant \$300k for behavioral health was approved.
- Financial performance is improving slowly and will be reported out accordingly.

Patient-Centered Care:

- PMC will be implementing DiningRD to enhance menu and nutrition planning for long term care residents. PMC dietary staff will use this software-driven food and nutrition program to help monitor and improve dining and nutrition services for long term care residents.
- PMC received acknowledgment of a HRSA grant award for Rural Communities Opioid Response program which will be a part of the Behavioral Health department. This is a one year \$300k grant.
- Petersburg Medical Center has two exciting new programs to help people improve strength, improve balance and decrease fall risk: Bingocize and Tai Ji Quan: Moving for Better Balance. Classes start the week of September 11, with registration available at the first class. For more information, call 772 - 5580. Class times are as follows:
 - Monday/Wednesday: 10:00-11:00 am, Bingocize
 - Tuesday/Wednesday: 10:00-11:00 am, Tai Ji Quan

**Mayor's Report
For
September 5, 2023 Assembly Meeting**

- 1. Early and Absentee Voting for the October 3, 2023 Municipal Election:** Early and absentee voting will be held in the Training Room of the Police Department (downstairs near the main entrance to the Municipal Building) beginning Wednesday, September 13th, from 11:00 a.m. to 3:00 p.m., Monday through Friday. Early and Absentee voting will end at 12:00 p.m. on Monday, October 2, 2023.

- 2. Seeking Election Officials:** Clerk Thompson is looking for registered Borough voters to work as Election Officials on October 3, 2023.

For more information regarding the October 3, 2023 Municipal Election, please contact Clerk Thompson at 907-772-5405 or dthompson@petersburgak.gov.



**Borough Manager's Report
Assembly Meeting 05 September 2023**

- ❖ Dive In Movie Nights are scheduled as monthly Aquatic Events, check out our fliers for the next upcoming movie.
- ❖ Sprint Triathlon coming up on Saturday, September 16th! Contact Scott Burt or Front Desk for questions and/or registration.
- ❖ Youth Basketball registration opening soon – still looking for volunteers for all positions: coach, referees, time/score keepers. Please see Julie Anderson so that we may have a successful season.
- ❖ Still looking for a motor pool mechanic. We have not had any applicants to date.
- ❖ The Borough's new vector truck is in route and should be in Petersburg the first week of September.
- ❖ Chris and Aaron will be traveling to Southeast Conference in Sitka, September 19-21 to attend the annual meeting of the Southeast Alaska Solid Waste Authority (SEASWA).
- ❖ We met recently with representatives from the Wastewater Dept to look at ways to address issues with the wastewater discharges from the baler. It is anticipated that the forthcoming changes in EPA regulations for Petersburg's wastewater discharges will necessitate some improvements to the baler's sewage system.
- ❖ Sam and Jim are finishing up some new covered storage located between the water and sewer sheds in the public works yard. The new covered area will help keep welding and fabrication supplies out of the weather.
- ❖ The Maintenance Dept is helping Assisted Living address some maintenance needs identified during a recent AHFC inspection of the premises.
- ❖ Tour ship activity is still busy through mid-September so thank you again to the local fleet playing nice at the drive down facility.
- ❖ On Monday August 21 a staff and Harbor Board/Assembly members met with USACE delegation that included the new USACE AK District Commander Jeff Palazzini,, Chief Randy Bowker also from the Ak District and Edward Belk, USACE Civil Works Director from DC for a meet and greet and Scow Bay site visit for Scow Bay. Staff felt like visit went well so hope the proposed project feasibility study makes it into the Federal budget.
- ❖ Assisted Living is working with Maintenance on an action plan for repairs noted in the recent inspection.

- ❖ Looking into what we have collected from Medicaid in reimbursement from what we have not received in past.
- ❖ We should have the Assisted Living kitchen back this week.
- ❖ Have a resident that needs to go to Juneau to see a specialized doctor and working with Medicaid to see what we can do to get the resident up there.
- ❖ Water staff completed a hydrant flow test near the new hospital site.
- ❖ Wastewater staff is replacing the force main under the Dock Street pier that serves the Coast Guard and making good progress in a very tough location to work.
- ❖ A request to proceed with a land acquisition scenario at Pumpstation 4 will be forthcoming at the next Assembly meeting. Discussions with neighbors are ongoing and I hope to finalize the path and request authorization to move forward at the September 18th meeting.
- ❖ PMPL responded to a request for further information from the Dept of Energy regarding the Section 243 grant. It is still anticipated with award of this grant; the Blind Slough project will receive \$2.7M.
- ❖ Blind Slough Hydro is moving forward; however, the contractor has had difficulty with removal of concrete from within the powerhouse and also with drilling into the bedrock for install of new generator foundation anchors. Gilkes Hydro, manufacturer of the generating equipment, will be in Petersburg on September 20th to guide McG/DCI on the installation of their equipment.
- ❖ The Scow Bay Generator #2 RFP resulted in four proposals being received. PMPL is working with the highest ranked proposer, Marine Services Inc./Virdi Power, to achieve satisfactory terms on the unit that was proposed.
- ❖ PMPL is advertising for an Electrician/Operator with the news that our current Electrician is resigning and moving south. The department's journeyman Lineman position remains open with very few applicants responding and no applicants that were deemed qualified. Both applicant pools for these positions are currently empty.
- ❖ The library's summer reading programs have wrapped up, over 250 people of all ages participated this year. Thank you the many individuals and business whose donations make these programs possible.
- ❖ The library is now selling hoodies featuring original artwork by Doris Olsen. Proceeds help support programs and activities at the library.
- ❖ The Borough's auditors, BDO, will be in town between September 11th – 15th conducting their annual audit. Finance staff is currently preparing and pulling samples for their preaudit testing. If anyone has questions for them while they are in town, they will be set up in the conference room in the municipal building during this time.
- ❖ The Commissioner of Natural Resources acknowledged the timely filing of the borough's appeal regarding parcels at Hood Pt and Prolewy Pt. The commissioner agreed to waive the stay on lands adjudicated under the most recent decision that are not part of the borough's appeal. This means the borough now has management authority over the lands approved for conveyance and that the borough may request a survey determination to move certain selections closer to conveyance.

**PETERSBURG BOROUGH
ORDINANCE #2023-12**

**AN ORDINANCE AMENDING CHAPTER 4.08 OF THE FORMER CITY
OF PETERSBURG CODE TO ACCOUNT FOR BOROUGH FORMATION**

WHEREAS, on January 3, 2013 the Election Division for the State of Alaska certified the election results of the December 18, 2012 incorporation election for the Petersburg Borough; and

WHEREAS, the certified election confirmed the incorporation of the Petersburg Borough and dissolved the City of Petersburg; and

WHEREAS, Petersburg Borough Charter, Section 19.06 requires all ordinances, resolutions, regulations, orders and rules in effect for the former City of Petersburg to continue in full force and effect within the Petersburg Borough, Service Area 1, until expressly reaffirmed, revised or repealed by the Assembly; and

WHEREAS, Chapter 4.08 of the former City of Petersburg Code, addressing the sale of Borough owned personal property and equipment, has not been updated in a number of years and requires changes in order to move it into the current municipal code, raise amounts to account for the increased value of goods since the last amendment, and update the means of allowable disposals to provide for online auctions.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Chapter 4.08 (*Selling*) of the Petersburg Municipal Code, is hereby amended as follows:

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

Section 2. Purpose: The purpose of this ordinance is to update the language of the municipal code, account for the increased value of goods, and include provisions for online marketplaces.

Section 3. Substantive Provisions: Chapter 4.08, *Selling*, of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is in [brackets] and struck through.

Chapter 4.08 - SELLING

4.08.010 - Competitive bidding required when.

The sale or other disposal of **borough** [city] owned personal property and equipment with an estimated value of **fifteen** [five] thousand dollars or more shall be through public competitive bidding. At least ten days' advance notice of the proposed sale shall be posted in three public places, **one of which may be the borough website**. The bidding shall be by public outcry auction, [or] sealed bid **or online government surplus marketplace, including govdeals.com**. In the event property or equipment is not sold **after public notice and competitive**

bidding [at auction], the **borough** [city] manager may dispose of the property or equipment in a manner which **the manager determines** is in the best interest of the **borough** [city].

4.08.020 - Council to prescribe conditions.

The **borough assembly** [city council] may prescribe the bidders' qualifications, terms of payment, terms of delivery and such other general, special or technical provisions as may be deemed appropriate.

4.08.030 - **No** Warranty [limited].

All **borough-owned** personal property and equipment are sold without warranty or **guarantee** [presentation] **of any type or kind** as to **title**, condition or fitness for a particular or specific purpose.

4.08.040 - Exceptions to competitive bidding.

A. The **borough** [city] manager is authorized to sell or dispose of personal property and equipment with an estimated value of less than **fifteen** [five] thousand dollars. Sale or disposal shall be **in a manner which the manager determines is** in the best interest of the **borough** [city].

B. Personal property and equipment that may be used **by the borough** as trade-in for similar new or used properties are exempt from **the provisions of this chapter** [public auction].

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

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

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2023.

ATTEST:

Mark Jensen, Mayor

Debra K. Thompson, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2023-13**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2024 BUDGET FOR KNOWN CHANGES**

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

Section 2. Purpose: The purpose of this ordinance is to adjust the FY 2024 budget for known changes.

Section 3. Substantive Provisions: In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2023 and ending June 30, 2024 is adjusted as follows:

Explanation: Necessary revisions in the FY 2024 budget identified after adoption of the Budget.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
FISCAL YEAR 2024 REVENUE / EXPENSE BUDGET ADJUSTMENTS				
Parks & Recreation – Property Development Fund – Community Center Sewer Line Project				
260.000.506528	Community Center Sewer Line Expense	\$417,000.	\$84,115.	\$501,115.
The Petersburg Borough Assembly Approved Resolution #2023-08 at the June 3, 2023 Assembly meeting which was in approval of this budget adjustment. This expense will come from the Property Development Fund.				
Misc. Grants – Library Rasmuson Grant				
200.000.402232 & 200.000.506652	Rasmuson Foundation Grant for a copy machine and collection expansion.	\$0	\$23,000.	\$23,000.
The Library received notice of a \$23,000 grant from the Rasmuson Foundation after the FY24 budget was going through the budget process.				
Misc. Grants – State & Community Energy Programs (SCEP)				
200.000.402294 & 200.000.506653	Energy Audit	\$0	\$75,120.	\$75,120.
The Borough is receiving \$75,120 to conduct an energy efficiency audit of the Community Gym / Aquatic Center.				
Property Development Fund – Utility Connection Stubs				

260.000.506530	To provide utility connection stubs to residentially zoned Borough property lines to prepare the lots for future sale.	\$0	\$100,000.	\$100,000.
This budget amendment was approved by Resolution #2023-09 at the 7/17/23 meeting.				
Elderly Housing – Main Entrance Repair				
470.000.506530	Main Entrance Repair Design Work	\$0	14,640.	\$14,640.
Expense for a Harai & Associates design proposal relating to structural issues on the main entrance ramp & cover due to rot and deterioration on the wood structure.				
General Fund – Fire Department				
110.525.501420	Communications	\$18,550.	\$5,000.	\$23,550.
110.525.501340	Small Tools	\$15,350.	\$1,000.	\$16,350.
\$5,000 in communications – Onsolve (Code Red System) erroneously not budgeted for in the original budget and a \$1,000 increase in small tools expense is for repairs to a Hurst tool that was found to be defective during it's annual inspection.				
Borough Wide Wage Increases				
Borough Payroll & Benefits	All Departments	\$11,005,127.	\$186,225.	\$11,191,352
Wage Increases from PMEA and Department Head salary increases approved by the Assembly.				

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

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

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this _____ day of _____, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
 Published:
 Effective:

From the minutes of the 6/03/23 Assembly Meeting:

15. New Business

A. Resolution #2023-08: A Resolution for Bid Award Authorization for the Community Center Sewer Line Project and Increase in Budget

Resolution #2023-08 was unanimously approved.

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

Voting Yea: Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci, Assembly Member Newman

From the minutes of the 7/17/23 Assembly Meeting:

15. New Business

A. Resolution #2023-09: A Resolution to Use up to \$100,000 from the Property Development Fund to Provide Utility Connection Stubs to Residentially Zoned Borough Property Lines to Prepare the Lots for Future Sale

Resolution #2023-09 was unanimously approved.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Marsh.

Voting Yea: Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-08**

**A RESOLUTION FOR BID AWARD AUTHORIZATION FOR THE COMMUNITY
CENTER SEWER LINE PROJECT AND INCREASE IN BUDGET**

WHEREAS, the Community Center Gym began experiencing a multitude of plumbing and sewer line problems over the past 2 years; and

WHEREAS, problem with the sewer lines are resulting in very recent closures of gym locker room facilities; and

WHEREAS, approval was granted by the Petersburg Borough Assembly with Resolution 2022-21 to hire RSA Engineering, Inc. to create the bid documents for this project at an estimated project cost of \$416,290; and

WHEREAS, with Ordinance #2023-08, the Borough Assembly approved \$417,000 from the Property Development Fund in the FY 2024 budget for this project; and

WHEREAS, the project was made available for bidding on Thursday, May 18, 2023, closing on June 16, 2023 where the sealed documents were publicly opened and read; and

WHEREAS, one bid was received from Ketchikan Mechanical, Inc. with a project cost not to exceed \$501,114.61; and

WHEREAS, the deficit of \$84,114.61 can be obtained from the Property Development Fund with approval of the Borough Assembly.

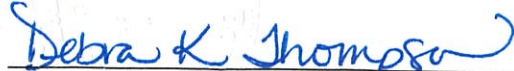
THEREFORE BE IT RESOLVED, the Petersburg Borough Assembly hereby authorizes the acceptance of the bid provided by Ketchikan Mechanical, Inc. for the repairs to the Community Center Gym sewer line, in an amount not to exceed \$501,114.61, and to increase the budget by \$84,114.61 to come from the Property Development Fund.

Passed and Approved by the Petersburg Borough Assembly on June 19, 2023.



Bob Lynn, Vice Mayor

ATTEST:



Debra K. Thompson, Borough Clerk

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-09**

A RESOLUTION TO USE UP TO \$100,000 FROM THE PROPERTY DEVELOPMENT FUND TO PROVIDE UTILITY CONNECTION STUBS TO RESIDENTIALLY ZONED BOROUGH PROPERTY LINES TO PREPARE THE LOTS FOR FUTURE SALE

WHEREAS, the Petersburg Borough is currently experiencing a housing shortage for new and current Borough residents; and

WHEREAS, the Petersburg Borough appointed a Housing Task Force to research the subject and bring forward ideas the Borough can act on to provide needed housing; and

WHEREAS, the Petersburg Borough Assembly, at their February 6, 2023 meeting, unanimously voted for Manager Giesbrecht to instruct the Borough’s Utility Director to identify any existing Borough-owned lots that can be easily connected to water, sewer and electric services and bring them forward to the Assembly to consider offering for public sale; and

WHEREAS, Utility Director Hagerman identified the following Borough lots with estimated costs to provide utility connections in preparation for future sale:

1200 Lake Street	\$24,000
200 Aaslaug Street	\$27,000
Sandy Beach Road Parcel #01.003.515	<u>\$22,000</u>
	\$73,000 estimated total costs

WHEREAS, actual costs to provide these utility connection stubs will be added to the assessed value of the property to determine the selling price of each lot; and

WHEREAS, Director Hagerman also noted Borough property located at 1016 Sandy Beach Road, which has existing water and sewer service at the property line, that Community Development Director Cabrera recommends to rezone from Rural Residential (R-R) to Single Family Residential (S-F) to fit better in the neighborhood and in preparation for future sale; and

WHEREAS, the Borough’s Property Development Fund currently has \$295,075 in available, unencumbered funds.

NOW THEREFORE, BE IT RESOLVED, the Petersburg Borough Assembly approves to use up to \$100,000 from the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines located at 1200 Lake Street, 200 Aaslaug Street and Parcel #01.003.515 on Sandy Beach Road to prepare the lots for future sale.

Passed and Approved by the Petersburg Borough Assembly on July 17, 2023.


Bob Lynn, Vice Mayor

ATTEST:


Debra K. Thompson, Borough Clerk

Jody Tow

From: Tara Alcock
Sent: Wednesday, May 17, 2023 9:08 AM
To: Jody Tow
Subject: FW: Congratulations! | Grant Award #17897

FYI

From: Monica Garcia-Itchoak <mitchoak@rasmuson.org>
Sent: Monday, May 15, 2023 2:06 PM
To: Tara Alcock <talcock@petersburgak.gov>
Cc: Monica Garcia-Itchoak <mitchoak@rasmuson.org>
Subject: Congratulations! | Grant Award #17897

Dear Taralee,

Congratulations! Your Tier 1 grant award to purchase a copy machine and expand collections with an outright grant of \$23,000.

You will receive an award letter and grant agreement in snail mail (sometimes take up to 10 business days), and a check will **arrive separately from bill.com** – this is a new process for the Foundation. If you want to sign up for EFT for future grants, the [bill.com](#) letter will include instructions on setting that up. It is not necessary to sign up for ETF.

If you have any grant portal or payment questions, please email grants@rasmuson.org and Cc me on all correspondence so I can track and help expedite.

I will be your PO for this grant through the final reporting deadline. The Foundation looks forward to hearing about your progress. Please share photos when you submit your final report so we can highlight your organization's impact on the community. In addition, a press release will go out within the next week on all our social media platforms – feel free to share within your networks.

Let me know if you have any questions during your project.

All the best,
 Monica



Monica Garcia-Itchoak
 she/her/hers
 Program Officer

Direct 907-334-0520
Cell 708-228-3386



FINAL ALLOCATION OF FUNDS

Office of State and Community Energy Programs (SCEP)
U.S. Department of Energy (DOE)

ATTACHMENT 1A: DOE FORMULA GRANT FUNDING ALLOCATIONS TO LOCAL GOVERNMENTS FOR THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM

This document presents the final formula grant funding allocations by Local Government (Table 1a) for the EECBG Program - Sec. 40552(b) of the [Infrastructure Investment and Jobs Act \(IIJA\)](#) of 2021.

Table 1a. FINAL EECBG Program Formula Grant Funding Allocations to Local Governments
Listed Alphabetically by State and Local Government

#	State/Territory	Entity Name	Level of Government	Allocation
Total (Local Governments)				\$299,200,000
1	AK	Aleutians East	County	\$75,120
2	AK	Fairbanks North Star	County	\$77,080
3	AK	Haines	County	\$75,080
4	AK	Kenai Peninsula	County	\$76,770
5	AK	Ketchikan Gateway	County	\$75,180
6	AK	Kodiak Island	County	\$75,250
7	AK	Matanuska-Susitna	County	\$77,960
8	AK	North Slope	County	\$75,430
9	AK	Northwest Arctic	County	\$75,270
10	AK	Petersburg	County	\$75,120
11	AK	Anchorage	City	\$300,250
12	AK	Bethel	City	\$75,220
13	AK	Fairbanks	City	\$76,260
14	AK	Juneau, City and Borough of	City	\$76,130
15	AK	Kenai	City	\$75,270
16	AK	Ketchikan	City	\$75,300
17	AK	Kodiak	City	\$75,210
18	AK	Palmer	City	\$75,250
19	AK	Sitka	City	\$75,300
20	AK	Wasilla	City	\$75,390
21	AL	Baldwin	County	\$246,150
22	AL	Calhoun	County	\$79,030
23	AL	Etowah	County	\$78,540
24	AL	Jefferson	County	\$348,100
25	AL	Lee	County	\$78,040

Harai & Associates, Inc.

Consulting Civil Engineers & Land Surveyors

P.O. Box 625 Petersburg, Alaska 99833
Telephone & Fax (907) 772-9216

July 18, 2023

Michelle Lopez
Director, Elderly Housing
Petersburg Borough
P.O. Box 1530
Petersburg, Alaska 99833

Re: Elderly Housing, Main Entrance Repair – Engineering Proposal

Michelle;

I would like to offer my engineering services for the Main Entrance - Repair Design Proposal. This proposal is in response to your request for design work relating to structural issues on the main entrance ramp & cover. All of these structural issues are related to deterioration and rot on the wooden structural members.

A brief site visit with you, we discussed would it be best to repair the existing or demolish the existing and replace with new. I stopped by the site at a later dated and did some preliminary inspection. I now tentatively conclude that it would be best to repair the existing. This would be the more cost effective and would probably provide 25+ years of additional life to the structure. Further inspection would be done under this engineering proposal.

This engineering service proposal is for the design, bidding and contract administration of the main entrance repair from start to finish. I would be working closely with you, your staff and the Petersburg Borough staff in the design and bidding process.

Cost for these services is estimated as follows and not to exceed.

Gather site & project information (old design plans) Professional Engineer: 4 hrs@ \$120/hr =	\$480.00
Site inspection & measurements: Professional Engineer: 6 hrs@ \$120/hr =	\$720.00
Preliminary design & approval Professional Engineer: 40 hrs@ \$120/hr =	\$4,800.00

Michelle Lopez
July 18, 2023
Page 1 of 2

Final design & project manual/specifications: Professional Engineer: 28 hrs @ \$120/hr =	\$3,360.00
Project bidding: Professional Engineer: 8 hrs @ \$120/hr =	\$960.00
Project award, administration & inspection: Professional Engineer: 28 hrs @ \$120/hr =	\$3,360.00
Project closeout: Professional Engineer: 8 hrs @ \$120/hr =	<u>\$960.00</u>
Engineering services total =	\$14,640.00

Additional cost for printing construction contracts, bid advertisement and other associated cost will be billed separately and are not included in this engineering services contract cost.

If this engineering services proposal is acceptable, let me know and I can start on the project about the end of August. Tentative schedule is: completion of the design and bid document would be approximately the end of October. Construction bid advertisement would be in November. Award of contract could be estimated in December. Completion of repair work would be approximately in June of 2024. If you have questions or I can be of further help, please call me. Thank you, for considering my engineering and design services.



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

Steelhead Enterprises LLC

PO Box 1922
 Petersburg, AK 99833 US
 steelheadenterprisesllc@gmail.com

Estimate

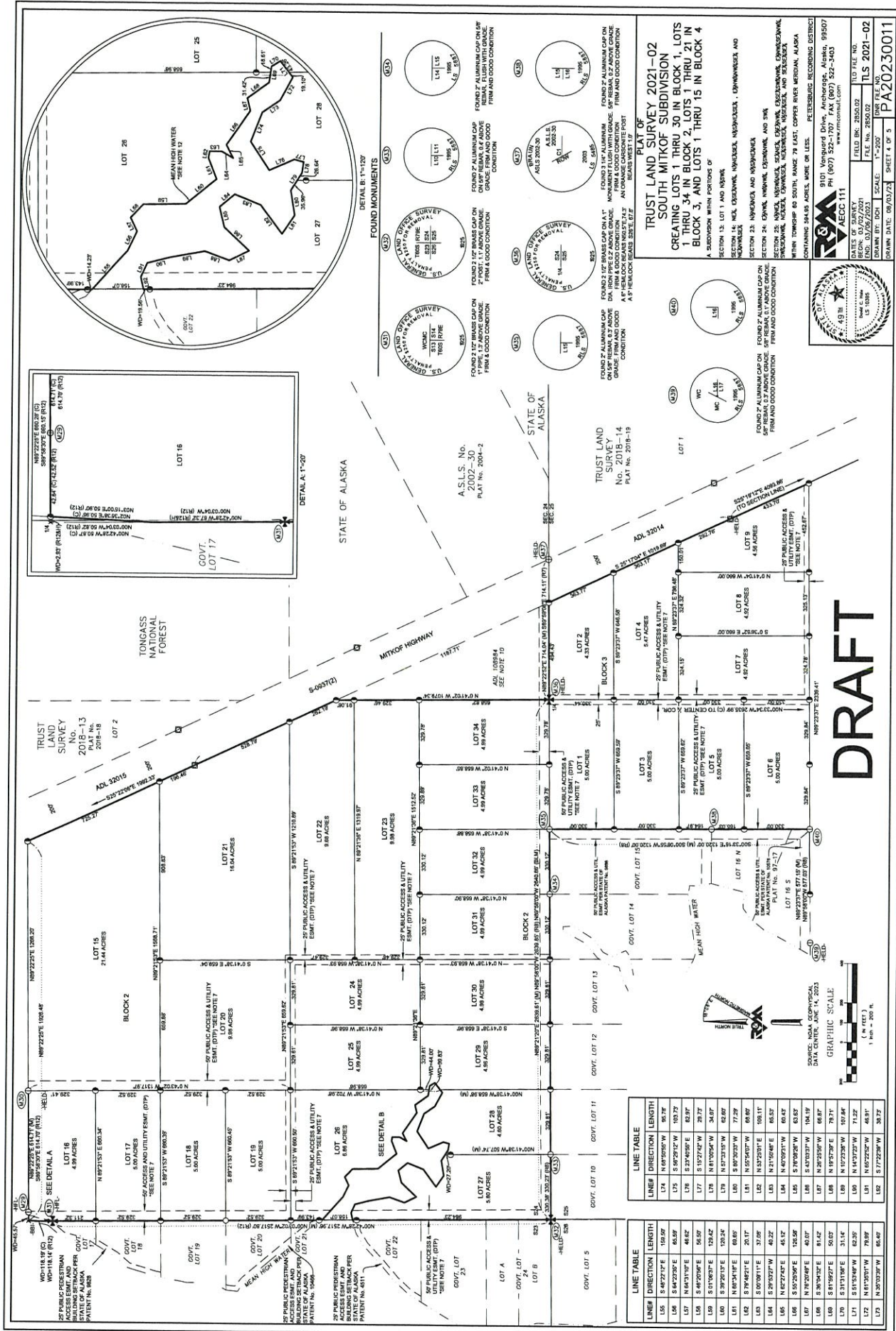
ADDRESS	SHIP TO	ESTIMATE	232
Petersburg Assisted Living	Petersburg Assisted Living	DATE	08/23/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Labor	cabinets, sinks, flooring removal and reinstall, drywall removal and reinstall, mud tape paint, FRP removal and reinstall, drying cleaning and disinfect, skim coat floor to drain.	160	70.00	11,200.00
materials	drywall, mud, tape, paint, fasteners, FRP, adhesives, caulk, disinfectant, flooring.	1	4,500.00	4,500.00
dump fees	waste materials	1	250.00	250.00
Cleaning Supplies & Materials	mediclean or equivalent, brushes, rags sponge, cleaners,	1	125.00	125.00
Services		1	0.00	0.00

kitchen repairs. water damage	SUBTOTAL	16,075.00
	TAX	0.00
	TOTAL	\$16,075.00

Accepted By

Accepted Date



TRUST LAND SURVEY 2021-02
SOUTH MITKOF SUBDIVISION
 CREATING LOTS 1 THRU 30 IN BLOCK 1, LOTS 1 THRU 34 IN BLOCK 2, LOTS 1 THRU 21 IN BLOCK 3, AND LOTS 1 THRU 15 IN BLOCK 4

SECTION 1: LOT 1 AND NE/4SW
 SECTION 2: NE/4SW AND NE/4SE
 SECTION 3: NE/4SW AND NE/4SE
 SECTION 4: NE/4SW AND NE/4SE

FOUND MONUMENTS:
 431: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 432: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 433: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 434: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 435: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 436: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 437: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2
 438: U.S. GREAT PLAINS SURVEY, W/4SW, 1908, 5.81 AC, 8.2

FOUND ALUMINUM CAPPING:
 439: FOUND 2" ALUMINUM CAPPING ON 5" REBAR 0.7' ABOVE GRADE, FIRM AND GOOD CONDITION
 440: FOUND 2" ALUMINUM CAPPING ON 5" REBAR 0.7' ABOVE GRADE, FIRM AND GOOD CONDITION
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 448: FOUND 2" ALUMINUM CAPPING ON 5" REBAR 0.7' ABOVE GRADE, FIRM AND GOOD CONDITION

LINE#	DIRECTION	LENGTH
L74	N 69°55'00" W	95.73'
L75	S 89°24'12" W	103.27'
L76	S 29°46'50" E	62.97'
L77	S 15°27'42" W	29.77'
L78	N 81°00'54" W	34.07'
L79	S 87°30'15" W	62.67'
L80	S 89°30'30" W	77.29'
L81	N 82°54'00" W	66.67'
L82	S 90°09'11" E	37.69'
L83	S 29°22'37" W	49.22'
L84	N 12°15'04" E	65.87'
L85	S 82°20'00" E	132.98'
L86	S 82°20'00" E	132.98'
L87	S 82°20'00" E	132.98'
L88	S 82°20'00" E	132.98'
L89	S 82°20'00" E	132.98'
L90	S 82°20'00" E	132.98'
L91	S 82°20'00" E	132.98'
L92	S 82°20'00" E	132.98'
L93	S 82°20'00" E	132.98'
L94	S 82°20'00" E	132.98'
L95	S 82°20'00" E	132.98'
L96	S 82°20'00" E	132.98'
L97	S 82°20'00" E	132.98'
L98	S 82°20'00" E	132.98'
L99	S 82°20'00" E	132.98'
L100	S 82°20'00" E	132.98'



R&A ACCO FTI
 9101 Vanguard Drive, Anchorage, Alaska 99507
 PH (907) 534-1100
 FAX (907) 532-3403
 WWW.RANDACCO.COM

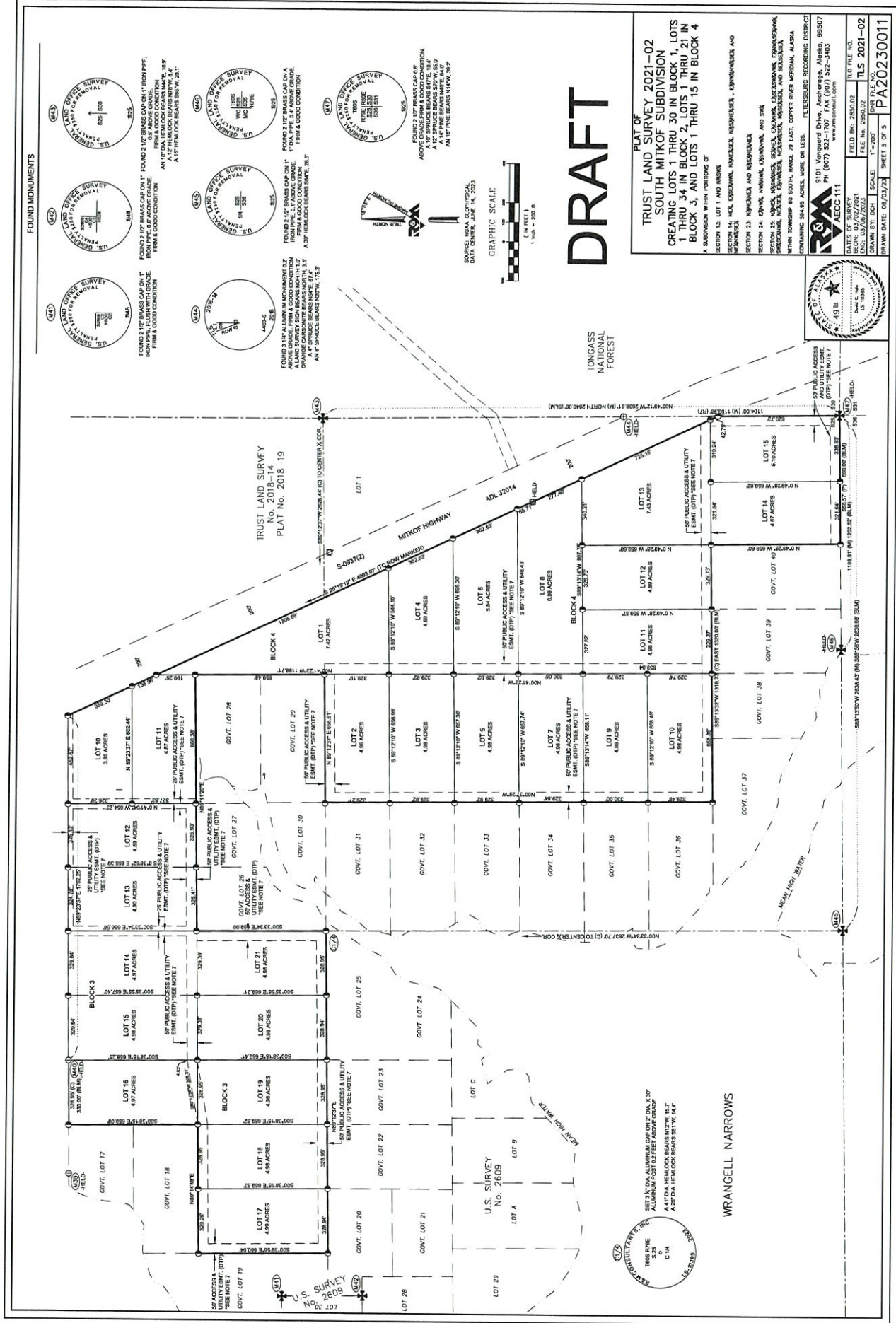
DATE: 03/29/2023
 END: 03/29/2023
 SCALE: 1"=200'
 FIELD NO.: 2500.02
 FILE NO.: 2500.02
 NLS 2021-02

DRAWN BY: DCH
 SHEET # OF 5: PA20230011

DRAFT



LINE#	DIRECTION	LENGTH
L1	N 89°55'00" W	95.73'
L2	S 89°24'12" W	103.27'
L3	S 29°46'50" E	62.97'
L4	S 15°27'42" W	29.77'
L5	N 81°00'54" W	34.07'
L6	S 87°30'15" W	62.67'
L7	S 89°30'30" W	77.29'
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L9	S 90°09'11" E	37.69'
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L14	S 82°20'00" E	132.98'
L15	S 82°20'00" E	132.98'
L16	S 82°20'00" E	132.98'
L17	S 82°20'00" E	132.98'
L18	S 82°20'00" E	132.98'
L19	S 82°20'00" E	132.98'
L20	S 82°20'00" E	132.98'
L21	S 82°20'00" E	132.98'
L22	S 82°20'00" E	132.98'
L23	S 82°20'00" E	132.98'
L24	S 82°20'00" E	132.98'
L25	S 82°20'00" E	132.98'
L26	S 82°20'00" E	132.98'
L27	S 82°20'00" E	132.98'
L28	S 82°20'00" E	132.98'
L29	S 82°20'00" E	132.98'
L30	S 82°20'00" E	132.98'
L31	S 82°20'00" E	132.98'
L32	S 82°20'00" E	132.98'
L33	S 82°20'00" E	132.98'
L34	S 82°20'00" E	132.98'



FOUND MONUMENTS

- 441 FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE. 65' ABOVE GRADE. IRON PIPE BEARS NORTH 15° 15' 00" WEST 150.00'. A 1" HELMLOCK BEARS N15° 15' 00" W 150.00'. A 1" HELMLOCK BEARS S80° 00' 00" W 25.17'
- 442 FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE. 65' ABOVE GRADE. IRON PIPE BEARS NORTH 15° 15' 00" WEST 150.00'. A 1" HELMLOCK BEARS N15° 15' 00" W 150.00'. A 1" HELMLOCK BEARS S80° 00' 00" W 25.17'
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- 445 FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE. 65' ABOVE GRADE. IRON PIPE BEARS NORTH 15° 15' 00" WEST 150.00'. A 1" HELMLOCK BEARS N15° 15' 00" W 150.00'. A 1" HELMLOCK BEARS S80° 00' 00" W 25.17'
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- 447 FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE. 65' ABOVE GRADE. IRON PIPE BEARS NORTH 15° 15' 00" WEST 150.00'. A 1" HELMLOCK BEARS N15° 15' 00" W 150.00'. A 1" HELMLOCK BEARS S80° 00' 00" W 25.17'

DRAFT

PLAT OF
TRUST LAND SURVEY 2021-02
SOUTH MITKOF SUBDIVISION
 CREATING LOTS 1 THRU 30 IN BLOCK 1, LOTS
 1 THRU 34 IN BLOCK 2, LOTS 1 THRU 21 IN
 BLOCK 3, AND LOTS 1 THRU 15 IN BLOCK 4
 A SUBDIVISION WITHIN PORTIONS OF
 SECTION 13, LOT 1 AND 1/2 AND 1/4
 SECTION 14, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4
 SECTION 23, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4
 SECTION 24, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4
 SECTION 25, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4, 1/2, 3/4, 1/4
 WITHIN TONGASS NATIONAL FOREST, ALASKA
 CONTAINING 548.6 ACRES, MORE OR LESS.
 PETERSEN RECORDING DISTRICT
 9101 Vangard Drive, Anchorage, Alaska, 99507
 (907) 527-7979
 PETERSEN RECORDING DISTRICT
 1000 W. 10th Avenue, Anchorage, Alaska, 99501
 (907) 527-7979



FIELD NO. 2850.02
 TILS 2021-02
 DATE 09/03/22
 SCALE 1" = 200'
 DRAWN BY DCH
 SHEET 5 OF 5