



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Tuesday, September 08, 2026

6:00 PM

Assembly Chambers

Zoom Information

When: September 8, 2026 6:00 PM Alaska

Topic: Regular Assembly Meeting

<https://petersburgak-gov.zoom.us/j/81066322286?pwd=hkdVKMXdJop41XaBTx5nM4gXgPCCaj.1>

Webinar ID: 810 6632 2286

Passcode: 609834

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 August 17, 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.

B. Petersburg School District

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

C. Assessor Report

Martins Onskullis, the Borough's Assessor, will provide a report on the upcoming assessment year.

D. Introduction of Auditor

BDO Assurance Manager, George Barker, will address the Borough Assembly and walk through their annual audit process while they are in town this week.

E. SEAPA Report

SEAPA Board Member Harbour will provide an update on SEAPA activities.

12. Mayor's Report

A. September 8, 2026 Mayor's Report

13. Manager's Report

A. September 8, 2026 Manager's Report

Manager Giesbrecht has provided a written report.

14. Unfinished Business

15. New Business

A. Ordinance #2026-19: An Ordinance of the Petersburg Borough Assembly Repealing Chapter 9.36, Violation -- Penalty, From the Municipal Code to Reflect Borough Incorporation - First Reading

This ordinance repeals Chapter 9.36, *Violation – Penalty*, of the former City of Petersburg Code. The chapter contains a penalty provision related to interference with the health officer and violations of certain health and safety provisions.

The ordinance removes this outdated provision because the applicable enforcement and penalty provisions are now addressed in Chapter 9.04 of the Petersburg Municipal Code.

Suggested Motion: I move to approve Ordinance #2026-19, deleting Chapter 9.36, Violation – Penalty, from the Petersburg Municipal Code, on its first reading.

B. Ordinance #2026-20: An Ordinance of the Petersburg Borough Assembly Repealing Chapter 9.08, Food Sanitation, From the Municipal Code to Reflect Borough Incorporation - First Reading

If approved in three readings, this ordinance would repeal Chapter 9.08, *Food Sanitation*, of the former City of Petersburg Code. The chapter remained in effect following Borough incorporation under Charter Section 19.06 but is no longer

necessary because food sanitation matters are regulated and enforced under applicable State of Alaska laws.

The ordinance removes the outdated former City provisions from the Petersburg Municipal Code and updates the Code to reflect current Borough and State regulatory authority.

Suggested Motion: I move to approve Ordinance #2026-20, deleting Chapter 9.08, Food Sanitation, from the Petersburg Municipal Code, on its first reading.

C. Ordinance #2026-21: An Ordinance of the Petersburg Borough Adjusting the FY 2027 Budget for Known Changes - First Reading

If approved in three readings, Ordinance #2026-21 will amend the FY 2027 Budget to reflect known changes in revenues, expenditures, transfers, grants, loans, and project funding. The proposed amendments include adjustments related to the following:

Harbor C Float Project: Addition of a \$125,000 State of Alaska Legislative Grant and corresponding port facility expenditures.

Sanitation – Hazmat: Increase of \$9,000 for Hazmat event disposal expenses that exceeded the budgeted amount.

Wastewater Disinfection and Industrial Pretreatment Studies: Addition of \$300,000 in State Revolving Fund loan revenue and corresponding expenditures for required wastewater studies.

Aquatic Center Capital Project: Addition of \$541,546 in State of Alaska School Major Maintenance Grant funding and corresponding construction expenditures, with the reimbursement retained in the Aquatic Center Capital Project Fund for future facility expenses.

Municipal Building Heat Pump and HVAC: Increase of \$40,657 for heat pump repair and HVAC duct system cleaning.

Electric Grid Resiliency Project: Adjustments to project transfers and professional services funding, including the closeout of the Auto Control Project.

Standby Diesel Generator Project: Increase of \$800,000 in budgeted revenue bond proceeds to reflect the actual bond issuance.

Elderly Housing: Addition of \$20,000 for replacement of two walk-in cooler condenser units.

Fire Department: Increase of \$301,327 for Self-Contained Breathing Apparatus (SCBA) tanks and masks previously approved but invoiced in FY 2027.

Parks and Recreation: Increase of \$5,500 for the purchase of a Genie 2632 scissor lift to assist with maintenance and to be available for use by other Borough departments.

Suggested Motion: I move to approve Ordinance #2026-21, an ordinance adjusting the FY 2027 Budget for known changes, on its first reading.

D. Resolution #2026-23: A Resolution Formally Adopting The 2026 Revision to the Petersburg Borough Standard Specifications, And Establishing Minimum Road Standards for Areas Outside Service Area One, Excluding the City of Kupreanof

This resolution formally adopts the 2026 Petersburg Borough Standard Specifications, which update and replace the 2012 City of Petersburg Standard Specifications. The resolution also establishes minimum road design and construction standards for public road improvements and subdivisions located outside Service Area One, excluding the City of Kupreanof.

Suggested Motion: I move to approve Resolution #2026-23, formally adopting the 2026 Petersburg Borough Standard Specifications and establishing minimum road design and construction standards for areas outside Service Area One, excluding the City of Kupreanof.

E. Resolution #2026-24: A Resolution Authorizing the Application for, and Execution of, a State Revolving Fund Loan for an Industrial Pretreatment Program

This resolution authorizes the Borough to apply for up to \$150,000 in Alaska Clean Water Fund SIPP funding to develop and implement an Industrial Pretreatment Program required for the Borough's wastewater system.

This resolution is presented as a substitute for Resolution #2026-21 and updates the maximum repayment period from 20 years to 5 years. It also specifies that the \$150,000 loan may include up to \$75,000 in subsidy (loan forgiveness), reducing the amount that must be repaid.

Suggested Motion: I move to approve Resolution #2026-24, authorizing the application for, and execution of, a State Revolving Fund loan of up to \$150,000 for the Industrial Pretreatment Program, as a substitute for Resolution #2026-21.

F. Resolution #2026-25: A Resolution Authorizing a Special Use Permit for a Portion of the Chief John Lott Street Right-Of-Way

This resolution approves a special use permit for Kito's LLC to continue the nonexclusive use of a portion of the Chief John Lott Street right-of-way for the ground landing of an exit stairway, porch, and wheelchair ramp.

The Planning Commission recommended approval with conditions to update the permit language and liability insurance requirements to current standards. The Planning Commission report is attached.

Suggested Motion: I move to approve Resolution #2026-25, authorizing a special use permit for Kito's LLC for the nonexclusive use of a portion of the Chief John Lott Street right-of-way, subject to the conditions recommended by the Planning Commission.

G. Resolution # 2026-26: A Resolution of the Petersburg Borough Accepting \$8,880,791 in Build Grant Funding from the U.S. Department of Transportation Maritime Administration (Marad) for the Scow Bay Small Vessel Haul-Out Project

This resolution authorizes the Petersburg Borough to accept \$8,880,791 in BUILD grant funding from the U.S. Department of Transportation Maritime Administration (MARAD) for the Scow Bay Small Vessel Haul-Out Project.

The project will improve the existing haul-out facility by constructing a new boat haul-out ramp in deeper water, a washdown pad, utility connections, an extension of the existing work pad and breakwater, and a dedicated boarding float. A memo from Director Cabrera is attached.

Suggested Motion: I move to approve Resolution #2026-26, accepting \$8,880,791 in BUILD grant funding from the U.S. Department of Transportation Maritime Administration for the Scow Bay Small Vessel Haul-Out Project.

H. Resolution #2026-27: A Resolution of the Petersburg Borough Assembly Approving the Sale of a Borough- Owned Parcel to Brian Newman

If approved, Resolution #2026- 27 would authorize the sale of a Borough- owned parcel at 1205 Lake Street to Brian Newman under the negotiated Contract of Sale.

The Planning Commission recommended approval after a public hearing, and the Assembly later authorized direct negotiations. The parcel is 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.

Suggested Motion: I move to approve Resolution #2026-27, authorizing the sale of the Borough-owned parcel at 1205 Lake Street to Brian Newman in accordance with the terms and conditions of the attached Contract of Sale.

I. Resolution #2026-28: A Resolution to Approve the Increase in Funding for Unexpected Costs Associated with Aquatic Center Sewer Line Repairs for an Amount Not to Exceed \$60,000

This resolution authorizes up to \$60,000 in additional funding from the Aquatic Center Repairs Fund for unexpected costs associated with the ongoing sewer line repair project.

Suggested Motion: I move to approve Resolution #2026-28, authorizing an additional expenditure from the Aquatic Center Repairs Fund in an amount not to exceed \$60,000 for unexpected costs associated with the Aquatic Center sewer line repair project.

J. Request For Proposal Wastewater Effluent Disinfection Study

Public Works issued a Request for Proposals (RFP) for the Wastewater Effluent Disinfection Study on July 23, 2026.

Staff recommends awarding the professional services contract to HDR Engineering, Inc. in an amount not to exceed \$101,665.00. A memo from Public Works Director Marohl and the RFP notice are attached.

Suggested Motion: I move to award the Wastewater Effluent Disinfection Study to HDR Engineering, Inc. in an amount not to exceed \$101,665.00.

K. Land Purchase Application - Skylark Park

The Borough has received an application from Skylark Park LLC to purchase two Borough-owned properties identified as Section 33, Government Lots 26 and 27. The Planning Commission held a public hearing on June 9, 2026, as required by PMC § 16.12.080, and recommends approval of the sale, subject to the properties being rezoned to Single-Family Mobile Home.

The assessed values of Government Lots 26 and 27 are \$82,400 and \$72,700, respectively. The Planning Commission's Report and recommendation are attached to this agenda item.

During this meeting, the Assembly shall determine whether the application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall schedule a public sale or exempt the application and disposal from public sale.

If public sale, the Assembly shall determine if the sale shall be by Outcry Auction or Sealed Bid and shall choose a date/time for the sale. If exempted from public sale, the Assembly shall establish the alternative method, terms and conditions of disposal.

Suggested Motions - Three Options:

Option 1: Move Application Forward / Public Sale:

I move to advance the application from Skylark Park LLC to the next stage of the disposal process and schedule the sale of Government Lots 26 and 27, Section 33, by [Outcry Auction/Sealed Bid] on [date] at [time].

Option 2: Exempt from Public Sale:

I move to advance the application from Skylark Park LLC and exempt the disposal of Government Lots 26 and 27, Section 33, from public sale, authorizing direct negotiations by the Borough Manager for the sale of the parcels, with the final terms subject to Assembly approval.

Option 3: Deny Application:

I move to deny the application from Skylark Park LLC to purchase Government Lots 26 and 27, Section 33.

16. Communications

17. Assembly Discussion Items

A. Fire Department Training Props Relocation

This agenda item requested by Member Meucci

B. Chamber of Commerce Storage Van Relocation

This agenda item requested by Member Meucci

C. Tsunami Risk Study

This agenda item requested by Member Meucci

D. Assembly Member Comments

E. Recognitions

- 18. Executive Session - PMEWA Wage Negotiations:** Pursuant to Alaska Statute 44.62.310, upon motion of the Assembly, the assembly will convene in executive session to discuss the status of wage negotiations regarding the labor agreement between the Borough and PMEWA.

Suggested Motion: I move that the Assembly convene in executive session pursuant to AS 44.62.310 to discuss the status of wage negotiations regarding the labor agreement between the Borough and PMEWA and to provide direction to the Borough's negotiating team.

19. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, August 17, 2026

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

PRESENT

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

EXCUSED

Assembly Member Rob Schwartz

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes August 3, 2026

The minutes of the August 3, 2026 meeting were unanimously approved as submitted.

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

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

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

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

5. Public Hearings

There were no public hearings.

6. Bid Awards

There were no bid awards.

7. Persons to be Heard Related to Agenda

No views were shared.

8. Persons to be Heard Unrelated to Agenda

Parks and Recreation Director Payne announced that the Aquatic Center pools, sauna, and mezzanine will reopen tomorrow with temporary occupancy limits in place due to ongoing construction and safety requirements. Locker rooms on the gymnasium side will be available while Aquatic Center locker rooms remain closed. She also reminded the public that City Creek Trail is for foot traffic only, scooters and bicycles are not allowed, and pet owners must leash their dogs and clean up pet waste.

Scott Pullar, representing 13 Marine, requested an extension beyond the December deadline to vacate the Borough-leased property at Scow Bay occupied by 13 Marine. He stated that relocating the building will be costly and could impact significant boat repair projects currently scheduled. Mr. Pullar requested consideration of extending the deadline to approximately May 1 to allow completion of existing work and facilitate the transition to a new location.

Kari Peterson, representing herself, thanked the Assembly for approving the telecommunications tower ordinance and expressed support for the proposed Tidal Network tower projects. She also shared concerns about community opposition to the project. Additionally, Ms. Peterson requested that the Assembly seek information regarding ongoing service issues at the Petersburg Post Office and provide updates to the public, particularly in advance of the upcoming election season.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

There were no reports.

12. Mayor's Report**A. Mayor's Report August 17, 2026**

Mayor Lynn read his report into the record.

13. Manager's Report**A. Manager's Report August 17, 2026**

Manager Giesbrecht read his report into the record.

14. Unfinished Business

A. **Ordinance #2026-15: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Amending Title 3 of the Petersburg Borough Code to Establish Nepotism Standards for Elected Officials - Third Reading**

If approved in three readings, this ordinance will amend Title 3 of the Petersburg Borough Code to establish nepotism standards for elected officials, as required by the Borough Charter. The ordinance creates disclosure and recusal requirements when an elected official's family member has a substantial financial interest in a matter before the Borough and prohibits participation in certain employment-related decisions involving family members.

By unanimous roll call vote, Ordinance #2026-15 was approved in its third reading.

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

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

B. **Ordinance #2026-17: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Establishing the Thomas Bay Service Area of the Borough, Providing for Its Governance and Financing, And Authorizing Use of Local Improvement Districts Within the Service Area - Third Reading**

If approved in three readings, Ordinance #2026-17 establishes the Thomas Bay Service Area within the Petersburg Borough and creates a new chapter in the Borough Code defining its boundaries, services, and financing. The service area would include all property within ASLS 81-235, excluding the federally owned parcel, and would authorize the provision of services, such as fire and EMS, police, road construction and maintenance, and parks and recreation.

By unanimous roll call vote, Ordinance #2026-17 was approved in its third reading.

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

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

C. **Ordinance #2026-18: An Ordinance Amending Chapters 4.13, 4.16, 4.20, 4.27, and 14.18 of the Former City of Petersburg Code to Account for Borough Formation - Third Reading**

If approved in three readings, this ordinance will update the Petersburg Municipal Code by removing outdated provisions, consolidating utility extension requirements into a single chapter, and updating Cabin Creek Road use fees. The changes are intended to modernize code language, clarify utility extension procedures, and better reflect current Borough operations and costs.

By unanimous roll call vote, Ordinance #2026-18 was approved in its third reading.

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

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

15. New Business

A. Approval of Election Judges for the October 6, 2026 Municipal Election

Clerk Regula requests Assembly approval of the following local residents willing to perform the duties of election officials for the Petersburg Borough Municipal Election:

Joe Bertagnoli
 Tim Chittenden
 Angela Davis
 Sally Dwyer
 Susan Holmes
 Karen Leatherman
 Vanessa Martin
 Karil Miller
 Tracy Reid
 Tina Sakamoto
 Bev Siercks
 Barb Steltz
 Julianne Thompson
 Cena Worhatch

The Election Judges were unanimously approved.

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

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

B. Canvass and Certification of Municipal Election

Clerk Regula requested that the Assembly select a date to canvass and certify the results of the October 6th municipal election, in accordance with Petersburg Borough Code section 2.36.050, which requires certification to occur within seven days of the election.

October 9th at noon was set for the Canvass and Certification of the Election.

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

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

C. Mayor's Request to Reschedule December Assembly Meeting

The December 7, 2026 meeting was rescheduled to December 14, 2026 at noon to allow the clerks to attend the annual clerk conference in Anchorage.

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

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

16. Communications

A. Correspondence Received Since July 30, 2026

17. Assembly Discussion Items

A. Bear/Garbage Issues

Mayor Lynn and Assembly Member Meucci reported on a meeting with Borough staff, law enforcement, Alaska Department of Fish and Game representatives, and school officials regarding bear activity and garbage management. Participants agreed that bear activity is expected to be significant this year and discussed proactive measures including public education, use of bear-resistant straps on garbage containers, and possible placement of larger refuse containers in areas with high bear activity.

Public Works staff noted that large dumpsters are costly and time-consuming to service, and Assembly members expressed support for exploring pilot solutions.

B. Sales Tax Revenue Report

This discussion item requested by Member Meucci

Assembly Member Meucci requested a review of sales tax revenue trends following recent sales tax changes. Borough Manager Giesbrecht estimated that approval of the pending sales tax exemption initiative could reduce Borough revenues by approximately \$350,000 to \$400,000 annually.

The discussion was intended to provide information for Assembly members as they respond to community questions regarding the October ballot measure.

C. Scow Bay Project Schedule

This discussion item requested by Member Meucci

Assembly Member Mucci requested discussion of the Scow Bay project schedule in relation to the relocation timeline for 13 Marine. Director Cabrera explained that project bid documents assume the site will be cleared prior to construction and that delaying the project or modifying site access could result in significant additional costs and contract change orders.

The Assembly reviewed the anticipated project timeline, with bidding expected in September, contract award in November, and construction beginning in December.

D. Sanitation Department Vehicle Replacement Plan

This discussion item requested by Member Meucci

Assembly Member Meucci requested information regarding the Sanitation Department vehicle replacement plan following discussion of potential bear-related garbage

solutions. After consulting with Public Works staff, he stated that his questions regarding available equipment and its capabilities had been answered.

E. Senior Services Overview

This discussion item requested by Member Meucci

Assembly Member Meucci requested an overview of Borough-provided senior services in light of the senior sales tax exemption measure that will appear on the October ballot. Staff provided him with a summary of available services.

F. Assembly Member Comments

There were no comments.

G. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 7:00 p.m.



Petersburg Medical Center Borough Assembly Report September 2026

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

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

Summary: July was a productive month for Petersburg Medical Center (PMC), with strong service demand and continued progress in access, workforce, community partnerships, and long-range planning. PMC recorded 1,486 primary care encounters, 14 inpatient admissions, and 119 Emergency Department visits, all exceeding June levels and their respective longer-term averages.

The clinic continues to operate with three physicians and three advanced practice providers, supplemented by locum coverage for the Emergency Department, while recruitment remains active for an additional provider. The Direct Primary Care pilot has moved through early implementation and is now live. Rehabilitation services continue to expand, including recertification to provide local FEES swallowing evaluations and preparations for a second rehabilitation gym. MRI utilization also remains strong, with 62 examinations completed through August 18.

August-to-date developments include Patrick Sessa's relocation to Petersburg and his work developing and assessing behavioral health services as Director. In-person psychiatry services were added this month, along with staff education from Dr. Sonkiss. PMC has also received notice of a Rural Health Transformation Program award for maternal-child health and is awaiting further decisions on remaining projects.

PMC renewed its school nursing and counseling agreements with the Petersburg School District, while outreach with Borough and federal partners advanced discussions related to facility funding, rural EHR opportunities, and community safety. Recent meetings included candidate Bill Hill through the Borough, nearly a full day with Senator Murkowski's policy advisor, and a meeting with Representative Begich's office regarding EMR connectivity and potential assistance engaging Oracle/Cerner.

The Foundation's Paddle/Pedal Battle raised a record \$25,135 for employee education and scholarships.

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The one who's here



Capital planning continues with Arcadis and Bettisworth North refining scope, costs, and funding materials for future phases. Workforce-housing options and a potential shared Oracle Health/Cerner platform with Cordova remain exploratory.

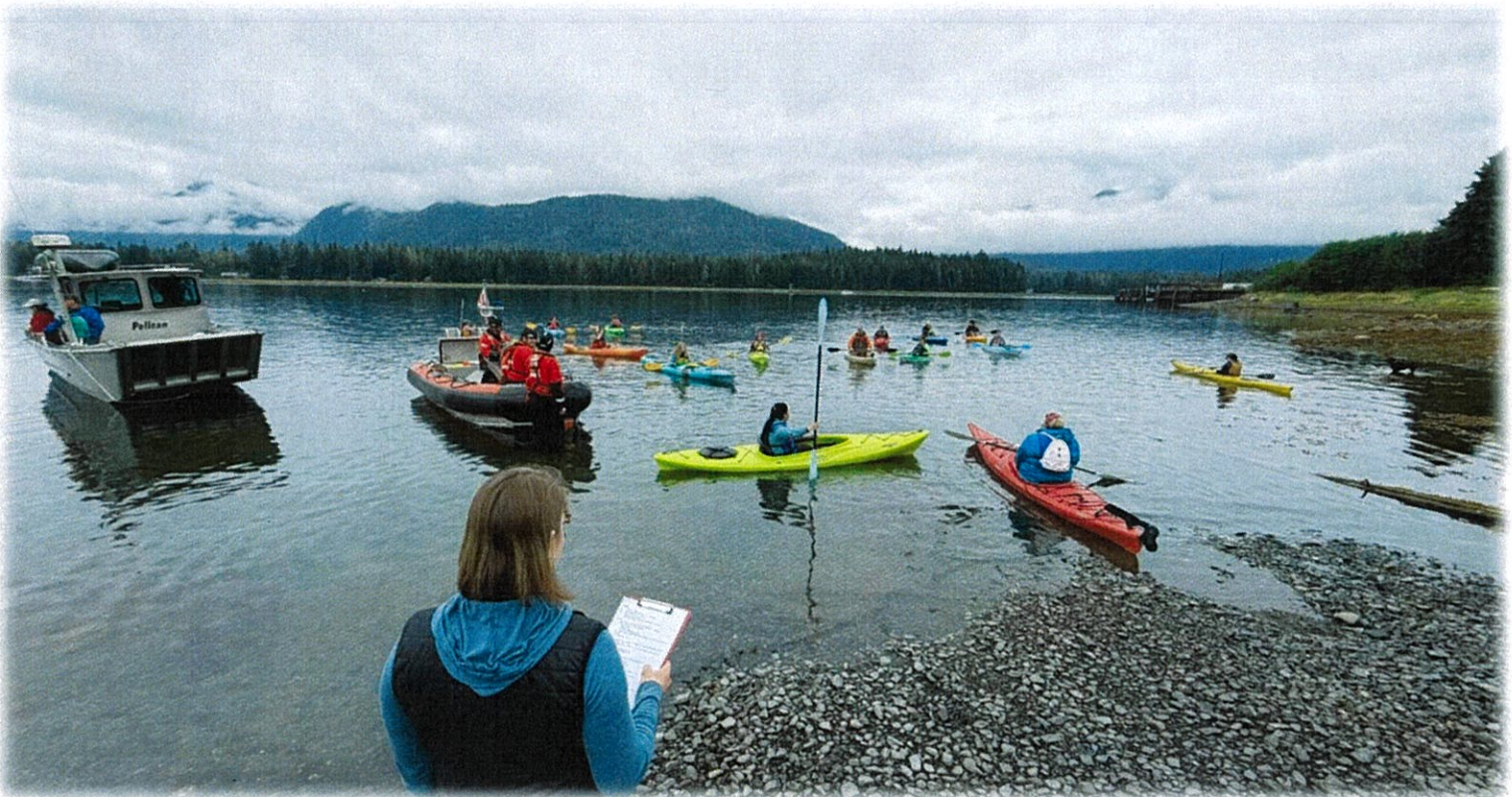
Gross accounts receivable days ended at 64, above the target of fewer than 55, making revenue-cycle improvement an ongoing management priority. Overall, July results and August-to-date activity reflect sustained demand, expanding local capabilities, and continued progress on PMC's strategic priorities.

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.*

- **August 5:** Physician lunch
- **August 12:** Medstaff meeting
- **August 12:** Training and education provided by Dr. Sonkiss
- **August 20:** CEO office hours open to employees
- **August 21:** Manager Meeting
- **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.*

- **August 3:** Submitted written report for Borough Noon Assembly Meeting.
- **August 8:** Paddle/Pedal Battle Fundraiser



- **August 12:** Cedar Social Club Open House



**Cedar Social Club
OPEN HOUSE**

**Wednesday, August 12th
12:00-2:00pm**

PIA Building at North 12th Street



- Meet our caring staff
- Learn about Adult Day Services programs & activities
- Tour the program space
- Ask questions
- Connect & enjoy light refreshments

Petersburg Medical Center's **Cedar Social Club** offers **meals, activities, and professional care** for adults over 60 with memory or cognitive challenges.

For more information: 907-772-2082

- **August 20:** AHHA Executive Committee meeting
- **August 27:** PMC Live on KFSK at 12:30
- **August 27:** Hospital Board Meeting open to the public
- **Ongoing:** Bingocize and Tai Chi Programs- Tai Chi has a Wednesday at noon class for beginners at the WERC building.
- **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.
- **Ongoing:** Conference rooms and computer room at WERC building are available to reserve at no cost to community: **Facility Use - PETERSBURG MEDICAL CENTER**
 - So far we have seen great uses of the space from graduation ceremonies, workforce interviews, project meetings, book club gatherings, and various youth sport club meetings

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

- **August:** MRI services available- As of August 18th, there have been 62 MRIs conducted.
- **Rehabilitation Services:** Due to the space freed up by admin staff relocating the WERC building, we have been able to arrange for much-needed space for a second gym for physical therapy which is very close to being ready. Many patients were willing to do their physical therapy exercises in the open hallway but now they will have another gym to conduct PT and other therapies.

- **Swallow Studies:** We can now offer FEES evaluations locally at PMC. FEES is a specialized swallow study that helps clinicians evaluate how safely and effectively a person swallows. Previously available only off island, this service is now offered locally with speech-language pathologist Hannah Kehrer, providing patients and families with greater access to specialized swallowing assessment and care close to home.
- **August 19:** Quality Meetings (LTC & Infection Prevention)
- **Joy Janssen Clinic** Access to Primary Care: We are currently staffed with 3 Physicians and 3 mid-level practitioners. Locums are staffed as needed.
 - We are actively looking for a provider to fill the 4th position available.
 - As of August 3, 2026, average patient access across all present providers reflects a 11-day wait for the next available appointment and 13 days for the third next available
 - Locum coverage through summer months to cover provider PTO.
 - Same day acute care appointments remain consistently available.
 - Sports physicals available, call 772-4299 then press 0.
 - 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.
- **Audiology:** Phil Hofstetter continues to see patients in the Specialty Clinic. Call 772-5792 to schedule.
- **Psychiatry:** Dr. Sonkiss continues to provide ongoing services via telehealth and was here on site in Petersburg this month seeing patients in person.
- **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.
- **Scopes Clinic:** Dr. Taggart and CRNA Jenilyn Lo will have their next clinic in September.
- **Dermatology:** Cameron French will be conducting clinic Aug. 31st- Sept 4th
- **Endocrinology:** Dr. Harrison plans to host endocrinology clinic on September 18th.
- **Orthopedic Clinic:** Discussions are ongoing to explore options for bringing ortho clinic specialty to Petersburg.
- **Adult Day-** Cedar Social Club offered to eligible people 60 and older, please call 772-5716 to learn more about this program.

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.*

- Art pieces are starting to be received with plans to put in place at the WERC building in the next few months.
- Continuing to promote the need for fundraising for Phases 3 & 4.

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: 64
- Continuing to see some of our project proposals move forward in the RHTP process.



Submitted by: Phil Hofstetter, CEO

SEAPA Meeting Summary

Date: September 8th, 2026

To: Petersburg Borough Assembly

From: SEAPA Chair Bob Lynn and Alternate Board Member Stephan Harbour

RE: SEAPA Meeting Summary of August 27th – 28th, 2026 Regular Meeting in Petersburg

- **Tyee Third Turbine Project:** The project remains on schedule, with final design substantially complete, major equipment in fabrication, and the construction RFP issued. The addition will increase Tyee generation capacity from 22.5 MW to approximately 33.75 MW. SEAPA continues to pursue federal, state, tax credit, and reserve funding for the project.
- **Ketchikan Substation Project:** Design and procurement are advancing, including solicitation for the new transformer. SEAPA has secured a Grid Resilience grant agreement with the Alaska Energy Authority for up to approximately \$4.53 million.
- **2026 Operations:** The 2026 operations plan was reviewed. To date, Petersburg has received slightly more rain than Ketchikan, with 53 inches compared with 52 inches. No changes to operations for the remainder of the year are anticipated.
- **Wrangell Solar Project:** Design is advancing toward completion, and initial site work has been completed. The project is intended to improve regional resiliency and reduce diesel generation requirements during outages.
- **Regional Load Growth:** The Board discussed changing load forecasts across Petersburg, Wrangell, and Ketchikan, including potential industrial and data-related development. Significant new load growth could accelerate the need for additional regional generation capacity.
- **Transmission and Reliability:** SEAPA continues to work on maintenance and reliability projects throughout the regional transmission system. Staff is also reviewing a new U.S. Forest Service Operating Plan and Special Use Permit to ensure routine maintenance and emergency response are not unnecessarily delayed.
- **Funding and Government Affairs:** SEAPA continues active coordination with state and federal agencies on hydropower licensing, infrastructure funding, transmission reliability, and grid resilience. The agency is also evaluating its next Renewable Energy Fund application.

If you want or need a deeper understanding of any of these points, please speak with either board member.

Mayor's Report for September 8, 2026 Assembly Meeting

1. **Understanding Areawide Expenses:** There have been numerous questions regarding why the mill rate outside Service Area 1 increased. The budget was revised to align with the Petersburg Borough Charter, reflect the services provided, and ensure that costs are applied consistently and equitably across the Borough.

Resolution 2026-13, approved by the Borough Assembly on May 18, 2026, authorized the following:

AREA WIDE - EDUCATION.....	4.36 mills
AREA WIDE GENERAL PURPOSES.....	1.71 mills
GO BOND – PUBLIC SCHOOL CAPITAL PROJECTS.....	.57 mills
AREA WIDE TOTAL.....	6.64 mills
 SERVICE AREA 1 (IN ADDITION TO AREA WIDE)	
SERVICE AREA 1 GENERAL PURPOSES.....	3.93 mills
GO BOND DEBT RETIREMENT	
AQUATIC CENTER.....	.09 mills
LIBRARY BOND.....	.27 mills
SERVICE AREA 1 (INCLUDING AREA WIDE) TOTAL...	10.93 mills

2. **Absentee and Early Voting Information for Municipal Election:** Applications to request absentee ballots are available on the Borough website or upstairs in the municipal building. Early Voting will begin on September 16th from 11:00 am to 3:00 pm downstairs in the municipal building.
3. **Election Day:** Vote in person at the Parks and Rec Activities Room between 8:00 am and 8:00 pm on Tuesday, October 6th.

For more information on the election, go to www.petersburgak.gov and click on the orange banner at the top of the screen.



**Borough Manager's Report
Assembly Meeting 08 September 2026**

- ❖ Dawson Construction will be mobilizing the week of the 14th, starting with a preconstruction kick-off meeting for the Scow Bay Generator 2 project. A full schedule will be coming soon.
- ❖ CivicPlus onboarding is moving along. This is the mass notification system to be used by PMPL during outages and PSAs. Information on how to opt in to this service will be available soon..
- ❖ PMPL would like to remind customers that the Heat Pump Rebate Program is a first come first serve program and we anticipate PMPL's budget for this program to be gone by the beginning of October. We have information on an alternative program, through the Alaska Municipal league - Eligible participants can receive \$4,500 to \$8,000 in rebates toward the installation of a high-efficiency heat pump.
- ❖ Patron use limits are still in effect for pool lobby and deck, as well as mezzanine. Thank you for helping to ensure we can remain open per Fire Marshal requirements!
- ❖ Youth Basketball is still looking for a few coaches, referees and scorekeepers. Please contact Julie Anderson if interested.
- ❖ Glo is contacting vessel owners who have not moved their vessels in 24 months to discuss the next steps which include organizing a marine surveyor in January to allow their vessel continued mooring in the harbors.
- ❖ Tour ship season is winding down. ACL has presented their schedule for next year, which includes an additional vessel. No news on their construction plans, so am expecting the Harbor will be tying them up on C Flt, approximately double what this year's schedule of 17 stops was.
- ❖ Thank you to everyone who showed up for the family fun day at Station 1. We appreciated the opportunity meet with the public and discuss public safety.
- ❖ The Division of Homeland Security and Emergency management, in partnership with the UAF Alaska Earthquake center listed and provided information related to local hazards to Petersburg. There is an opportunity to work with the AK earthquake center to develop modeling for new inundated maps, among other information.
- ❖ PVFD has a new ETT class that is being offered for high-school students in partnership with Petersburg School District. We have 6 students enrolled so far.
- ❖ Motor Pool Staff are fabricating a front counterweight for Unit 64 to offset the weight of the sander during winter operations.

- ❖ Preparation of snow chains for the large equipment is complete. Hard-facing was welded onto the chain links, allowing the Borough to reuse the chains for a second season and avoid an estimated \$15,000 or more in replacement costs.
- ❖ A reminder that our surplus equipment sealed-bid auction is ongoing. All bids will be publicly opened on September 11th at 1pm. See the borough's website or Facebook page for more information.
- ❖ Sanitation is preparing the landfill for the September 10 inspection by cleaning and organizing the site, ensuring signs are clearly visible, and addressing other inspection-related items.
- ❖ Staff will begin repositioning used oil in preparation for heating the facility in colder temperatures. Equipment that was cleaned and reassembled during the summer will be started and tested to confirm it is ready for winter operations.
- ❖ Staff are working with Island Refrigeration to restore proper operation of the Municipal Building HVAC units. They are also working with Building Maintenance, PCS and Siemens on the Municipal Building HVAC computer and control systems.
- ❖ Work is underway to consolidate the Siemens HVAC controls from the library and municipal building into one primary hub for easier access.
- ❖ WW staff began weekly cleaning of all submersible lift-station wet wells to reduce problems caused by "flushable" wipes and other debris that does not belong in the sewer system.
- ❖ Congratulations to Zane Browning on passing the ADEC Level 1 Wastewater Treatment exam.
- ❖ Staff are working to repair failed pipe supports for the sewer force main beneath the Sing Lee Alley bridge.
- ❖ Water dept. has completed the initial year of monitoring for regulated PFAS chemicals in the drinking water. None detected in any sample. ADEC will establish the routine compliance-monitoring schedule in part based on these results.
- ❖ Staff used specialized grout to smooth rough areas caused by erosion on the spillway face and toe of Cabin Creek Dam.
- ❖ Water demand has decreased from just under 2.0 million gallons per day (MGD) to approximately 1.2 MGD.
- ❖ The Petersburg Police Department continues to experience critical staffing shortages. Dispatch/Corrections is currently four positions short, and the police division is down the equivalent of 2.5 officer positions. Staffing across both divisions is stretched extremely thin, leaving limited capacity to absorb illness, leave, training, or other unexpected absences. Command staff continue filling patrol and dispatch gaps as needed to maintain minimum coverage and essential public-safety services. Recruitment and retention remain urgent priorities, as the current staffing level is not sustainable over the long term.

**PETERSBURG BOROUGH
ORDINANCE #2026-19**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY DELETING CHAPTER 9.36,
VIOLATION -- PENALTY, FROM THE MUNICIPAL CODE TO REFLECT BOROUGH
INCORPORATION**

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, the Petersburg Borough Assembly has determined that Chapter 9.36, *Violation – Penalty*, containing Section 9.36.010, *Interference with health officer: Violation of health and safety provisions*, which establishes penalties for resisting or interfering with, or failing to comply with lawful orders of, the health officer, is unnecessary in that these matters are now addressed in Chapter 9.04.

NOW, THEREFORE, THE PETERSBURG BOROUGH ASSEMBLY ORDAINS:

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.

Section 3. Substantive Provisions:

- A.** Chapter 9.36, *Violation – Penalty*, of the former Petersburg City Code, is hereby repealed in its entirety:

~~Chapter 9.36 – VIOLATION – PENALTY~~

~~Sections:~~

~~9.36.010 – Interference with health officer – Violation of health and safety provisions.~~

~~Any person who resists or attempts to resist the entrance of the health officer into any boat, vessel, building, room, lot or other place in this city or waterfront adjacent thereto while in the performance of his duty, or any person who neglects to comply with the lawful orders of the health officer, or resists such health officer in the discharge of his duty, or who violates any of the provisions of Chapters 9.04, 9.12, 9.16, 9.20 (other than Section 9.20.170), 9.24 and 14.08, and sections 9.08.010 and 14.12.010 – 14.12.120, shall be guilty of a misdemeanor, and upon conviction thereof before the municipal magistrate of the city, be punished by a fine of not less than fifty dollars nor more than~~

**PETERSBURG BOROUGH
ORDINANCE #2026-19**

~~two hundred dollars, or be imprisoned in the municipal jail for a term not exceeding thirty days, or by both such fine and imprisonment, in the discretion of the magistrate. This penalty provision shall not pertain to offenses to which Section 9.20.170 applies.~~

Section 4. Severability: If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this ordinance that can be given effect without the invalid provision or application.

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

PASSED AND APPROVED by the Petersburg Borough Assembly on this 5th day of October, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:

Noticed:

Effective:

**PETERSBURG BOROUGH
ORDINANCE #2026-20**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY DELETING CHAPTER 9.08,
FOOD SANITATION, FROM THE MUNICIPAL CODE TO REFLECT BOROUGH INCORPORATION**

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, the Petersburg Borough Assembly has determined that Chapter 9.08 of the ordinances of the former City of Petersburg, entitled *Food Sanitation*, is unnecessary in that such matters are charged and prosecuted under State laws, rather than borough ordinances.

NOW, THEREFORE, THE PETERSBURG BOROUGH ASSEMBLY ORDAINS:

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.

Section 3. Substantive Provisions:

- A.** Chapter 9.08, *Food Sanitation*, of the former Petersburg City Code, is hereby repealed in its entirety:

~~Chapter 9.08 – FOOD SANITATION~~

~~Sections:~~

~~9.08.010 – Food service sanitation code adopted.~~

~~The definitions, the inspection of food service establishments, the issuance, suspension and revocation of permits to operate food service establishments, the prohibition of the sale of adulterated or misbranded food or drink, and the enforcement of this chapter shall be regulated in accordance with the unabridged form of the 1962 edition of the "United States Public Health Service Food Service Sanitation Ordinance and Code," one copy of which shall be on file in the office of the city clerk; provided, however, that the words "municipality of _____" in said unabridged form shall be understood to refer to the city; provided further, that in said ordinance all parenthetical phrases referring to grading and subsection H.2.e. shall be understood to be deleted; and provided further, that subsections H.7. and H.8. shall be understood to be deleted.~~

**PETERSBURG BOROUGH
ORDINANCE #2026-20**

~~9.08.020 — Adulteration of food, drink, medicine prohibited.~~

It is unlawful for any person to:

~~A. Adulterate any substance of any kind or character, held or intended for sale, so as to make it injurious to the health of any person eating or drinking the same; or~~

~~B. To sell or offer for sale, within the city, any substance so adulterated, knowing the same to be adulterated; or~~

~~C. To adulterate any drug or medicine held or intended for sale in such manner as to render the same injurious to the health of any person taking the same; or~~

~~D. To knowingly sell or offer for sale, in the city, any adulterated drug or medicine.~~

Section 4. Severability: If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this ordinance that can be given effect without the invalid provision or application.

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

PASSED AND APPROVED by the Petersburg Borough Assembly on this 5th day of October, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2026-21**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2027 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 2027 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, 2026 and ending June 30, 2027 is adjusted as follows:

Explanation: Necessary revisions in the FY 2027 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 2027 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
Harbor C Float Project				
450.000.402270	State of Alaska Legislative Grant	\$0	\$125,000.	\$125,000.
450.000.506563	Port Facility Expenses	\$0	(\$125,000)	(\$125,000)
To repair, maintain and upgrade port facilities and harbor infrastructure, enhance passenger safety, and provide services to vessels and passengers.				
Sanitation – Haz Mat				
440.000.501930	Hazmat Expenses	\$55,000.	\$9,000.	\$64,000.
Hazmat event disposal expenses exceeded the budgeted amount by \$9000.				
Wastewater Disinfection Study and Industrial Pretreatment Program				
765.000.402271	ADEC Loan Revenue – Disinfection Study	\$0	\$150,000.	\$150,000.
765.000.501410	Wastewater Disinfection Study Expenses	\$0	(\$150,000.)	(\$150,000.)
766.000.402271	ADEC Loan Revenue – Pretreatment	\$0	150,000.	\$150,000.
766.000.501410	Wastewater Industrial	\$0	(\$150,000)	(\$150,000)
State revolving fund loans to complete a disinfection study and an industrial pretreatment study. The Borough's discharge permit states that both studies must be completed by November 2026. The disinfection study loan will qualify for a 100% loan forgiveness and the pretreatment study will qualify for \$75,000 (50%) in loan forgiveness.				

**PETERSBURG BOROUGH
ORDINANCE #2026-21**

Aquatic Center Capital Project				
703.000.402260	State of Alaska School Major Maintenance Grant	\$0	\$541,546.	\$541,546.
703.000.501450	Construction Expenses	(\$1,148,548.)	(541,546.)	(\$1,690,094.)
The Borough will put the reimbursement back into the Aquatic Center Capital Project Fund for future expenses of the facility.				
Municipal Building Heat Pump and HVAC				
260.000.506518	Property Improvements	\$21,392.	\$40,657.	\$62,049.
\$17,095 for the Municipal Building Heat Pump repair by Island Refrigeration. \$23,562 for Complete HVAC Duct System Cleaning.				
Electric Grid Resiliency Project				
410.000.501960	Electric Transfer out to Grid Project Fund	(\$59,000.)	(\$100,000.)	(\$159,000.)
700.000.501960	Auto Control Project Transfer Out to Grid Project and close out capital project	\$0	(\$12,719.)	(\$12,719.)
763.000.402240	Grid Project Transfer In revenue from Electric Fund	\$59,000.	\$112,719.	\$171,719.
763.000.501410	Grid Project Expense - Professional Services	(\$120,000)	(\$112,719.)	(\$232,719.)
Standby Diesel Generator Project				
728.000.402241	Revenue Bond Issuance	\$2,500,000.	\$800,000.	\$3,300,000.
Increase Bond Issuance amount in budget to actual amount of Issuance.				
Elderly Housing – Walk-In Freezer Condensers				
470.000.506518	Walk-In Cooler Condenser Unit Replacement	\$0	\$20,000.	\$20,000.
The purchase and labor costs to replace two condenser units that are approximately 20 years old.				

**PETERSBURG BOROUGH
ORDINANCE #2026-21**

Fire Department – Self Contained Breathing Apparatus Replacement				
110.525.506519	Machine and Equipment Expense	\$37,300.	\$76,327.	\$113,627.
200.000.402295	USDA – CDS Federal Grant	\$0	\$225,000.	\$225,000.
200.000.506654	Self-Contained Breathing Apparatus Equipment	\$0	(\$225,000)	(\$225,000)
\$301,327 of SCBA tanks and masks were approved on March 16, 2026 (Resolution 2026-05) and approved in the FY2026 Supplemental Budget Ordinance 2026-05 in May of 2026. However invoicing was delayed by the company until August 2026 (FY2027 Budget). 75% of this expense is paid for with grant funds.				
General Fund – Parks and Recreation				
110.574.501340	Small Tools and Equipment	\$13,200.	\$5,500.	\$18,700.
Purchase of a Genie 2632 Scissor Lift to assist in the maintenance needs at Parks and Recreation. It will be made available to other Borough Departments to use.				

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 5th day of October, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

**PETERSBURG BOROUGH
RESOLUTION #2026-23**

**A RESOLUTION FORMALLY ADOPTING THE 2026 REVISION TO THE PETERSBURG
BOROUGH STANDARD SPECIFICATIONS, AND ESTABLISHING MINIMUM ROAD
STANDARDS FOR AREAS OUTSIDE SERVICE AREA ONE,
EXCLUDING THE CITY OF KUPREANOF**

WHEREAS, the Petersburg Borough, as successor to the City of Petersburg, maintains standard specifications for local improvement design guidance and capital project contracts, and

WHEREAS, the City of Petersburg Standard Specifications (CPSS), were last revised on August 6, 2012, by Resolution #2014, attached here as Exhibit A, and

WHEREAS, no uniform road design and construction standards currently exist for subdivisions, and other public road improvements located within the Borough but outside Service Area One, and

WHEREAS, the Petersburg Borough finds it in the public interest to adopt minimum road standards for areas outside Service Area One, as further shown on Exhibit B, and

WHEREAS, the adoption of these minimum road standards does not oblige the Petersburg Borough to construct or maintain any road outside Service Area One, as the authority to construct and maintain roads is governed by Article 14.- *Service Areas, Areawide and Non-Areawide Powers* of the Petersburg Borough Charter.

THEREFORE BE IT RESOLVED the Borough Assembly for the Petersburg Borough formally adopts the 2026 Petersburg Borough Standard Specifications, including the newly established minimum road standards for areas outside Service Area One, and calls for their use on all public road improvements within the areas of the Borough (excluding the City of Kupreanof) for which they pertain.

BE IT FURTHER RESOLVED that the 2026 Petersburg Borough Standard Specifications supersede and replace the 2012 City of Petersburg Standard Specifications adopted under Resolution #2014.

Passed and Approved by the Petersburg Borough Assembly on September 8, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Exhibit A

City of Petersburg, Alaska

RESOLUTION #2014

A RESOLUTION FORMALLY ADOPTING THE 2012 REVISION TO THE CITY OF PETERSBURG STANDARD SPECIFICATIONS

WHEREAS, the City of Petersburg maintains standard specifications and detail drawings for the purpose of local improvement design guidance and the management of capital project contracts, and

WHEREAS, the City of Petersburg Standard Specifications (CPSS) last received a comprehensive revision in 1997, and

WHEREAS, the 1997 CPSS are modeled after the Municipality of Anchorage Standard Specifications, which are updated regularly based upon advances in construction materials and design, and

WHEREAS, the City of Petersburg Public Works department completed a review and update of the CPSS, based on updates to the Municipality of Anchorage Standard Specifications, since 1997, and local conditions and material preferences, and

WHEREAS, it is in the best interest of the City of Petersburg to formally adopt the 2012 CPSS revision and utilize these standards for the completion of public improvements in Petersburg.

THEREFORE BE IT RESOLVED the City Council for the City of Petersburg formally adopts the 2012 City of Petersburg Standard Specifications, and calls for their use on all local improvements to public property for which they pertain.

Passed and Approved by the City of Petersburg City Council on August 6, 2012.

ATTEST:


Kathy O'Rear, City Clerk

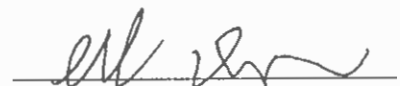
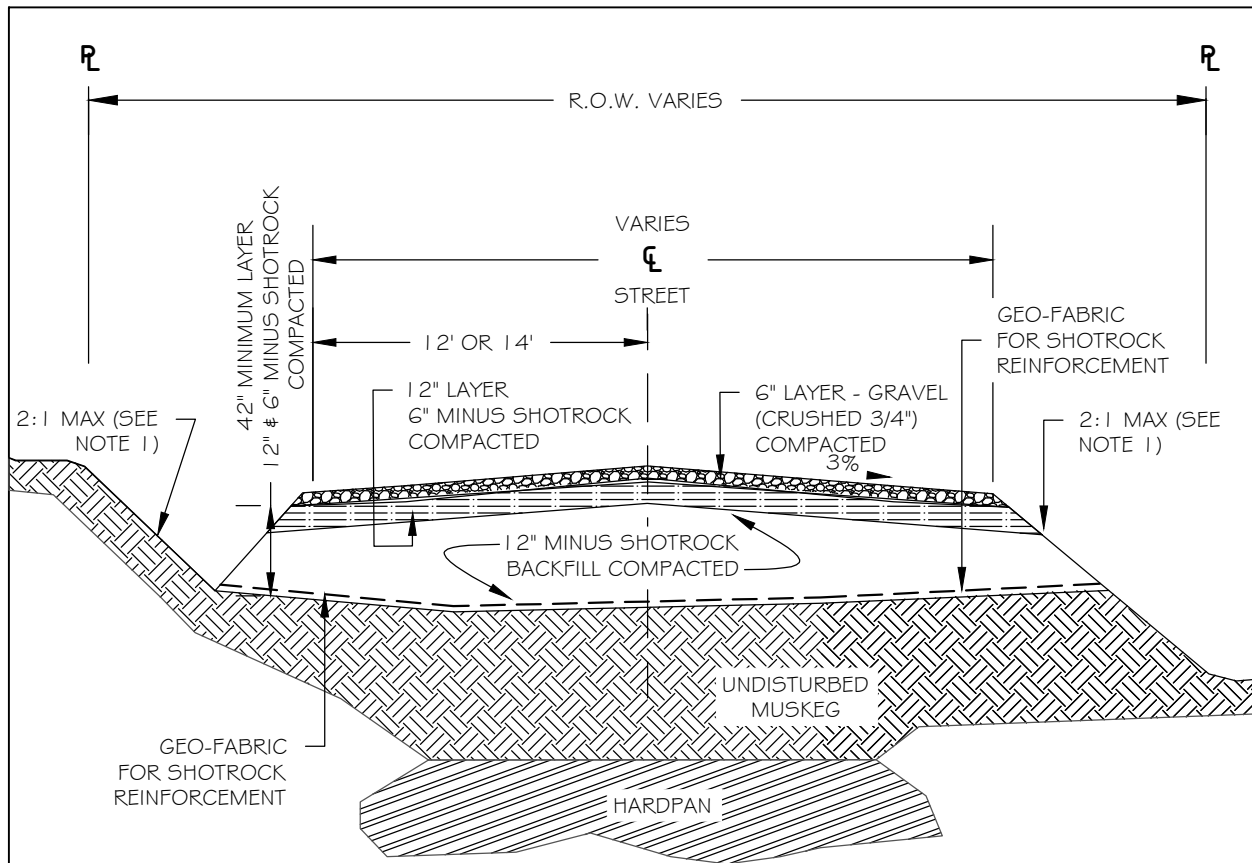

Al Dwyer, Mayor

Exhibit B



TYPICAL SECTION - 24'/28' GRAVEL STREET OUTSIDE OF SERVICE AREA - 1

NOTES:

1. PLACE OR REMOVE AND GRADE MATERIAL IN A NEAT MANNER FROM EXCAVATION. LIMITS TO EXISTING ELEVATION AT PROPERTY LINE OR AS DIRECTED BY THE ENGINEER. (MAXIMUM 2:1 CUT AND FILL SLOPES)
2. UNLESS OTHERWISE APPROVED, THE CENTERLINE OF STREET SHALL BE CENTERLINE OF R.O.W.
3. ALL ROCK WILL MEET HARDNESS SPECIFICATIONS OF PETERSBURG BOROUGH SPECIFICATIONS FROM AN APPROVED QUARRY.
4. ALL GEO-FABRIC WILL MEET SPECIFICATIONS OF PETERSBURG BOROUGH SPECIFICATIONS OF PETERSBURG BOROUGH SPECIFICATIONS, SECTION 20.17 APPROVED BY ENGINEER.
5. ALL CLASSIFIED FILL AND BACKFILL USED FOR CONSTRUCTION WILL MEET SPECIFICATIONS OF PETERSBURG BOROUGH SPECIFICATIONS, SECTION 20.21 APPROVED BY ENGINEER.
6. SECTIONS OF ROAD MAY DELETE THE REQUIREMENT FOR GEO-FABRIC IF SUPPORTED BY CONTINUOUS CORDUROY LOGS. ANY SECTIONS THAT ARE NOT SUPPORTED BY CONTINUOUS CORDUROY LOGS, WILL BE SUBJECT TO THE GEO-FABRIC REQUIREMENTS.
7. CROSS CULVERTS WILL BE EXCAVATED AND BEDDED TO HARDPAN.

SCALE:
NTS

APPROVED:

REVISED:
6/26

TYPICAL SECTIONS 24'/28' GRAVEL STREET OUTSIDE OF SERVICE AREA - 1

SECTION #
DIV 20DETAIL #
20-22

**PETERSBURG BOROUGH
RESOLUTION #2026-24**

**A RESOLUTION AUTHORIZING THE APPLICATION FOR, AND EXECUTION OF, A STATE
REVOLVING FUND LOAN FOR AN INDUSTRIAL PRETREATMENT PROGRAM**

WHEREAS, the Petersburg Borough (the Municipality) seeks to obtain the necessary financial assistance to develop and implement an Industrial Pretreatment Program for the Borough's wastewater treatment system;

WHEREAS, the Industrial Pretreatment Program will evaluate industrial discharges, develop local limits, prepare required ordinances and enforcement procedures, establish monitoring requirements, and provide the documentation necessary to comply with state and federal wastewater pretreatment regulations;

WHEREAS, the State of Alaska, Department of Environmental Conservation (the Department) is able to offer funding through the Alaska Clean Water Fund (Sustainable Infrastructure and Planning Project (SIPP) funds);

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

WHEREAS, the Municipality wishes to apply for a loan from the Alaska Clean Water Fund (SIPP funds) in the amount of **\$150,000**, with up to \$75,000 of that in a subsidy, to assist in funding the Industrial Pretreatment Program;

WHEREAS, the loan of up to **\$150,000** would be repaid over no more than a 5-year term, with a finance rate calculated pursuant to 18 AAC 76.080;

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

WHEREAS, the indebtedness to the wastewater enterprise fund from this loan will be **\$150,000** (less any subsidy granted) and is within the voter-approved debt service for the wastewater enterprise fund; and

WHEREAS, this Resolution is intended to serve as a substitute for Resolution #2026-21.

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 up to **\$150,000** from the Alaska Clean Water Fund (Sustainable Infrastructure and Planning Project funds) for the Industrial Pretreatment Program. 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 the technical, financial, and administrative activities associated with this loan, in accordance with the terms of the Borough Charter and Code.

PASSED AND APPROVED by the Petersburg Borough Assembly on this 8th day of September, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

**PETERSBURG BOROUGH
RESOLUTION #2026-25**

**A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A
PORTION OF THE CHIEF JOHN LOTT STREET RIGHT-OF-WAY**

WHEREAS, Kito's LLC owns and/or operates a commercial establishment on Lot 1B, Block B, Kito's/Lock's Subdivision, Plat No. 2005-13, a parcel located directly adjacent to the Chief John Lott Street right-of-way ("the ROW"); and

WHEREAS, in 1992, the predecessor-in-interest to Kito's LLC, Kito's Kave, Inc., acquired a special use permit to use a portion of the ROW for the ground landing of an exit stairway, porch, and handicap ramp; and

WHEREAS, that special use permit is non-transferrable and Kito's LLC is required to apply for a new permit to continue use of the ROW; and

WHEREAS, on June 30, 2026, Kito's LLC filed an application for a special use permit under Petersburg Municipal Code (PMC) 19.76, for the nonexclusive use of a portion of the ROW for the ground landing of an exit stairway, porch, and wheelchair ramp; and

WHEREAS, on August 11, 2026, a duly noticed public hearing was held before the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, staff comments, and public comments, and issued a Report and Findings of Fact, recommending that the Assembly approve the application with conditions, including the conditions to update permit language and general liability insurance coverage amounts to current requirements; and

WHEREAS, the Assembly has determined that the permit will not adversely impact on any of the surrounding properties and is of community benefit by ensuring continued accessible egress from Kito's for the general public and by providing accountability for necessary maintenance and upkeep of the ROW.

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

Section 1. The Assembly hereby approves the issuance of a special use permit to Kito's LLC to use a portion of Chief John Lott Street right-of-way, more specifically described in Attachment A, for purposes of the ground landing of an exit stairway, porch, and wheelchair ramp.

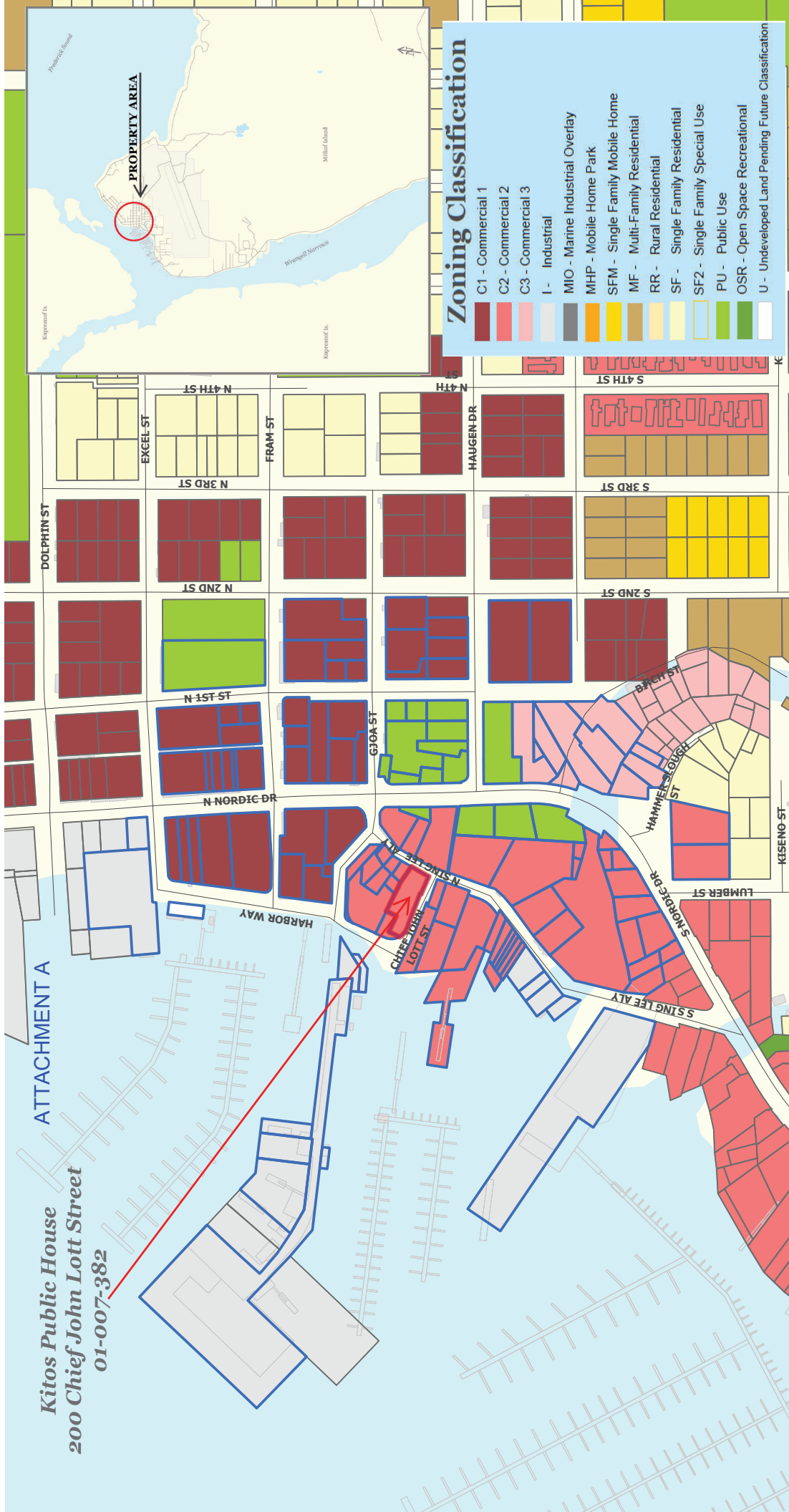
Section 2. The Borough Manager is hereby authorized to execute, on behalf of the Borough, the permit authorized under this Resolution.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 8th day of September, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk



PLANNING COMMISSION REPORT

SPECIAL USE PERMIT – 200 CHIEF JOHN LOTT ST

Action #:	2026-802	Meeting Date:	August 11, 2026
Applicant(s):	Kitos LLC	Property Owner(s):	Kito's LLC
Agent/Representative:	-	Property Address:	200 Chief John Lott Street
Legal Description:	Lot 1B, Block B, Kito's/Lock's Subdivision, Plat No. 2005-13	Parcel ID:	01-007-382
Lot Size:	8,463 sf	Current Zoning:	Commercial-2 (C-2)
Comp Plan Designation:	Downtown Historic	Request Type:	Special Use Permit

A. EXECUTIVE SUMMARY

Applicant Request	The applicant requests a Special Use Permit to authorize the continued use of a portion of the Chief John Lott Street right-of-way, adjacent to the subject property, for the ground landing of an existing exit stairway, porch, and wheelchair ramp serving Kito's Public House.
Commission Recommendation	Recommend approval to the Borough Assembly
Key Issues	The stairway, porch, and ramp are existing improvements that have occupied a portion of the right-of-way since at least 1992 under a prior Special Use Permit issued to Kito's Kave, Inc. The permit is not transferable to a new permittee; a new Special Use Permit is required under the current ownership/operation.

B. PROJECT DESCRIPTION

Type of Request	Use of Borough right-of-way for private improvements — PMC 19.76.010
Description of Use	Ground landing of an exit stairway, porch, and wheelchair ramp extending from the structure on Lot 1B, Block B, into a portion of the Chief John Lott Street right-of-way. The improvements are already constructed and in use, having been carried forward from a prior ownership/permit.
Current Use of Property	Commercial
Proposed Use of Property	Same (commercial); no change in use
Site Improvements	Existing exit stairway, porch, and ADA-compliant wheelchair ramp
Timeline	Improvements are already in place; no new construction proposed

C. SITE CHARACTERISTICS

Legal Access	Chief John Lott Street
Utilities	Municipal water, wastewater, power in use

Existing Structures	Kito's (existing commercial building) with exit stairway, porch, and wheelchair ramp encroaching into the street right-of-way
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D. ZONING AND LAND USE

Zoning District: Commercial-2 (C-2)	Actual Land Use: Commercial
District Purpose	The purpose of this district is to provide a commercially oriented environment that is considered heavy or vehicle commercial, including wholesale and warehousing, and light industrial.
Principal Uses	A. Warehouses and storage; B. Transportation and transshipment facilities; C. Manufacturing, fabricating and assembling of a light industrial nature; F. All uses permitted in C-1 zone.

Surrounding Area

Direction	Zoning District	Actual Land Use
North	Commercial 2	Commercial
South	Commercial 2	Commercial/Residential
East	Commercial 2	Commercial
West	Commercial 2	Commercial

E. PERMIT HISTORY

The City of Petersburg issued a Special Use Permit in 1992 (recorded in the Petersburg Recording District, Book G040, Pages 112–114) to Kito's Kave, Inc., authorizing use of a portion of the Chief John Lott Street right-of-way adjacent to Lot 1 of Block B, Petersburg Tidelands Subdivision (1957), and Lots 4 and 5 of Block 26 within U.S. Survey 1252, for the ground landing of an exit stairway, porch, and handicap ramp. That permit states it is not transferable and is for the use of the named permittee only. The stairway, porch, and ramp remain in place and in continuous use under subsequent ownership, including the current operation as Kito's. Because the 1992 permit is non-transferable, a new Special Use Permit is required to formally authorize the current permittee's continued use of the right-of-way for these improvements.

F. SPECIAL USE PERMIT CRITERIA (PMC 19.76.020)

Under PMC 19.76.020, the Borough Assembly shall issue the permit if the request is found to be (1) of a beneficial nature to the community and (2) adjacent and surrounding properties will not be adversely impacted.

- 1. Beneficial nature to the community:** Staff analysis: The stairway, porch, and wheelchair ramp provide required accessible egress and access for a commercial establishment. Continued authorization maintains ADA accessibility for the public.
- 2. No adverse impact to adjacent and surrounding properties:** Staff analysis: The improvements are existing and have occupied this location since at least 1992 without documented complaint. No change in footprint or use is proposed.

G. DEPARTMENT REVIEWS

Department	Comments
Public Works	No comments.
PMP&L	No comments.
Fire	No comments.
Police	No comments.
Building Official	No comments.

H. APPLICATION SUBMITTAL (PMC 19.76.030–19.76.040)

A written application was filed with the Planning Commission, stating the nature of the request and addressing the standards of PMC 19.76.020. A sketch plat showing the area to be used and its approximate size was submitted with the application, consistent with PMC 19.76.040.

I. PUBLIC NOTICE (PMC 19.76.060)

The borough provided public notice consistent with PMC 19.76.060. Notice was posted at three public places at least fifteen days before the hearing and mailed at least fifteen days before the hearing to all parties in interest and to all property owners within six hundred (600) feet of the subject property. See Attachment D for sample notice letter. Names and addresses of mailing are available upon request.

L. ATTACHMENTS

A. Vicinity Map	D. Public Notice Letter
B. Applicant Materials	
C. Public Comments	

**DRAFT
PETERSBURG BOROUGH
RESOLUTION #2026-XX**

**A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A
PORTION OF THE CHIEF JOHN LOTT STREET RIGHT-OF-WAY**

WHEREAS, Kito's LLC owns and/or operates a commercial establishment on Lot 1B, Block B, Kito's/Lock's Subdivision, Plat No. 2005-13, a parcel located directly adjacent to the Chief John Lott Street right-of-way ("the ROW"); and

WHEREAS, in 1992, the predecessor-in-interest to Kito's LLC, Kito's Kave, Inc., acquired a special use permit to use a portion of the ROW for the ground landing of an exit stairway, porch, and handicap ramp; and

WHEREAS, that special use permit is non-transferrable and Kito's LLC is required to apply for a new permit to continue use of the ROW; and

WHEREAS, on June 30, 2026, Kito's LLC filed an application for a special use permit under Petersburg Municipal Code (PMC) 19.76, for the nonexclusive use of a portion of the ROW for the ground landing of an exit stairway, porch, and wheelchair ramp; and

WHEREAS, on August 11, 2026, a duly noticed public hearing was held before the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, staff comments, and public comments, and issued a Report and Findings of Fact, recommending that the Assembly approve the application with conditions, including the conditions to update permit language and general liability insurance coverage amounts to current requirements; and

WHEREAS, the Assembly has determined that the permit will not adversely impact on any of the surrounding properties and is of community benefit by ensuring continued accessible egress from Kito's for the general public and by providing accountability for necessary maintenance and upkeep of the ROW.

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

Section 1. The Assembly hereby approves the issuance of a special use permit to Kito's LLC to use a portion of Chief John Lott Street right-of-way, more specifically described in Attachment A, for purposes of the ground landing of an exit stairway, porch, and wheelchair ramp.

Section 2. The Borough Manager is hereby authorized to execute, on behalf of the Borough, the permit authorized under this Resolution.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this [X] day of August, 2026.

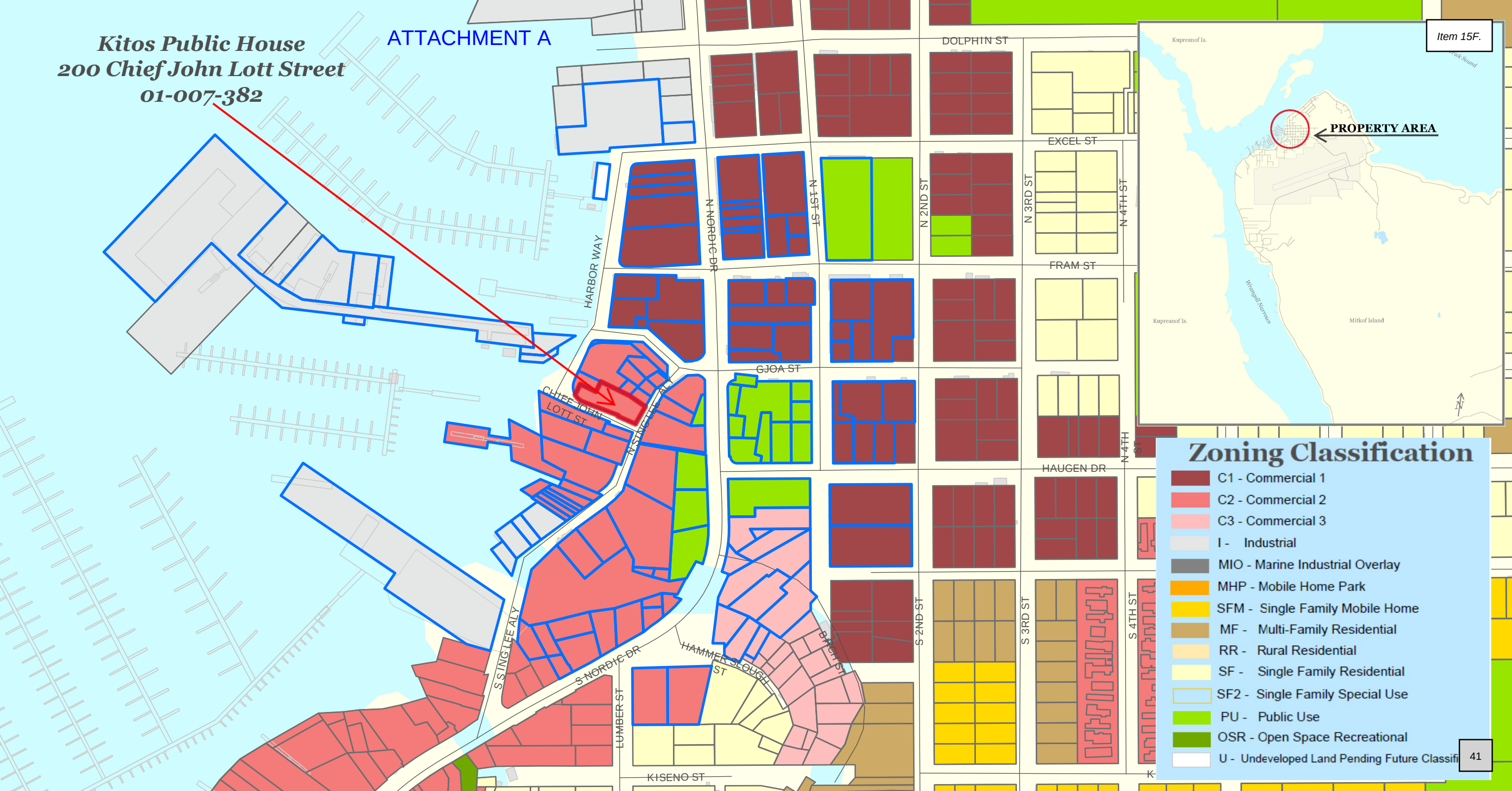
Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Kitos Public House
200 Chief John Lott Street
01-007-382

ATTACHMENT A



ATTACHMENT B

 PETERSBURG BOROUGH SPECIAL USE PERMIT APPLICATION	
For Borough Use	Date: <u>6/30/26</u>
Base Fee: \$50	Check No. or CC: <u>CC</u>
Public Notice Fee: \$70	Received by: <u>TH/CC</u>
Total: \$120	Code to: 110.000.404110
APPLICANT INFORMATION	
NAME: KITOS LLC DBA KITO'S PUBLIC HOUSE	
PROPERTY INFORMATION	
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <u>200 CHIEF JOHN LOTT STREET</u>	
LOT: <u>1B</u>	Lot Size: <u>8,463</u>
BLOCK: <u>B</u>	PLAT #: <u>2005-13</u>
SUBDIVISION: <u>Kito s/Lock's</u>	OVERLAY: <u>N/A</u>
PARCEL ID: <u>01-007-382</u>	ZONE: <u>Commercial-2</u>
CURRENT USE OF PROPERTY: <u>commercial</u>	
PROPOSED USE OF PROPERTY: <u>same</u>	
LEGAL ACCESS AND UTILITIES	
WASTEWATER SYSTEM: What is the current or planned system? ☒ Municipal ☐ DEC-approved on-site system	
WATER SOURCE: What is the current or planned system? ☒ Municipal ☐ Cistern/Roof Collection ☐ Well	
LEGAL ACCESS TO LOT(S) (Street Name): <u>Chief John Lott St</u>	
TYPE OF APPLICATION	
☐ Use of Borough right-of-way for access to private property	
☒ Other: Ground landing of an exit stairway, porch, and wheelchair ramp.	
SUBMITTALS	
Sketch plat showing area to be used and approximate size.	
SIGNATURE(S)	
I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.	
Applicant(s): <u></u>	Date: <u>06/30/2026</u>
Owner (if different from applicant): _____	Date: _____
Owner (if different from applicant): _____	Date: _____

19.76 SPECIAL USE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): KITOS LLC DBA KITO'S PUBLIC HOUSE**Project Summary:**

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

Conditions of approval as required in Petersburg Municipal Code 19.76.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a special use permit.)

1. The Borough Assembly may issue the permit if the request, as approved by the Planning Commission, is found to be of beneficial nature to the community and that adjacent and surrounding property will not be adversely impacted.

There are instances when the private sector needs to use borough property for uses other than what the property was initially intended for. An example would be to use a platted, but undeveloped, right-of-way for private access to private property.

Explain how your application meets these conditions:

APPLICATION FOR SPECIAL USE OF HANDICAP RAMP AT KITO'S PUBLIC HOUSE
THAT IS ALREADY IN PLACE AND IN USE FROM PRIOR OWNERSHIP.

Record in the Petersburg Recording District

SPECIAL USE PERMIT

This SPECIAL USE PERMIT, issued by the City of Petersburg, Alaska, whose mailing address is PO Box 329, Petersburg, Alaska 99833, hereinafter referred to as the "City", will allow Kito's Kave, Inc., whose mailing address is PO Box 1510 Petersburg, Alaska 99833, hereinafter referred to as "Permittee", the use of a portion of the Chief John Lott Street right of way adjacent to Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District, as shown on the sketch attached as Exhibit A.

This Special Use Permit is subject to the following terms and conditions:

1. The Permittee agrees a copy of this Special Use Permit shall be duly recorded in the Petersburg Recording District for the State of Alaska with the cost of recording to be borne by the Permittee.
2. Permittee agrees to assume full control and responsibility for all activities connected with this permit. The Permittee shall defend and save harmless the City and all of its representatives from any liability, claim, demand, loss, damage or expense of whatsoever character, directly or indirectly, including, for example, attorney's fees and costs incurred by the City, arising from or in any way related to this permit, whether or not caused in part by the negligence of the party indemnified herein, including without limitation of the foregoing, any such liability, claim, demand, loss, damage or expense; (a) arising out of, or directly or indirectly due to any failure of Permittee to satisfy his obligations under this permit, including compliance with the workers' compensation and other employee benefit laws or the applicable federal, state and local laws governing use of the property; and/or (b) arising out of, or directly or indirectly due to any accident or other occurrence causing injury to any person or persons or property on account of any act or omission by the Permittee or its representatives in connection with the Permittee's use of the property or any improvements thereon. Permittee shall further indemnify the City against all liens and charges that may be established against the premises or any improvements thereon as a consequence, direct or indirect, of any act or omission of the Permittee under this permit.
3. No future claim nor any real property interest is granted to the Permittee to the above described area. This permit is not transferable; it is for the use of the within named Permittee only.
4. The Permittee shall have the right to use the above described area for a ground landing of an exit stairway and porch and handicap ramp from the structure located on Lot 1 of Block B within Petersburg Tidelands Subdivision, 1957, and Lots 4 and 5 of Block 26 within US Survey 1252, August of 1918, Petersburg Recording District.

POOR FILMING QUALITY

5. The Permittee agrees to be wholly responsible for the maintenance and upkeep of the above described stairway, porch and handicap ramp and acknowledges the City has no responsibility whatsoever for maintenance, upkeep or repair.

6. Insurance Requirements

(1) At such times as Permittee has persons employed by him working in the above described area or any work related to this Permit, Permittee shall be required to obtain and maintain during the full term of such employment, insurance in at least the required statutory amounts covering claims under workers compensation, disability benefit or other similar employee benefit acts; and

(2) By action of the City Council on November 2, 1992, the City Council required no general liability insurance.

7. If the Permittee keeps, observes and performs all of the terms and conditions of this Permit, the Permittee may, peaceably and quietly, continue the use of the area specified in this permit for an indefinite term however, the City reserves the right to terminate this Permit upon six (6) months written notice of intent to revoke said Permit. If Permittee's use of the area specified in this permit ceases for a continuous period of 365 days, such disuse shall be considered an abandonment and consequent termination of this permit.

PASSED and APPROVED by the City Council of the City of Petersburg, Alaska this 2 day of November, 1992.

DATED this 16 day of November, 1992.

PERMITTEE: Kito's Kave, Inc.
Petersburg, Alaska

By: J.M. Swainson
J.M. Swainson
Its: President

UNITED STATES OF AMERICA)

) ss.

STATE OF ALASKA)

THIS IS TO CERTIFY that on this 16 day of Nov, 1992, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared J.M. Swainson, President (office), of the corporation described in and which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS My Hand and Official Seal, the day and year in this certificate first above written.

Notary Public in and for the State of Alaska residing at Petersburg, Alaska. My commission expires 11/21/93



BOOK 6040 PAGE 114

DATED this 4 day of November 1992.

CITY OF PETERSBURG, ALASKA

William R. Robinson
City Manager

ATTEST:

Patricia Curtiss
City Clerk

UNITED STATES OF AMERICA)

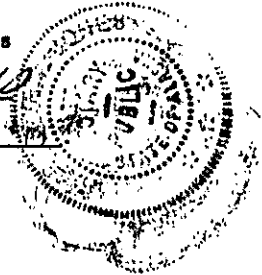
) ss.

STATE OF ALASKA)

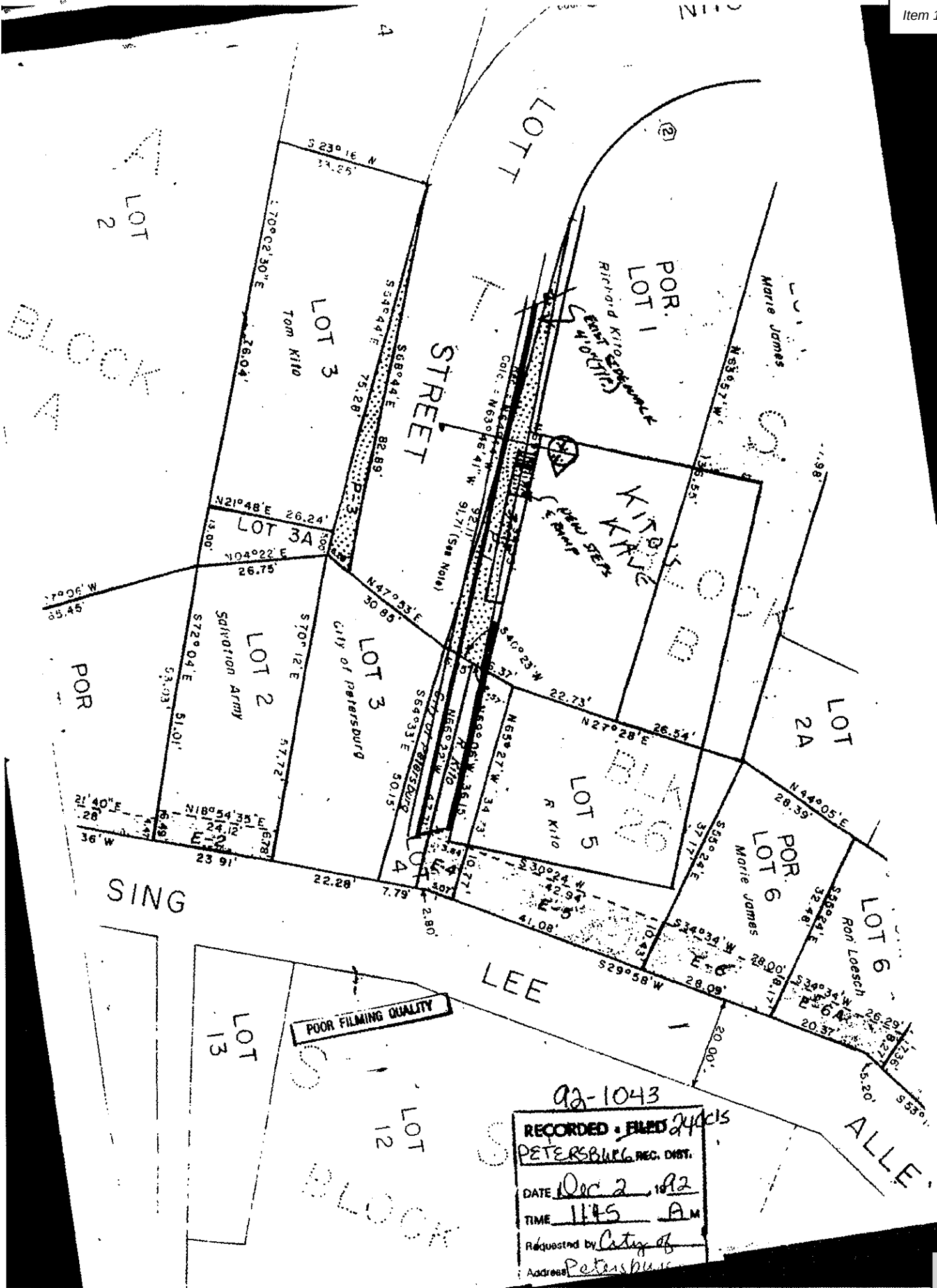
THIS IS TO CERTIFY that on this 4 day of Nov. 1992, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William R. Robinson and Patricia Curtiss to me known to be the City Manager and City Clerk respectively of the City of Petersburg, Alaska which executed the above and foregoing instrument, and acknowledged to me that said instrument is the free and voluntary act of said city for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of city.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

Charles A. Jones
Notary Public in and for the State of Alaska residing at
Petersburg, Alaska. My commission expires 11/21/93



District Recording Office
Return to:
City of Petersburg
Atten: P. Curtiss
PO Box 329
Petersburg, Alaska 99833





July 27, 2026

CARLSBAD, CA 92018

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 for a Special Use Permit from Kito's LLC dba Kito's Public House at 200 CHIEF JOHN LOTT ST (PID: 01-007-382).

The public hearing and consideration of the application will be held:	Tuesday, August 11, 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

Community & Economic Development

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

www.petersburgak.gov

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2026-26**

**A RESOLUTION OF THE PETERSBURG BOROUGH ACCEPTING \$8,880,791 IN BUILD
GRANT FUNDING FROM THE U.S. DEPARTMENT OF TRANSPORTATION
MARITIME ADMINISTRATION (MARAD) FOR
THE SCOW BAY SMALL VESSEL HAUL-OUT PROJECT**

WHEREAS, Petersburg Borough has identified the Scow Bay Small Vessel Haul-out as critical maritime infrastructure serving the Borough's commercial fishing fleet and other small vessel owners; and

WHEREAS, this Project will improve the facility by constructing a new ramp in deeper water, a washdown pad, connecting utilities, and extending the existing work pad and breakwater, and installing a dedicated boarding float; and

WHEREAS, MARAD has approved a BUILD grant award in the amount of \$8,880,791 for the Scow Bay Small Vessel Haul-out project (see attached, Exhibit A); and

WHEREAS, the total estimated cost of the Project is \$14,387,917, and Petersburg Borough plans to use the MARAD BUILD grant funding, together with previously secured Denali Commission grant funds in the amount of \$3,200,000, ADEC State Revolving Loan Funds in the amount of \$1,262,500, and \$866,210 borough funds as approved in the FY27 budget, to complete construction of the Project; and

WHEREAS, the Project design is nearly 100% complete, and all required federal, state, and local permits have been issued, and the Project remains on schedule for construction bid advertisement in September 2026; and

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

1. The Petersburg Borough accepts \$8,880,791 in BUILD grant funding from MARAD (Grant No. 693JF72540048) for the Scow Bay Small Vessel Haul-out project, consisting of the following components:

Project Administration, including contract administration, grant management, and engineering support services (construction support); and

Project Construction, including construction survey and inspection, mobilization/demobilization, and sitework consisting of engineering fill import and site grading, breakwater extension, utility installation, a washdown pad construction, a boat haul-out ramp construction, and a boarding float.

2. The Borough Manager is hereby authorized to sign the grant agreement and any other documents necessary to accept and administer this grant, and any associated grant compliance documentation required by MARAD.

PASSED AND APPROVED by the Petersburg Borough Assembly on this 8th day of September 2026.

Robert Lynn, Mayor

ATTEST: _____
Rebecca Regula, Borough Clerk

EXHIBIT A

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE FISCAL YEAR 2025 BUILD PROGRAM

MARAD FY 2025 BUILD Grant No. 693JF72540048

7069MK143O 2026 1SBSV02548 0000150002 41010 61006600 — \$8,880,791

This agreement is between the United States Department of Transportation (the “**USDOT**”) and the Petersburg Borough (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a BUILD Grant for the Scow Bay Small Vessel Haul-out Project.

The parties therefore agree to the following:

ARTICLE 1 GENERAL TERMS AND CONDITIONS.

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2025 BUILD Program: MARAD Projects,” dated November 4, 2025, which is available at <https://www.transportation.gov/BUILDgrants/grant-agreements>. The General Terms and Conditions reference the information contained in the schedules to this agreement. The General Terms and Conditions are part of this agreement.
- (b) The Recipient states that it has knowledge of the General Terms and Conditions.
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, terminating of the BUILD Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the USDOT the BUILD Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2 SPECIAL TERMS AND CONDITIONS.

There are no special terms for this award.

EXHIBIT A**SCHEDULE A
ADMINISTRATIVE INFORMATION****1. Application.**

Application Title: Scow Bay Small Vessel Haul-out in Petersburg, Alaska

Application Date: February 28, 2024

2. Recipient's Unique Entity Identifier.

Recipient's Unique Entity Identifier: HREXP6H9B74

3. Recipient Contact(s).

Stephen Giesbrecht
Borough Manager
Petersburg Borough
PO Box 329
Petersburg, AK 99833
(907) 772-5402
sgiesbrecht@petersburgak.gov

and

Liz Cabrera
Community Development
Petersburg Borough
PO Box 329
Petersburg, AK 99833
(907) 518-0242
lcabrera@petersburgak.gov

and

Glorianne Wollen
PSG Harbormaster
Petersburg Borough
PO Box 329
Petersburg, AK 99833
(907) 518-4062
gwollen@petersburgak.gov

4. Recipient Key Personnel.

None.

EXHIBIT A**5. USDOT Project Contact(s).**

Kelly Mitchell-Carroll
Grants and Cooperative Agreements Officer
DOT – Maritime Administration
1200 New Jersey Ave, SE
Washington, DC 20590
MAR-380
W26-422
Mailstop 5
(202) 876-6453
k.mitchell-carroll@dot.gov

and

David Bohnet
Grant Management Division Chief
DOT – Maritime Administration
1200 New Jersey Ave, SE
Washington, DC 20590
MAR-510
W21-226
Mailstop 3
(202) 366-0586
david.bohnet@dot.gov

6. Payment System.

USDOT Payment System: Delphi eInvoicing System

7. Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: None

8. Federal Award Identification Number.

Federal Award Identification Number: 693JF72540048

EXHIBIT A

SCHEDULE B PROJECT ACTIVITIES

1. General Project Description.

This project will improve a vessel haul-out by constructing a new ramp in deeper water, adding a dedicated boarding float, installing a wash-down pad, connecting utilities to the haul-out, and extending the existing breakwater.

2. Statement of Work.

The Project consists of two components with the following elements:

Component 1 - Project Administration

- Contract Administration
- Grant Management
- Engineering Support Services
 - Bidding Phase Support
 - Construction Inspection

Component 2 - Construction

- Construction Survey
- Mobilization/Demobilization
- Sitework
 - Engineering fill import and site grading to expand the work area by approximately 2.1 acres
 - Extend the breakwater by approximately 475 feet
 - Utility installation (sewer, water, electrical)
 - Construct a wash-down pad with a filtration system
 - Construct a new boat haul-out ramp with scour protection apron
 - Install a dedicated boarding float

3. Documents Describing Mitigation Activities.

Document Description	Date
MARAD Finding of No Significant Impact (FONSI) and accompanying Environmental Assessment (EA)	July 8, 2026

EXHIBIT A

Item 15G.

Document Description	Date
Section 106 Consultation correspondence with the Alaska State Historic Preservation Officer (AK-SHPO): AK-SHPO requests that work be stopped and they be consulted with if any unidentified cultural resources are discovered in the course of the Project.	October 3, 2025

EXHIBIT A

SCHEDULE C AWARD DATES AND PROJECT SCHEDULE

1. Award Dates.

Budget Period End Date: April 30, 2030

Period of Performance End Date: April 30, 2030

2. Estimated Project Schedule.

Milestone	Schedule Date
Component 1 – Planned Start Date	October 1, 2026
Component 1 – Planned Completion Date	June 30, 2029
Component 2 – Planned Construction Start Date	December 1, 2026
Component 2 – Planned Construction Substantial Completion Date	December 30, 2028

3. Special Milestone Deadlines.

None.

EXHIBIT A

SCHEDULE D AWARD AND PROJECT FINANCIAL INFORMATION

1. Award Amount.

BUILD Grant Amount: \$8,880,791

2. Federal Obligation Information.

Federal Obligation Type: Single

3. Approved Project Budget.

Eligible Project Costs			
	Component 1 – Project Administration	Component 2 - Construction	Total
BUILD Funds:	\$0	\$8,880,791	\$8,880,791
Non-Federal Funds ¹ :	\$713,710	\$4,793,416	\$5,507,126
Total:	\$713,710	\$13,674,207	\$14,387,917

4. Cost Classification Table.

Cost Classification	Total Costs	Non-BUILD Previously Incurred Costs	Eligible Costs
Administrative and legal expenses	\$713,710		\$713,710
Site work	\$4,952,250		\$4,952,250
Construction	\$7,478,847		\$7,478,847
Contingency	\$1,243,110		\$1,243,110
Project Total	\$14,387,917		\$14,387,917

5. Approved Pre-award Costs.

None. The USDOT has not approved under this award any pre-award costs under 2 CFR 200.458. Because unapproved costs incurred before the date of this agreement are not allowable costs under this award, the USDOT will neither reimburse those costs under this award nor consider them as a non-Federal cost sharing contribution to this award. Costs incurred before the date of this agreement are allowable costs under this award only if approved in writing by USDOT before being included in the Project costs and documented in this section 5. See section 18.3(b) of the General Terms and Conditions.

¹ This amount includes \$3,378,416 in Denali Commission funds that may count as non-Federal match towards this Project.

EXHIBIT A

SCHEDULE E CHANGES FROM APPLICATION

Scope:

None.

Schedule:

The application was drafted and submitted in February 2024. The grant was not awarded until January 2025. Initiation of pre-award activities was delayed until June 2025. The ACOE permit limits in-water work at the project site to months outside of April-July. This information and subsequent consultation with the project engineer resulted in a revised and shorter construction timeline, thereby delaying the overall schedule.

The table below compares the Project milestone dates.

Milestone	Application	Schedule C
Planned Construction Start Date	May 1, 2025	December 1, 2026
Planned Construction Substantial Completion Date	September 30, 2027	December 30, 2028

Budget:

Minor changes in design elements, notably widening the launch ramp to ensure it is compatible with different types and sizes of vessel hauling equipment (i.e., hydraulic trailer to amphibious vessel hoist), increased material costs. Significant increases in construction costs since the application was submitted (e.g., the cost of armor rock increased from \$75/cu. yd. to \$90/cu. yd.) resulted in an increase in overall cost of construction for the Project.

The table below provides a summary comparison of the Project budget.

Fund Source	Application		Schedule D	
	\$	%	\$	%
Previously Incurred Costs				
Federal Funds	--		--	
Non-Federal Funds	--		--	
Total Previously Incurred Costs	--		--	
Future Eligible Project Costs				
BUILD Funds	\$8,880,791	93%	\$8,880,791	62%
Other Federal Funds	\$0	0%	\$0	0%
Non-Federal Funds	\$650,000	7%	\$5,507,126	38%
Total Future Eligible Project Costs	\$9,530,791	100%	\$14,387,917	100%
Total Project Costs	\$9,530,791		\$14,387,917	

EXHIBIT A

Item 15G.

Other:

None.

EXHIBIT A**SCHEDULE F
BUILD PROGRAM DESIGNATIONS****1. Urban or Rural Designation.**

Urban-Rural Designation: Rural

2. Capital or Planning Designation.

Capital-Planning Designation: Capital

3. Historically Disadvantaged Community/Area of Persistent Poverty Designation.

HDC/APP Designation: No

4. Funding Act.

Funding Act: IJA

5. Security Risk Designation.

Security Risk Designation: Low

EXHIBIT A

SCHEDULE G BUILD PERFORMANCE MEASUREMENT INFORMATION

Study Area: Scow Bay, Petersburg, Alaska

Baseline Measurement Date: December 1, 2025 – November 30, 2026

Baseline Report Date: January 31, 2027

Table 1: Performance Measure Table

Performance Measure	Unit Reported
Vessel Calls	Total Vessel Calls per Year Measures the number of vessels calling to the project study area. Must be reported in total and disaggregated by any of the following where applicable: vessel type (e.g. container, bulk, ro-ro, LNG), freight capacity, vessel length, or other.
Closure from Natural Hazards	Total Hours of Facility Closure per Year A closure is defined as when a natural hazard prevents a facility from continuing daily operations or service.

EXHIBIT A**SCHEDULE H
LABOR AND WORK****1. Efforts to Support Good-Paying Jobs and Strong Labor Standards**

The Recipient states that rows marked with “X” in the following table are accurate:

X	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
X	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>

	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.
--	--

2. Supporting Narrative.

As required by law, the Recipient shall comply with Davis-Bacon and related acts, as well as a neutral posture with respect to construction workers' rights to organize or join a union under the National Labor Relations Act. The most significant labor outcome of this Project is the creation of stable, year-round, skilled-trades employment at the facility. Defining design choice — the heated washdown pad and year-round operational infrastructure — directly converts what has historically been seasonal marine service work into permanent employment. Expanding worksites from six to over 20 and extending electrical service sufficient to run welders and marine industrial equipment makes Scow Bay uniquely capable of supporting these trades in Southeast Alaska. The facility's public-private partnership structure provides private operators with reliable infrastructure and direct access to their customer base, further supporting wage quality and business durability.

The Petersburg Economic Development Corporation (PEDC) has been a strong advocate for development of the Scow Bay facility. The PEDC have developed a worker attraction and relocation incentive program with committed funding, designed to recruit skilled tradespeople to Petersburg to fill employment opportunities generated by the Scow Bay facility. This program addresses a documented and realistic risk in remote Alaska workforce development: infrastructure investment alone does not guarantee that workforce supply will meet the demand it creates. Petersburg's geographic isolation and high relocation costs present meaningful barriers to workers considering the community as a destination, even when well-paying, stable employment opportunities exist. The Recipient and PEDC identified this gap during project planning and developed the relocation program as a direct response.

The program targets tradespeople with skills directly applicable to vessel repair and marine service operations, including welders, fabricators, fiberglass marine electronics technicians, refrigeration mechanics, and engine repair specialists. These trades align precisely with the employment categories needed at the Scow Bay facility. The program will be launched once construction is closer to completion.

RECIPIENT SIGNATURE PAGE

The Recipient, intending to be legally bound, is signing this agreement on the date stated opposite that party’s signature.

PETERSBURG BOROUGH

	By:	
Date		Signature of Recipient’s Authorized Representative
		Name
		Title

EXHIBIT A

USDOT SIGNATURE PAGE

The USDOT, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

UNITED STATES DEPARTMENT OF TRANSPORTATION

Date	By: Signature of USDOT's Authorized Representative Name Title
-----------------------------	--

MEMORANDUM

To: Borough Assembly
From: Liz Cabrera, Community Development / Glorianne Wollen, Harbormaster
Date: September 8, 2026
Re: Resolution #2026-26, Accepting \$8,880,791 MARAD BUILD Grant for the Scow Bay Small Vessel Haul-out Project

Purpose

Staff requests Assembly approval of Resolution #2026-26, formally accepting a \$8,880,791 BUILD grant award from the U.S. Department of Transportation's Maritime Administration (MARAD), Grant No. 693JF72540048, for the Scow Bay Small Vessel Haul-out project, and authorizing the Borough Manager to execute the grant agreement and related administrative documents.

Background

The Scow Bay Small Vessel Haul-out serves the Borough's commercial fishing fleet and other small vessel owners. The existing facility is constrained by a shallow-water ramp and lacks a dedicated boarding float, washdown pad, and adequate utility connections. The Project will address these limitations by:

- Constructing a new haul-out ramp in deeper water;
- Installing a dedicated boarding float and a washdown pad;
- Connecting utilities (sewer, water, and electrical) to the haul-out; and
- Extending the existing breakwater.

The Borough applied for BUILD funding in February 2024; MARAD approved the award in January 2025, and the grant agreement is now finalized and ready for execution.

Project Cost by Component

The approved project budget (Schedule D of the grant agreement) allocates costs and funding as follows:

Component	BUILD Funds	Non-Federal Funds	Total
1 – Project Administration	\$0	\$713,710	\$713,710
2 – Construction	\$8,880,791	\$4,793,416	\$13,674,207
Total Project Cost	\$8,880,791	\$5,507,126	\$14,387,917

Funding Sources

The \$14,387,917 total Project cost is funded as follows:

Funding Source	Amount	Share
MARAD BUILD Grant (federal)	\$8,880,791	61.7%

Non-Federal Sources	\$5,507,126	
Denali Commission Grant (federal, counted as non-federal match)	\$3,378,416	23.5%
ADEC State Revolving Loan Fund	\$1,262,500	8.8%
Borough Economic Development Fund	\$650,000	4.5%
Borough Fisheries Disaster Funds	\$216,210	1.5%
Total	\$14,387,917	100%

No new Borough appropriation is required to accept the MARAD grant itself; the Borough Economic Development Fund and Fisheries Disaster contributions reflect funds already designated for this Project in the FY27 Approved Budget. The ADEC State Revolving Loan Fund amount reflects a portion of the borrowing authority approved by voters in October 2024. Funds have not been drawn, and the Borough is pursuing additional grant funding to reduce the amount ultimately borrowed.

Status

Design is 95% with 100% documents due September 18. All required federal, state, and local permits have been issued. The Project remains on schedule for construction bid advertisement in September 2026.

Recommendation

Staff recommends the Assembly adopt Resolution #2026-26, accepting the MARAD BUILD grant and authorizing the Borough Manager to sign the grant agreement and associated compliance documents, so that the Project can proceed to construction bidding on schedule.

**PETERSBURG BOROUGH
RESOLUTION #2026-27**

**A RESOLUTION OF THE PETERSBURG BOROUGH ASSEMBLY APPROVING THE SALE
OF A BOROUGH-OWNED PARCEL TO BRIAN NEWMAN**

WHEREAS, the Petersburg Borough is the owner of real property identified as: Lot 9, Block 258, USS 1252A (Parcel ID 01-002-458, located at 1205 Lake Street); and

WHEREAS, the parcel has a total FY 2027 assessed value of \$15,000.00; and

WHEREAS, on May 4, 2026 application was made by Brian Newman to purchase the parcel adjacent to his property; and

WHEREAS, on June 9, 2026, the Planning Commission held a public hearing on the application and recommended approval of the requested purchase; and

WHEREAS, the Borough Assembly, on August 17, 2026, approved and advanced the application, authorizing direct negotiations for the sale of the parcel, with the final terms subject to Assembly approval; and

WHEREAS, thereafter, the Borough Manager negotiated the terms and conditions for purchase of the parcel, which is 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

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 parcel - Borough-owned Lot 9, Block 258, USS 1252A (Parcel ID 01-002-458, located at 1205 Lake Street)- to Brian Newman 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 8th day of September, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Exhibit A**CONTRACT OF SALE**

This contract of sale is made between the Petersburg Borough, whose address is P.O. Box 329, Petersburg, Alaska, 99833, hereinafter the Seller, and Brian Newman, whose address is PO Box 893, Petersburg, Alaska 99833, hereinafter the Buyer. If Buyer is an individual, s/he represents that s/he is 18 years of age or older. If this contract of sale is being executed by Buyer's authorized representative, the written authorization, or copy thereof, is attached hereto.

1. Upon the following terms and conditions, and those set out in Assembly Resolution #2026-27 of the Petersburg Borough, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the following described real property:

Parcel #01-002-458, 1205 Lake Street, Lot 9, Block 258, Northeast Subdivision,
Petersburg Recording District, State of Alaska

2. (a) The total purchase price is \$15,000 payable as follows: A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to the Seller within five (5) business days of the date of execution of this contract of sale, and the balance of the purchase price shall be paid in full to the Seller within ninety (90) calendar days of execution of this contract of sale. Conveyance of the property to the Buyer shall be by quitclaim deed upon payment of the full purchase price.

(b) In the event that an appeal of the bid award is filed and the bid award to Buyer is upheld in the decision on appeal by the Assembly, the deposit is due within five (5) calendar days of the Assembly's decision, and the balance of the purchase price shall be paid in full within ninety (90) calendar days of the Assembly's decision.

(c) If the 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 the Seller and the Buyer shall have no further rights whatsoever to purchase the property. This section is not intended to limit any other legal remedy available to the Seller.

3. The property, and any improvements located thereon, is sold "as is, where is", in its current condition and with all faults. The Seller expressly makes no representations regarding, and disclaims any liability for, the property, and/or any improvements located thereon, including but not limited to (1) the condition of the property and any improvements located thereon; (2) the exact location or size of the property, the existence of markers on the property, or the ability or cost of surveying the property; (3) the status or insurability of title to the property, including the existence of any liens, encumbrances or conditions on the property; (4) the ability of the Buyer to utilize the property and/or any improvements in any fashion and for any particular purpose or use; and (5) the existence, or the potential for installation, of utilities on or to the property. The Seller makes no representations, warranties or guarantees, express or implied, as to quality, merchantability or suitability of the property for a particular purpose or use.

4. The property is sold subject to all platted easements, rights-of-way and reservations, and may only be used for the purpose for which it is zoned. The property is sold subject to all other 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

Exhibit A

of the property.

IN WITNESS WHEREOF, this contract of sale has been duly executed by the parties thereto.

SELLER, Petersburg Borough

By: Stephen Giesbrecht
Its: Borough Manager

Date: _____

STATE OF ALASKA)
)ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Stephen Giesbrecht, to me known to be the Borough Manager of the Petersburg Borough, and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed and on behalf and under proper authority of the Petersburg Borough for the uses and purposes therein mentioned.

WITNESS my hand and official seal this ____ day of ____, 2026

NOTARY PUBLIC in and for Alaska
My Commission Expires: _____

Exhibit A

BUYER

Name of Buyer (please print)_____
Signature

Date: _____

STATE OF ALASKA)
) ss.
 FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Brian Newman, to me known to be the individual described herein, and who executed the foregoing instrument, and acknowledged to me that s/he signed and sealed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this _____ day of _____, 2026.

 NOTARY PUBLIC in and for Alaska
 My Commission Expires: _____

**PETERSBURG BOROUGH
RESOLUTION #2026-28**

**A RESOLUTION TO APPROVE THE INCREASE IN FUNDING FOR UNEXPECTED
COSTS ASSOCIATED WITH AQUATIC CENTER SEWER LINE REPAIRS FOR AN
AMOUNT
NOT TO EXCEED \$60,000**

WHEREAS, the Aquatic Center has been experiencing sewer line problems over the past several years; and

WHEREAS, the repair project has gone to bid, with sole bid accepted at \$1,148,548.21; and

WHEREAS, costs have increased as more failures of sewer lines have been discovered and addressed; and

WHEREAS, Manager Giesbrecht has recently approved a Not To Exceed contract amount for an additional \$75,000 to address the discovered additional plumbing failures, which has been exhausted; and

WHEREAS, through investigation, an additional \$60,000.00 is requested to continue project progress; and

WHEREAS, the Aquatic Center Repairs Fund 703 currently has an available balance of \$300,000 and is an appropriate method of payment for this repair expense; and

WHEREAS, the Aquatic Center Repairs Fund 703 is expecting to increase by \$541,546.00 through funds received by the State of Alaska Major Maintenance Grant

THEREFORE BE IT RESOLVED that the Petersburg Borough Assembly approves the expenditure from the Aquatic Center Repairs Fund, not to exceed \$60,000 for the increased in fees associated with the Aquatic Center Sewer Repair project.

PASSED AND APPROVED by the Petersburg Borough Assembly on September 8, 2026

ATTEST:

Robert Lynn, Mayor

Rebecca Regula, Borough Clerk



Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY

From: AARON MAROHL, PUBLIC WORKS DIRECTOR

Date: 08/28/26

CC: STEVE GIESBRECHT, BOROUGH MANAGER

Public Works issued a Request for Proposal (RFP) for the Wastewater Effluent Disinfection Study on July 23, 2026.

On August 17, 2026, the Petersburg Borough received and opened all proposals which met the submission deadline. Proposals from three companies were received.

Based upon the evaluation and scoring conducted in accordance with the requirements and evaluation criteria established in the RFP, **HDR Engineering, Inc.** has been identified as the top ranked firm and is recommended for award of this professional services contract in an amount not to exceed \$101,665.00.

Suggested Assembly Motion: I move to award the Wastewater Effluent Disinfection Study to HDR Engineering, Inc. in the amount not to exceed \$101,665.00.

Thank you for your consideration.



PUBLIC WORKS DEPARTMENT

August 26, 2026

Re: Petersburg Borough- Wastewater Effluent Disinfection Study (RFP #2026WW01)

To Whom It May Concern:

The Petersburg Borough issued Request for Proposal (RFP) #2026WW01 for the Wastewater Effluent Disinfection Study on July 23, 2026.

On August 17, 2026, the Petersburg Borough received and opened all proposals which met the submission deadline. Proposals from three companies were received.

Based upon the evaluation and scoring conducted in accordance with the requirements and evaluation criteria established in the RFP, this is notice that the Borough intends to award the Wastewater Effluent Disinfection Study to **HDR Engineering, Inc.**, as the top ranked firm. The award will be considered by the Petersburg Borough Assembly at the regular meeting to be held on September 8m 2026 at 6:00pm.

Any protest of this award must be filed in writing with the Borough Manager within five days of this notice, must set forth a detailed description of the legal and factual grounds for the protest and the relief requested, and be accompanied by a filing fee of \$1,000.00. Other information and requirements regarding a protest of this award are found in Petersburg Municipal Code, section 4.04.090 – which can be found on our website (www.petersburgak.gov).

Thank you for your interest in this project. If you have any questions, please contact me at my office 907-772-4425.

Sincerely,

Aaron Marohl
Public Works Director

Public Works Department

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4430 Fax (907) 772-4102

www.petersburgak.gov

PLANNING COMMISSION REPORT

Action #	2026-602
Meeting Date:	6/9/2026
Applicant(s):	Skylark Park LLC
Property Owner(s):	Petersburg Borough
Agent/Representative:	-
Property Address:	-
Legal Description:	Government Lot 26, Section 33, T58S, R79E Government Lot 27, Section 33, T58S, R79E
Parcel ID	01-028-150 and 01-028-100
Acreage/Lot Size	3.7 acres each
Current Zoning	Open Space Recreation
Comp Plan Designation:	Open Space
Request Type:	Sale of borough property

A. EXECUTIVE SUMMARY

Applicant Request	Purchase of two borough-owned lots
Recommendation	Recommend Approve with Condition that Properties are Rezoned to Single-family Mobile Home
Key Issues	Applicant proposes continuation of a planned subdivision by adding these lots Until subdivision is constructed lots do not have practical access or access to utilities.

B. PROJECT DESCRIPTION

Intended Use	Residential development
Building/Development	-
Site Improvements	-
Operations Plan	-
Timeline	-

C. Site Characteristics

Topography:	Muskeg
Existing Structures:	None
Legal Access:	Platted unnamed ROW along northern property line
Utilities:	None
Flood Zone:	N/A

D. Zoning and Land Use

PLANNING COMMISSION REPORT

Zoning District: Open Space Recreation	Actual Land Use: Vacant
District Purpose:	OS-R preserves land in its natural state and allow for public access and recreation.
Principal Uses:	Uses outlined in Section 19.12.020 for OS-R, include greenbelts, watersheds, drainages.
Conditional Uses:	Conditional uses outlined in Section 19.12.030 for OS-R include parks, playgrounds and recreational related activities.

Surrounding Area	Zoning District	Actual Land Use
North	Mobile Home Park	Residential
South	N/A	Vacant
East	Open Space - Recreation	Vacant
West	Open Space - Recreation	Vacant

E. Standards Analysis (PMC 16.12.050-16.12.080)

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

Subject property is zoned open space recreation.

2. 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 indicated development would occur at the same time as proposed development for adjacent property.

F. DEPARTMENT REVIEWS

Department	Comments
Public Works	No Public Need for Property.
PMP&L	No Public Need for Property.
Fire	No Public Need for Property.

G. Public Notice. The borough provided public notice consistent with PMC 19.80.040. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

H. Findings

Finding 1: Subject property is owned by the borough and not needed for public purpose.

PLANNING COMMISSION REPORT

Finding 2: Subject property is zoned as required by code.
Finding 3: Legal access is undeveloped platted ROW along northern property line.
Findings 4: Utilities are not available.

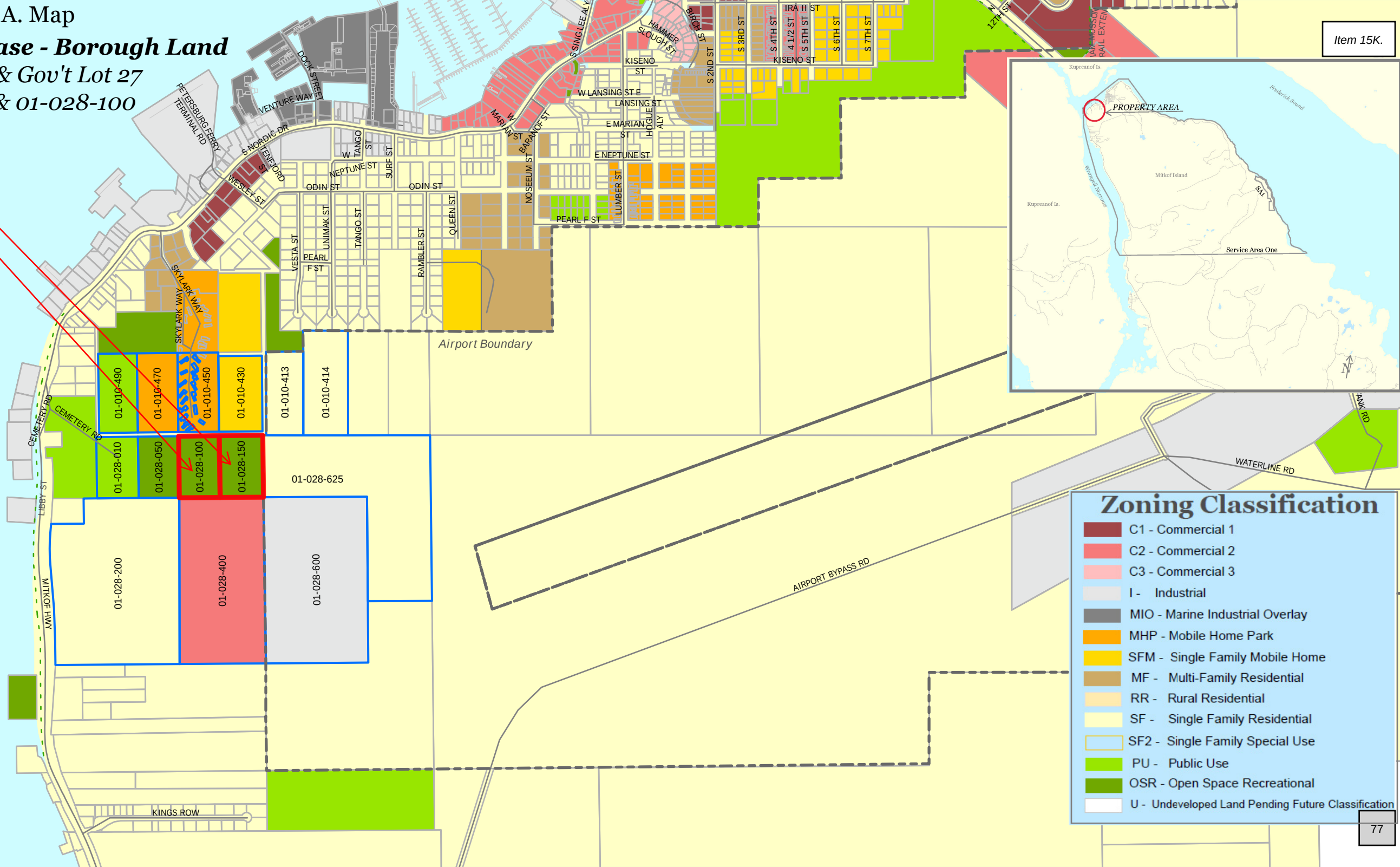
Condition: properties are rezoned to single-family mobile home.

I. Attachments

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

Request for Purchase - Borough Land
Gov't Lot 26 & Gov't Lot 27
01-028-150 & 01-028-100

Item 15K.



Petersburg Borough Land Disposal Application

Applicant Name:

SKylark Park LLC

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:

01-028-100	
01-028-150	

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:

	State of Federal Agency
	Federally Recognized Tribe
	Nonprofit Entity
	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):

Both lots in their entirety

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)

Continue planned subdivision into these
lots. will be constructed as the other
roads + utilities are being put in

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)

corp of engineers - DEC water/sewer
electrical

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

A. Name, address and state of incorporation

Name:	Skylark Park LLC
Address:	117 Skylark way Box [REDACTED]
Telephone #:	[REDACTED]

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

8. Why should the Assembly approve of this request?

provide more lots for housing

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

Adding affordable housing within walking distance of town

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.

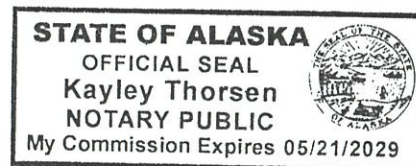
Applicant/Applicant's Representative Signature

Printed Name

Subscribed and sworn to by Ambre Burrell, who personally appeared
before me this 14th day of April, 2020

Notary Public in and for the State of Alaska.

My Commission Expires: 5/21/2029



***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: kt	Date Received: 4/14/2026
Payment Type: cc	

Legal Description(s) of Property: :

Government Lot 26, Sect 33, Township 58S, Range 79E, CRM (01-028-150)
Government Lot 27, Sect 33, Township 58S, Range 79E, CRM (01-028-100)

Current Zoning of Property

Open space - recreational

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:

Public Works has no public use for parcels 01-028-100 and 01-028-150

Public Works	<i>Aaron Marohl</i>
Name of Department	Signature of Department Commenter

2. Department Comments:

PMPL has no plans or needs relative to these lots.

PMPL	<i>Stephan Harbour</i>
_____ Name of Department	_____ Signature of Department Commenter

3. Department Comments:

The Harbor has no need for these parcels

Harbor Department	<i>Glo Wallen</i>
_____ Name of Department	_____ Signature of Department Commenter

4. Department Comments:

ComDev has no public need for these parcels.

Community Development	Liz Cabrera
_____ Name of Department	_____ Signature of Department Commenter

5. Department Comments:

_____ Name of Department	_____ Signature of Department Commenter
-----------------------------	--

Map of Parcels 01-028-100 and 01-028-150





May 22, 2026

IEREMIA JOSEPH IEREMIA JESSICA**SITKA AK 99835****NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

Recommendation to the Borough Assembly regarding an application from Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100)

The public hearing and consideration of the application will be held:	Tuesday, June 9, 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

Community & Economic Development

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

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JIM FLOYD	
THOMAS KOWALSKE	
JOSHUA ADAMS	
MIKA CLINE	
SKYLARK PARK LLC	
ACUNA JOSE JESUS	
ALASKA STATE OF	
AMANECER ELIZABETH	
BURRELL SIGMUND BURRELL AMBRE	SKYLARK PARK LLC
CARNES SHANE	PHILLIPS DEANNA
CHRISTENSEN CHARLES	CHRISTENSEN DIANNE
CONN JOSHUA H	CONN HEATHER
COOK MELINDA	
CUMMINGS ROBIN	CUMMINGS JOYCE
CURTIS DYLAN	
DAVIS KELLY	
EGEN KADDY	
EISENMANN-SCHUBERT MATTHIAS/THOMAS/ANDREAS	
FALTER TERRY	FALTER TERRI
FRANKLIN KYLE O	FRANKLIN VIKKI
GRANBERG LOREEN	
HAMMER KACEY	
IEREMIA JOSEPH	IEREMIA JESSICA
ISRAELSON MICHAEL ALLEN	ISRAELSON HEATHER VICTORIA
JACKMAN DAVID S	JACKMAN CHRISTINE E
KLUDT-PAINTER JONATHAN T	KLUDT-PAINTER ERICA L
LENZ TORE	
MARSH KIRT	MARSH DONNA
MARTIN CAROLYN	
MCCAY ASHON	MCCAY NATALIE
MCCULLOUGH DAVID M	
NEIDIFFER JUSTIN	
NEWMAN SCOTT D	NEWMAN CYNTHIA
PERRY JADEN	
PETERSBURG BIBLE CHURCH	
PHILLIPS JEANETTE	
RADFORD GENESIS & MARTINEZ-MACIAS	ALBERTO GREGORIO
ROESEL SALLY ANN ROESEL CHARLES MICHAEL	
RPM HOLDINGS INC	
SAKAMOTO DIANNA	QUEZON ALVIN
SCHWARTZ JAMES	SCHWARTZ LESLIE
SHAY SETH	SHAY KATIE
SKEEK GEORGE	
SLAVEN KILLIAN	
THOMASSEN SCOTT	RRT TRUST / SPECIAL NEEDS TRUST
TIDWELL JARED	
WORHATCH ERICA	
YUEN THAN	



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 09, 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 Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline
Commissioner Thomas Kowalske
Commissioner Jim Floyd

ABSENT

Commission Vice-Chair Heather O'Neil

Commission Chair Chris Fry excused Commission Vice-Chair O'Neil from this meeting.

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.
Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

4. Approval of Minutes

A. May 12, 2026, Meeting Minutes

The May 12, 2026, Meeting Minutes were unanimously approved.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

5. Public Comments

Judy Ohmer spoke representing herself, she thanked the Commission for the work they have done regarding the overlay and ordinances.

6. Consent Calendar

None

7. Public Hearing Items

~~A. Consideration of an application from Rock N Road for:~~

~~1. Approval of a platting variance from the lot frontage requirement to create a flag lot at 1104 Odin St (PID: 01-010-752).~~

~~2. Approval of a preliminary plat for a major subdivision at Lot 15B, Fort Magill Subdivision, recorded as Plat 2004-14; Gov't Lot 14, Gov't Lot 20, Gov't Lot 21 within Section 33, T58 South, R79 East; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, within Skylark II Addition Subdivision, according to Plat 90-14. **POSTPONED**~~

B. Consideration of an application from Suzanne Webb for a conditional use permit for a home occupation at 500 UNIMAK ST (PID: 01-010-193).

Motion made by Commission Floyd, Seconded by Commission Secretary Fine-Walsh.

Commissioner Adams mentioned the application seems straightforward.

Commission Secretary Fine-Walsh asked whether the conditions of approval were limited to a massage therapy business only. Director Cabrera responded that they were limited to that type of occupation.

Commissioner Floyd addressed off-street parking and noted that the driveway has space for three vehicles.

Suzanne Webb, the applicant, stated that she would direct her clients to park in the driveway rather than on the street.

Commissioner Kowalske stated that, with only one or two clients a day, he will be in full support of the application.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

C. Recommendation to the Borough Assembly regarding an application from Skylark Park LLC to purchase borough property described as Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100).

Erica Worhatch spoke representing herself, she asked why the property was not going up for public bid.

Commissioner Chair-Fry confirmed with Director Cabrera that the Commission is recommending the sale to the Borough Assembly, and that the Assembly has the

authority to decide how to proceed with the sale. Director Cabrera confirmed that the method of sale is at the Assembly's discretion.

Commissioner Adams mentioned the nonrefundable five-hundred-dollar fee just for asking to purchase Borough property. This opportunity is open to anyone interested. Director Cabrera confirmed this.

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

Discussion

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- D. Initiation of a rezone of Government Lot 26, Section 33, T58S, R79E and Government Lot 27, Section 33, T58S, R79E (PID: 01-028-150 and 01-028-100) from Open Space-Recreation to Single-family Mobile Home.

Motion to initiate a rezone made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- E. Recommendation to the Borough Assembly regarding an application from Brian Newman to purchase borough property at 1205 Lake St (PID: 01-002-458)

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

Commission Secretary Fine-Walsh commented that she likes to see property added to the tax roll as well as property and house development.

Commissioner Chair-Fry mentioned he likes to see property development and would recommend this.

Commissioner Floyd referred to page 35 of the packet, noting the principal uses and the options available if the property is purchased.

Discussion regarding the floating road access.

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

- F. Recommendation to the Borough Assembly regarding an application from Brian Newman for a special use permit to fill a portion of the undeveloped Lake St right-of-way for access to 1205 Lake St.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd

8. Non-Agenda Items

A. Commissioner Comments

The Commission discussed the proposed ordinance creating an overlay zone for wireless communication facilities.

Becky Knight spoke representing herself, she questioned how the Commission would proceed after the Borough Assembly vote for the ordinance 2016-14 to regulate wireless communication facilities and other towers and transmitters failed 3-3.

Director Cabrera stated that it has a new ordinance number, it's a whole new ordinance. If they don't vote to have it come back to Planning Commission, it does not come back to you. It's still with the Assembly.

David Beebe spoke on behalf of himself regarding regulatory standards on cell towers.

B. Staff Comments

Director Cabrera confirmed with the Commission their request to include the overlay on the next agenda for Commissioner Comments.

C. Next Meeting is July 14, 2026

9. Adjournment

The meeting adjourned at 12:53PM.

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

Voting Yea: Commission Chair Fry, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske, Commissioner Floyd