



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, June 20, 2022

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: Jun 20, 2022 06:00 PM Alaska
Topic: June 20, 2022 Assembly Meeting

Please click the link below to join the webinar:
<https://petersburgak.gov.zoom.us/j/81473276927?pwd=N1NaZ3I0ckdVNkc4anlnMIJ1Q2d2QT09>
Passcode: 102754

Or Telephone:
(720) 707-2699 or (253) 215-8782
Passcode: 102754

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. June 6, 2022 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
 - A. Public Hearing for Ordinance #2022-08: An Ordinance Proposing an Amendment to Section 14.02A (Services to be Provided Only by Service Area) of the Home Rule Charter of the Petersburg Borough, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough**

Any public testimony regarding Ordinance #2022-08 should be given during this public hearing. A copy of Ordinance #2022-08 may be found under agenda item 14A.
 - B. Public Hearing for Ordinance #2022-09: An Ordinance Proposing an Amendment to Section 19.03A (Personal Financial Interest and Nepotism) of the**

Home Rule Charter of the Petersburg Borough, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough

Any public testimony regarding Ordinance #2022-09 should be given during this public hearing. A copy of Ordinance #2022-09 may be found under agenda item 14B.

C. Public Hearing for Ordinance #2022-10: An Ordinance Proposing an Amendment to Section 11.13E (Purchasing; Contracting) of the Home Rule Charter of the Petersburg Borough to Allow Borough Employees and Officials to Participate in Borough Property Sales when Conducted by Competitive Outcry Auction, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough

Any public testimony regarding Ordinance #2022-10 should be given during this public hearing. A copy of Ordinance #2022-10 may be found under agenda item 14C.

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

A. The Trees, LLC Liquor License Transfer to The Trees RV L.L.C.

The Trees, LLC (Larry Dunham, member) has applied with the Alaska Alcohol & Marijuana Control Office to transfer their package store liquor license to The Trees RV L.L.C. (Brandon Allison, member). The Assembly may support or protest the application. A protest may not be arbitrary, capricious or unreasonable.

11. Report of Other Officers

A. Fire/EMS Director Dixson

12. Mayor's Report

A. June 20, 2022 Mayor's Report

13. Manager's Report

There is no Manager's Report for this meeting as Manager Giesbrecht is currently out of the office.

14. Unfinished Business

A. Ordinance #2022-08: An Ordinance Proposing an Amendment to Section 14.02A (Services to be Provided Only by Service Area) of the Home Rule Charter of the

Petersburg Borough, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - Second Reading

If adopted, Ordinance #2022-08 will submit the proposed charter amendment to the qualified voters of the Petersburg Borough to amend the Charter to add language regarding collection of solid waste where the owner of the property requests and pays for such service; and water, sewer and electric services where extension of such utility service is being requested and paid for by the owner of the property. Ordinance #2022-08 was unanimously approved in its first reading.

B. Ordinance #2022-09: An Ordinance Proposing an Amendment to Section 19.03A (Personal Financial Interest and Nepotism) of the Home Rule Charter of the Petersburg Borough, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - Second Reading

If adopted, Ordinance #2022-09 will submit a proposed Charter amendment to the qualified voters of the Petersburg Borough to amend the Charter language from "Assembly" to "Body" to allow the elected body to which the officer belongs to determine if the officer may or may not participate in the official action. Ordinance #2022-09 was unanimously approved in its first reading.

C. Ordinance #2022-10: An Ordinance Proposing an Amendment to Section 11.13E (Purchasing; Contracting) of the Home Rule Charter of the Petersburg Borough to Allow Borough Employees and Officials to Participate in Borough Property Sales when Conducted by Competitive Outcry Auction, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - Second Reading

If adopted, Ordinance #2022-10 will submit a proposed Charter amendment to the qualified voters of the Petersburg Borough to amend the Charter to allow Borough employees and officials to participate in Borough property sales when conducted by competitive outcry auction. Ordinance #2022-10 was unanimously approved in its first reading.

15. New Business

A. Resolution #2022-10: A Resolution to Temporarily Change Assembly Meeting Dates from Monday to Thursday for July through September, 2022

Mayor Jensen is gillnetting this summer, which takes place Sunday through Wednesday each week, and requests the Assembly meetings regularly scheduled for the first and third Monday each month be rescheduled, temporarily, to the first and third Thursday of each month for July through September of 2022, to provide him a chance to participate either remotely or in person.

B. Southeast Alaska Regional Dive Fisheries Association (SARDFA) Board Seat Nomination

The SARDFA Board is accepting nominations from Southeast communities to fill a Municipal Board Member seat for a one-year term. The Borough advertised for letters

of interest from community members interested in serving, and as of the date of publishing this agenda one letter of interest has been received from Jeff Meucci.

C. Papke's Landing Marine Facility Improvements Conceptual Plans

With Assembly approval, Vice Mayor Stanton Gregor will appoint Bob Lynn and Dave Kensinger to work with Alan Murph of Harai & Associates, Inc. to finalize the conceptual plans for the proposed Papke's Landing marine facility improvements.

16. Communications

A. Correspondence Received Since June 2, 2022

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, June 06, 2022

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 12:00 p.m.

PRESENT

Assembly Member Bob Lynn
Assembly Member Chelsea Tremblay
Assembly Member David Kensinger
Vice Mayor Jeigh Stanton Gregor
Assembly Member Jeff Meucci
Mayor Mark Jensen
Assembly Member Thomas Fine-Walsh

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. May 16, 2022 Regular Assembly Meeting Minutes

The May 16, 2022 Assembly meeting minutes were unanimously approved.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Tremblay.

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Tremblay.
Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

5. Public Hearings

There were no public hearings.

6. Bid Awards

There were no bid awards.

7. Persons to be Heard Related to Agenda

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

Nathan Lopez informed the Assembly he was available if they had any questions regarding Agenda Item 15E, a special use permit.

Kraig Norheim shared his thoughts regarding the Papke's Landing marine facility, stating that the Borough should not be spending public funds on a facility it does not currently own.

Catherine Kowalski urged the Assembly to fully fund the Petersburg Police Department.

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.

No views were shared.

9. Boards, Commission and Committee Reports

No reports were given.

10. Consent Agenda

A. El Zarape Restaurant Liquor License Application

The Assembly unanimously supported the liquor license application for El Zarape Restaurant.

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

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

B. Reimbursable Illumination Systems Agreement between the State of Alaska, Department of Transportation and Public Facilities and Petersburg Municipal Power and Light

The Assembly approved the reimbursable maintenance agreement between Petersburg Municipal Power & Light and the State of Alaska DOT&PF, for maintenance of State owned street lights in Petersburg, by unanimous roll call vote.

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

Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

C. Tidelands Lease Agreement Between the Petersburg Borough and Piston and Rudder

Piston & Rudder's tidelands lease amendment was unanimously approved.

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

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter updated the Assembly on recent activities at the Medical Center, and thanked his staff, especially Julie Walker and Becky Turland, for their work organizing and hosting the recent Health Fair.

12. Mayor's Report

A. June 6, 2022 Mayor's Report

Mayor Jensen read his report into the record.

13. Manager's Report

A. June 6, 2022 Manager's Report

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

14. Unfinished Business

A. Ordinance #2022-07: An Ordinance Adopting the Budget for the Fiscal Year July 1, 2022 Through June 30, 2023 - Third Reading

Ordinance #2022-07 was adopted in its third and final reading by a vote of 4-3.

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

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

15. New Business

A. Ordinance #2022-08: An Ordinance Proposing an Amendment to Section 14.02A (Services to be Provided Only by Service Area) of the Home Rule Charter of the Petersburg Borough, and Directing That the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - First Reading

Ordinance #2022-08 was unanimously approved in its first reading.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Meucci. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

B. Ordinance #2022-09: An Ordinance Proposing an Amendment to Section 19.03A (Personal Financial Interest and Nepotism) of the Home Rule Charter of the Petersburg Borough, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - First Reading

The Assembly unanimously approved Ordinance #2022-09 in its first reading.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Meucci. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

C. Ordinance #2022-10: An Ordinance Proposing an Amendment to Section 11.13E (Purchasing; Contracting) of the Home Rule Charter of the Petersburg Borough to Allow Borough Employees and Officials to Participate in Borough Property Sales When Conducted by Competitive Outcry Auction, and Directing that the Proposed Charter Amendment be Submitted to the Qualified Voters of the Borough - First Reading

By unanimous roll call vote, the Assembly approved Ordinance #2022-10 in its first reading.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Tremblay. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

D. Resolution #2022-09: A Resolution of the Petersburg Borough Setting the Millage Rates for the Fiscal Year July 1, 2022 through June 30, 2023

Resolution #2022-09 was unanimously approved.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Meucci. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

E. Special Use Permit: Nathan and Mindy Lopez - Neptune St Right-of Way

The Assembly unanimously approved the Special Use Permit for Nathan and Mindy Lopez.

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

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

F. Petersburg Subdivision Development Cost

By unanimous roll call vote, the Assembly approved to engage with PND Engineers, Inc. to provide engineering services for design of an expansion of the Airport Subdivision and an extension of Fram Street for an amount not to exceed \$7,200.

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

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

G. Utilization of Municipal Entitlement Lands for Acquiring Uplands at Papke's Landing

The Assembly unanimously approved for the Borough to request the Papke's Landing uplands from the Alaska Department of Natural Resources as part of our Municipal Entitlement lands.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Kensinger.

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

H. Request for All of the Tidelands Affiliated with Papke's Landing

Assembly approval to request ownership of the tidelands affiliated with Papke's Landing from the Alaska Department of Natural Resources was unanimous.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Kensinger.

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

I. Set an End Date for Public Comments on the Papke's Landing Conceptual Design

The Papke's Landing conceptual design was presented for public comment on May 9, 2022. The Assembly set the end date to receive public comments on the Papke's Landing Marine Facility Conceptual Design for June 30, 2022.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Lynn. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

J. Evaluation of Potential Future Hospital Sites

The Assembly unanimously approved Petersburg Medical Center to begin the survey and evaluation process of Borough lands to be used as a potential future hospital site.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Tremblay. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

K. Approval to Work with Petersburg Medical Center Regarding Mountain View Manor Management

By unanimous roll call vote, the Assembly unanimously approved Manager Giesbrecht to work with the Borough's attorney and PMC to determine the manner and means to best transfer management of the MVM Assisted Living Facility to PMC, and to bring a proposed agreement back to the Assembly for consideration.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

L. Reid Brothers Construction Replat Application

The replat of two lots in the power plant subdivision to realign the property line Reid Brothers Logging & Construction shares with Petersburg Municipal Power & Light so that it is parallel to the back walls of the Reid Brothers shop and the Scow Bay Pole Yard buildings was unanimously approved.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Tremblay. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

M. Early Childhood Education Task Force Appointments

Without objection, Mayor Jensen appointed Rachel Etcher and Heather Conn to the Early Childhood Education Task Force.

Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh

16. Communications

A. Correspondence Received Since May 12, 2022

17. Assembly Discussion Items

A. Assembly Member Comments

Assembly Member Meucci commented that our local postal service is installing 64 new drop boxes at the Post Office to help alleviate time spent in lines to pick up packages.

B. Recognitions

Vice Mayor Stanton Gregor recognized Dave Kensinger & Mona Christian for serving Southeast Alaska with Chelan Produce since 1978, and additionally serving Petersburg with the Chelan Garden Store, and wished them a happy retirement.

Assembly Member Tremblay recognized the Petersburg Pilot, Ron Loesch and Chris Basinger for their recent Alaska Press awards.

Assembly Member Meucci congratulated the Petersburg High School Baseball Team for taking second place at the State tournament.

Manager Giesbrecht reminded of a meet and greet social for two Fire/EMS/SAR Director candidates tomorrow (Tuesday, June 7) at 4:00 p.m. at Fire Station One.

18. Adjourn

The meeting was adjourned at 1:25 p.m.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Tremblay. Voting Yea: Assembly Member Lynn, Assembly Member Tremblay, Assembly Member Kensinger, Vice Mayor Stanton Gregor, Assembly Member Meucci, Mayor Jensen, Assembly Member Fine-Walsh



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development ALCOHOL & MARIJUANA CONTROL OFFICE 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

June 13, 2022

Petersburg Borough

VIA Email: dthompson@petersburgak.gov; bregula@petersburgak.gov

Table with 4 columns: License Type, Licensee, Doing Business As, Premises Address. License Type: Package Store, License Number: 4542, Licensee: The Trees RV LLC, Doing Business As: Trees RV Park & General Store, Premises Address: Milepost 10.2 Mitkof Highway

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Handwritten signature of Joan M. Wilson

Joan Wilson, Director amco.localgovernmentonly@alaska.gov

**Mayor's Report
June 20, 2022 Assembly Meeting**

- 1. Appreciation for Sandy Dixson, Out-Going Fire/EMS/SAR Director:**
Thank you to Sandy Dixson for her 21 years of dedicated service caring for our residents and visitors during times of emergency. We wish you the best in your future endeavors. You will be missed!
- 2. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling one of the vacant seats on the following Borough Boards/Commissions until the October 2022 Municipal Election:

Planning Commission – two vacant seats
Parks & Recreation Advisory Board – one vacant seat

Letters of interest should be submitted to Clerk Thompson at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to dthompson@petersburgak.gov

3. Celebrate Pride Month:

**With June being Pride Month,
I wanted to take the occasion to clearly say this:
I unhesitatingly and wholeheartedly support my
lesbian, gay, bi-sexual, transgender, non-binary, and
queer friends, their rights, their marriages,
their pursuits of happiness and their breath.
This is also true July through May.**

Vice Mayor Stanton Gregor

**PETERSBURG BOROUGH
ORDINANCE #2022-08**

AN ORDINANCE PROPOSING AN AMENDMENT TO SECTION 14.02A (SERVICES TO BE PROVIDED ONLY BY SERVICE AREA) OF THE HOME RULE CHARTER OF THE PETERSBURG BOROUGH, AND DIRECTING THAT THE PROPOSED CHARTER AMENDMENT BE SUBMITTED TO THE QUALIFIED VOTERS OF THE BOROUGH

WHEREAS, Section 14.02A, *Services to be Provided Only by Service Area*, of the Borough Charter lists powers of the Borough that are to be exercised only through the establishment of service areas; and

WHEREAS, this listing at paragraph 3 of Section 14.02A includes the collection of solid waste; and

WHEREAS, this listing at paragraph 4 of Section 14.02A includes water, sewer and electric services; and

WHEREAS, except for paragraphs 3 and 4, the powers listed in Section 14.02A are ones generally paid for through general real property taxation, rather than by costs charged directly to individual property owners; and

WHEREAS, paragraph 3 would purport to require creation of a new service area outside of Service Area No. 1 even in an instance where an individual property owner wishes to obtain and pay for garbage collection; and

WHEREAS, paragraph 4 would purport to require creation of a new service area outside of Service Area No. 1 even where the costs of extension of utility service to a property are being requested and paid for wholly by the property owner to receive the service; and

WHEREAS, requiring creation of a service area in such instances -- where the cost of utility installation is voluntarily paid for in full by the new service holder, or where an individual property owner wants to obtain waste collection -- is not a practical application of service area requirements and would substantially hinder borough residents who live outside of Service Area No. 1 and who wish to pay the costs to hook up to or access nearby utilities; and

WHEREAS, in each instance, the property owner would be charged the standard utility rates established in borough code for the service, and a service area is not needed to collect monthly charges imposed after service is initiated; and

WHEREAS, nothing in this amendment would alter the intent of Section 14.02A, to ensure that residents did not receive services from the borough that they don't want without the opportunity to vote on those services; and

WHEREAS, Petersburg Borough Charter Section 18.02, entitled Election, specifies that any proposed charter amendment shall be submitted to the qualified voters of the Borough.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, that the following proposed amendment to the Home Rule Charter of the Petersburg Borough be submitted to the qualified voters of the Borough at the next regular or special election occurring more than 90 days after adoption of this ordinance.

Section 1. Classification: This is a non-code ordinance, however the proposed borough charter amendment set out below is of a permanent nature and, if approved by the voters, shall be reflected in the Petersburg Borough Charter.

Section 2. Purpose: The purpose of this ordinance is to propose a charter amendment to the Borough voters that would allow for extension of water, sewer, electric, and solid waste collection services to properties without establishment of a service area where any costs and expenses of any installation of the service, and monthly charges thereafter, would be paid for by the property owner receiving the new service.

Section 3. Substantive Provisions:

a) Proposed Charter Amendment – Sections 14.02A of the Charter: The new language proposed is in red and underlined.

Section 14.02 - Services to be Provided Only by Service Area.

A. The following powers shall be exercised only through service areas:

1. The establishment and operation of police departments, the hiring of police officers or the contracting for the services of police officers;
2. The establishment and operation of fire and emergency medical services departments, the hiring of firefighters and the contracting for fire fighting services;
3. The collection but not disposal of solid waste, except where collection is being requested and voluntarily paid for by the owner of the property to receive such service;
4. Water, sewer and electric services, except where the extension of such utility service is being requested and voluntarily paid for by the owner of the property to receive such service;
5. Street construction and maintenance;
6. Building code enforcement;
7. Parks and recreation; and
8. Animal control

B. Until otherwise changed, those areas which were, at the time this Charter was approved, a part of the former City of Petersburg's public water system or sanitary sewage system or which were within the boundaries of the former City of Petersburg shall be included within a service area for each and all of the above powers and for the power to build, operate, maintain and replace the public water system, sanitary sewage services, roads, bridges, sidewalks, culverts, storm sewers and drainage ways.

C. All other service areas in existence on the date this Charter becomes effective shall continue in effect until such time as changed as provided in this article and the borough shall exercise the same powers within those service areas as were exercised by the former governing body.

D. Nothing in this Charter except section 14.06 prohibits the borough from exercising any other power on a non-areawide basis or through service areas.

E. No areawide power shall be interpreted to include or authorize any of the powers described in 14.02 A.

b) Submittal to Voters: The question to be submitted to the voters shall read substantially as follows:

Proposition #___

Providing that Creation of a Service Area is not Required when Extension of Utility Service to a Property is Requested and Paid for by the Property Owner

Shall Section 14.02A(4) of the Petersburg Borough Charter be amended to provide that the creation of a service area is not required where the extension of water, sewer, electric or solid waste collection to a property is requested and will be paid for by the property owner?

- YES
- NO

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 be effective upon adoption. The proposed borough charter amendment set forth herein, if approved by the voters, shall become effective immediately upon certification of the election results.

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

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective: Ordinance effective upon adoption. Charter Amendment effective upon Voter Approval and Certification of Election Results.

**PETERSBURG BOROUGH
ORDINANCE #2022-09**

AN ORDINANCE PROPOSING AN AMENDMENT TO SECTION 19.03A (PERSONAL FINANCIAL INTEREST AND NEPOTISM) OF THE HOME RULE CHARTER OF THE PETERSBURG BOROUGH, AND DIRECTING THAT THE PROPOSED CHARTER AMENDMENT BE SUBMITTED TO THE QUALIFIED VOTERS OF THE BOROUGH

WHEREAS, Section 19.03A, *Personal Financial Interest and Nepotism*, of the Borough Charter currently reads as follows (emphasis added):

Section 19.03 - Personal Financial Interest and Nepotism.

A. Prohibition. An elected borough officer may not participate in any official action in which the officer or a member of the officer's household has a substantial financial interest unless after disclosure of the interest the officer's participation is approved in a public meeting by the majority of the assembly. Borough officials shall publicly disclose their substantial financial interests as required by law.

; and

WHEREAS, this Section is applicable to all elected borough boards, which includes without limitation the Planning Commission, the Harbor and Ports Advisory Board, the Library Board, the Public Safety Advisory Board, and the Parks and Recreation Advisory Board; and

WHEREAS, this Section would purport to establish a procedure whereby a member of a borough board other than the assembly would be required to go to the assembly to have that member's financial interest disclosed and considered, rather than having the board upon which the member sits consider that interest; and

WHEREAS, in 2006, the Borough Charter Committee looked to the Haines Borough Charter when it drafted the home rule charter which was to be included in Peterburg's borough formation petition; and

WHEREAS, the Haines Borough Charter provides that elected officers' conflicts of interest are to be addressed by the body on which the officer sits (Haines Borough Charter, §18.01); and

WHEREAS, there is nothing in the minutes of the Charter Committee meetings which indicate that this matter was specifically discussed or considered, or that the Committee intended a substantive change from the typical procedure, like Haines', under which individual boards consider and address member conflicts; and

WHEREAS, as currently written, the language raises issues regarding its workability, as it is likely that by the time the assembly has the opportunity to consider a conflict disclosed by a member of another board, the matter at issue could have passed out of the board's purview; and

WHEREAS, nothing in this amendment would alter the substantive intent of Section 19.03A, to ensure that elected officials timely raise conflicts of interest and that those conflicts be considered and resolved by other borough officials prior to a member's participation; and

WHEREAS, Petersburg Borough Charter Section 18.02, entitled Election, specifies that any proposed charter amendment shall be submitted to the qualified voters of the Borough.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, that the following proposed amendment to the Home Rule Charter of the Petersburg Borough be submitted to the qualified voters of the Borough at the next regular or special election occurring more than 90 days after adoption of this ordinance.

Section 1. Classification: This is a non-code ordinance, however the proposed borough charter amendment set out below is of a permanent nature and, if approved by the voters, shall be reflected in the Petersburg Borough Charter.

Section 2. Purpose: The purpose of this ordinance is to propose a charter amendment to the Borough voters which would provide that a conflict of interest disclosed by a member of an elected borough board be considered and resolved by that board, rather than the assembly.

Section 3. Substantive Provisions:

a) Proposed Charter Amendment – Sections 19.03A of the Charter: The language proposed for deletion is struck through and the proposed addition is in **red and underlined**.

Section 19.03 - Personal Financial Interest and Nepotism.

A. Prohibition. An elected borough officer may not participate in any official action in which the officer or a member of the officer's household has a substantial financial interest unless after disclosure of the interest the officer's participation is approved in a public meeting by the majority of the **body**assembly. Borough officials shall publicly disclose their substantial financial interests as required by law.

.b) Submittal to Voters: The question to be submitted to the voters shall read substantially as follows:

Proposition #___

Providing that Conflicts of Interest Raised by Members of Elected Borough Boards be Addressed by the Board on Which the Officer Sits

Shall Section 19.03A of the Petersburg Borough Charter be amended to provide that when an elected borough officer discloses a substantial financial interest in a matter before the board on which the officer sits, that board shall consider and address that member's conflict of interest?

- YES
- NO

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 be effective upon adoption. The proposed borough charter amendment set forth herein, if approved by the voters, shall become effective immediately upon certification of the election results.

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

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective: Ordinance effective upon adoption. Charter Amendment effective upon Voter Approval and Certification of Election Results.

**PETERSBURG BOROUGH
ORDINANCE #2022-10**

**AN ORDINANCE PROPOSING AN AMENDMENT TO SECTION 11.13E (PURCHASING;
CONTRACTING) OF THE HOME RULE CHARTER OF THE PETERSBURG BOROUGH TO
ALLOW BOROUGH EMPLOYEES AND OFFICIALS TO PARTICIPATE IN BOROUGH
PROPERTY SALES WHEN CONDUCTED BY COMPETITIVE OUTCRY AUCTION, AND
DIRECTING THAT THE PROPOSED CHARTER AMENDMENT BE SUBMITTED TO THE
QUALIFIED VOTERS OF THE BOROUGH**

WHEREAS, Section 11.13E of the Borough Charter currently reads as follows (emphasis added):

Personal Interest. **Borough officers, employees and elected officials shall not be eligible to sell, barter, or supply anything to the borough or purchase anything from the borough while holding office or employment or for a period of six months after leaving office or employment unless an invitation to submit sealed bids is published**, and the borough complies with all ordinance provisions regarding the acceptance or rejection of bids. This section shall not apply to things valued at less than \$5,000.00 or those things which the borough offers generally to the public (as for example, utility services) which shall be purchased or offered at prices or rates prevailing in the community and without discrimination.

; and

WHEREAS, the Borough Code, at PMC 16.12.020, allows public sales of Borough real property to be conducted by either submittal of sealed bids or by outcry auction; and

WHEREAS, both sealed bidding and outcry auction procedures constitute competitive bidding, and thus there is no substantive difference between the two methods in regard to ensuring that borough employees and officials are not perceived to have received an unfair advantage, which could arise if direct sale procedures were utilized; and

WHEREAS, the Assembly has generally opted for the holding of outcry auctions for the sale of real property, deemed preferable for the purposes of maximizing sale proceeds, with the resulting unintended consequence of excluding borough employees and officials from participation in the auction under Charter section 11.13E even though competitive public bidding is occurring; and

WHEREAS, nothing in this amendment would alter the substantive intent of Section 11.13E, ensuring that competitive procedures have been utilized in connection with property sales in which borough employees and officials participate; and

WHEREAS, Petersburg Borough Charter Section 18.02, entitled Election, specifies that any proposed charter amendment shall be submitted to the qualified voters of the Borough.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, that the following proposed amendment to the Home Rule Charter of the Petersburg Borough be submitted to the qualified voters of the Borough at the next regular or special election occurring more than 90 days after adoption of this ordinance.

Section 1. Classification: This is a non-code ordinance, however the proposed borough charter amendment set out below is of a permanent nature and, if approved by the voters, shall be reflected in the Petersburg Borough Charter.

Section 2. Purpose: The purpose of this ordinance is to propose a charter amendment to the Borough voters which would allow borough employees and officials to participate in sales of borough property held using competitive outcry auctions procedures.

Section 3. Substantive Provisions:

a) Proposed Charter Amendment – Sections 11.13E of the Charter: The language proposed for addition is in **red and underlined**.

Section 11.13 - Purchasing; Contracting.

A. The assembly, by ordinance, shall provide for competitive bidding for purchase of goods and services by the borough and sales of surplus borough property and for any exceptions.

B. The assembly, by ordinance, shall establish provisions for approval of borough contracts and exceptions. The provisions shall address, at a minimum:

1. Authority of assembly. All contracts, except as provided in subsection 2 of this section, shall be authorized by the assembly and, if in writing, shall be signed by the manager and clerk. Contracts shall be approved as to form by the borough attorney if the assembly requires such approval.

2. Purchase and Sale of Borough Property. Procedures for the purchase and sale of borough property and equipment shall include a provision for the centralized purchasing on behalf of the borough. The procedures shall also provide the dollar limit within which purchases of the borough property and equipment may be made without specific assembly approval and define those circumstances where competitive bidding is not required.

C. Limitations on Contractual Power.

1. The assembly shall have power to enter into only those contracts which, by their terms, will be fully executed within a period of five years. This limitation shall not apply to contracts concerning interests in real property. Any contract, other than a franchise, which will not be fully executed within a period of five years shall first receive the approval of a majority of the qualified electors of the borough who vote on the contract. This restriction shall not apply to any contract for services with a public utility or with other governmental units, or to contracts for debt secured by the bonds or notes of the borough.

2. The assembly shall provide by ordinance the procedure whereby the borough may purchase, sell, lease or dispose of real property. No action of the assembly to dispose of any borough interest in real property dedicated to public use shall be final until the resolution to do so has been on file in the office of the borough clerk for 30 days.

3. Except as authorized in subsection 11.13B2 above, each contract for the construction of public improvements or for the purchase or sale of personal property shall be let only after opportunity for competitive bidding and after appropriate notice of

not less than two weeks. All bids shall be opened in public at the time and place designated in the invitation for bids. The assembly may reject any or all bids. If, after opportunity for competitive bidding, no bids are received which are satisfactory to the assembly, it may authorize the manager to negotiate for a contract in the open market. The assembly may waive any and all irregularities.

4. The assembly may approve contracts for engineering, architectural, legal, medical and other professional services for the borough without competitive bidding. Such contracts shall not exceed two years, except for completion of work in progress under architectural or engineering contracts.

D. Business Dealings with the Borough. The assembly shall provide by ordinance the procedure whereby an officer or employee of the borough, who intends to have business dealings with the borough whereby he or she may derive income or benefits other than those provided as a remuneration for official duties or the duties of employment, shall file with the clerk a statement, under oath, setting forth the nature of such business dealings and his or her interest therein, not less than ten days before the date when action may be taken by the assembly or by any officer or agency of the borough upon the matter involved. Such statement shall be sufficient for continuing transactions of a similar or like nature for six months from the date of its filing.

E. Personal Interest. Borough officers, employees and elected officials shall not be eligible to sell, barter, or supply anything to the borough or purchase anything from the borough while holding office or employment or for a period of six months after leaving office or employment unless an invitation to submit sealed bids is published **or an outcry auction is conducted**, and the borough complies with all ordinance provisions regarding the acceptance or rejection of bids. This section shall not apply to things valued at less than \$5,000.00 or those things which the borough offers generally to the public (as for example, utility services) which shall be purchased or offered at prices or rates prevailing in the community and without discrimination.

b) Submittal to Voters: The question to be submitted to the voters shall read substantially as follows:

Proposition #___

Allowing Borough Employees and Officials to Participate in Borough Property Sales when Competitive Bidding Procedures are Followed

The Petersburg Borough Charter, at Section 11.13E, currently allows borough officials and employees to participate in sales of borough property when those sales are conducted by competitive sealed bidding. Shall the Petersburg Borough Charter be amended to additionally include sales held by competitive outcry auction?

- YES
- NO

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 be effective upon adoption. The proposed borough charter amendment set forth herein, if approved by the voters, shall become effective immediately upon certification of the election results.

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

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective: Ordinance effective upon adoption. Charter Amendment effective upon Voter Approval and Certification of Election Results.

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2022-10**

**A RESOLUTION TO TEMPORARILY CHANGE ASSEMBLY MEETING DATES FROM
MONDAY TO THURSDAY FOR JULY THROUGH SEPTEMBER, 2022**

WHEREAS, the Petersburg Borough Assembly currently holds regular meetings the first and third Monday of the month; and

WHEREAS, Mayor Jensen is participating in a summer fishery that is open each week Sunday through Wednesday and therefore is unable to remotely attend meetings held on Mondays; and

WHEREAS, the possibility of a full assembly on Thursday is greater than on Monday for the months of July through September of 2022.

NOW THEREFORE, BE IT RESOLVED, the Petersburg Borough Assembly shall temporarily change its regular meeting dates for the months of July through September, 2022, to the first Thursday of the month (at 12:00 p.m.) and the third Thursday of the month (at 6:00 p.m.).

Passed and Approved by the Petersburg Borough Assembly on June 20, 2022.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Debra Thompson

From: Jeff Meucci <jrmeucciscuba@gmail.com>
Sent: Wednesday, May 11, 2022 9:00 AM
To: Debra Thompson
Subject: Southeast Alaska Regional Dive Fisheries Association (SARDFA) board seat nomination

I am interested in the one year term to fill the one municipal seat on the SARDFA board of directors. I am a member of the Petersburg Borough Assembly and I currently represent Petersburg on the Southeast Sea Otter Stakeholder Working Group.

I retired recently from the Department of Fish and Game as a research diver aboard the r/v Kestrel. Our mission and my duties for the last 22 years were to help organize and participate in dive surveys on herring spawn, sea cucumber, geoduck clams and red urchin stock assessments. I have done dive surveys on invertebrates and other critters of interest from Yakutat to Dixon Entrance.

I have seen the impacts of Sea Otters on fisheries in Southeast Alaska and understand completely how they impact communities in Southeast Alaska.

I am very interested in helping the board with the complex issues facing the SARDFA board.

Respectfully

Jeff Meucci
907 518 9007

Sent from my iPad



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Land Conveyance Section

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576
Main: 907.269.8594
TTY: 711 or 800-770-8973
Fax: 907.269.8916
<http://landsales.alaska.gov>
<http://facebook.com/alaskaland/>

June 1, 2022

RE: Public Notice: Alaska State Land Auction, Offering #493 Brochure
Alaska State Agricultural Land Auction, Offering #494 Brochure

Petersburg Borough:

DNR is pleased to announce the 2022 Alaska State Land Auction, Offering #493 and 2022 Alaska State Agricultural Land Auction, Offering #494. Offering #493 includes 186 parcels statewide and Offering #494 includes 27 parcels in the Nenana-Tochaket area. The brochure describes the parcels and how to participate in the auction. The brochure can be accessed here: <http://landsales.alaska.gov/>.

In offering #493 Alaska residents may submit sealed bids in person, by mail, or online between June 1, 2022 at 10 a.m. and October 4, 2022 at 4:30 p.m. Apparent high bids will be announced on October 19, 2022. In offering #494 Alaska residents, nonresidents, businesses, and corporations may submit bids in person, by mail, or online between June 1, 2022 at 10 a.m. and October 4, 2022 at 4:30 p.m. Apparent high bids will be announced on October 19, 2022. Parcels not sold during Auction #493 and #494 may be offered Over-the-Counter (OTC) beginning November 2, 2022.

If you would like us to mail you a paper brochure for display at your location, please visit <https://dnr.alaska.gov/mlw/landsales/auction/493/> and <https://dnr.alaska.gov/mlw/landsales/auction/494/> click the "Request a Paper Brochure" button, and fill out the required fields. Feel free to request additional copies throughout the bidding period.

If you have any questions, please call our office in Anchorage at (907) 269-8594 or email landsales@alaska.gov. General questions may also be directed to one of our Public Information Centers in Anchorage or Fairbanks or our DNR Land Office in Juneau as described within the brochure.

Sincerely,

Justin Wholey
Natural Resource Specialist

Encl: 2022 Alaska State Land Auction, #493 and 2022 Alaska State Agricultural Land Auction, #494
Public Notice

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
LAND CONVEYANCE SECTION

Item 16A.

PUBLIC NOTICE

The Alaska Department of Natural Resources (DNR) 2022 Alaska State Land Auction #493, under AS 38.05.055, will begin June 1, 2022. Sealed auction bids will be accepted from June 1 through October 4, 2022. This year's auction features 186 parcels statewide. An electronic version of the brochure, including bidding procedures and parcel information, is available at <http://landsales.alaska.gov/>. Auction bidding is limited to Alaska residents.

The Alaska Department of Natural Resources (DNR) 2022 Alaska State Agricultural Land Auction #494, under AS 38.05.055, will begin June 1, 2022. Sealed auction bids will be accepted from June 1 through October 4, 2022. This year's auction features 27 parcels in the Nenana-Totchaket area. An electronic version of the brochure, including bidding procedures and parcel information, is available at <http://landsales.alaska.gov/>. Auction bidding is available to Alaska residents, nonresidents, businesses, and corporations.

Free paper brochures for both auctions will be available at DNR's Public Information Centers in Anchorage and Fairbanks starting June 10, 2022.

Auction #493 and #494 bids will be opened and apparent winners announced on October 19, 2022, beginning at 10:00 a.m. at DNR's offices in Anchorage. Attendance at the bid opening will not affect the outcome.

Parcels not sold during Auction #493 and Auction #494 may be offered Over-the-Counter (OTC). Both Alaska and non-Alaska residents are eligible to purchase OTC parcels. Available OTC parcels can first be purchased on November 2, 2022 at 10:00 a.m. For the first four weeks, these OTC parcels will be priced above the appraised value. OTC purchase applications will be accepted online and in person only. **DNR will not accept OTC purchase applications by mail.** See the brochure for sale procedures.

If you have questions regarding Auction #493 or #494, please email landsales@alaska.gov or call 907-269-8400 (TTY available at 711 or 800-770-8973) Monday through Friday between 8 a.m. and 4:30 p.m. You can also find us on Facebook at <https://www.facebook.com/alaskaland/>, on Instagram at @Alaska_Land4Sale, and on Twitter at @AlaskaLand4Sale.

Pursuant to AS 38.05.945 *Notice*, the public is invited to submit comment on the proposed auction. **The deadline for public comment is 4:30PM, WEDNESDAY, JULY 6, 2022.** Only persons from whom DNR, Division of Mining Land and Water, Land Conveyance Section receives timely written comment, during the identified comment period, will be eligible to file an appeal. Written comment may be received by email, postal mail, or fax. Submit comments with the subject "ATTN: Auction #493/#494 Procedures" to landsales@alaska.gov, 550 West 7th Avenue, Suite 640, Anchorage, AK 99501, or fax to 907-269-8916.

A summary of comments and responses will be issued if any comments are received. If no significant changes are required, the auction and OTC offerings will proceed as scheduled without further notice.

DNR reserves the right to waive technical defects in this notice.

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Debra Thompson

To: Debra Thompson
Subject: FW: Sale of Borough Lots
Attachments: Scanned from the Best06-03-2022-115635.pdf

From: Dave Ohmer <ohmer13@hotmail.com>
Sent: Friday, June 3, 2022 4:21 PM
To: majorjensen@petersburgak.gov <majorjensen@petersburgak.gov>; blynn@petersburgak.gov <blynn@petersburgak.gov>; dkensinger@petersburgak.gov <dkensinger@petersburgak.gov>; jgregor@petersburgak.gov <jgregor@petersburgak.gov>; ctremblay@petersburgak.gov <ctremblay@petersburgak.gov>; jmeucci@petersburgak.gov <jmeucci@petersburgak.gov>
Subject: Sale of Borough Lots

Mayor Jensen and Assembly Members,

Attached please find a letter expressing my appreciation and support for your addressing the housing and building lot shortage in our community. Very quickly this has become a crisis for many businesses and organizations in town. I hope that you will be able to take prompt action to help alleviate this problem.

Thank you, Dave

July 3, 2022

Dear, Major Jensen and Assembly Members

It is great news to see that you are taking up the issue of developing and selling Borough owned lots. There is clearly a feeling of urgency that is developing around town over the housing and employment crisis that we are currently in.

As we all know, nearly every business and government entity in Petersburg is short workers, while at the same time capable people who want to move have and take these jobs cannot find a place to rent, buy or build. The last two months of job opening advertisements in the Pilot have been amazing, and as a business owner, horrifying. Entities needing employees include the Hospital, Borough offices, Police department, grocery stores, hotels, construction companies, marine services, electricians, and I could go on. At the same time, people with rental properties, are overwhelmed with calls and applications from desperate people looking for any way to get a foothold in our community and economy.

So, what can be done by the Borough to help themselves and local businesses address this crippling problem? Raising the level of pay has not solved anything, for while it has increased the desire for people to take jobs, there is still no place for them to settle into and make a home. Private developers have not been able to solve the problems as they did it in the past, due to increased costs and new development regulations. Only the Borough has, and can develop and sell cost effective lots. Unlike the private sector who must get all benefits of a lot sale at the time of transfer, the Borough's benefits (and by Borough, I mean all citizens of Petersburg) just begin at time of transfer. From that moment on the Borough's revenues increase through new property taxes on the now privately owned land, additional property taxes with each home built, additional sale taxes paid by new residents, and increased school revenue for each child who moves to town with their parents. These revenues are not dreams, they are real, and the real stories we now hear include families with five kids who would be here right now, if there was a place for them to live.

So, the crisis of available lots and affordable housing is already upon us, and the community is suffering for it with each passing day. I am writing this letter to implore you to set a goal of putting single family lots for sale by no later than April of next year (2023). Please do not let a slow-moving bureaucracy prevent you from rapidly helping in a way that only you can.

Sincerely,



Dave Ohmer
613 Sandy Beach Road
Petersburg, Alaska

Debra Thompson

From: kraig norheim <kraignorheim@hotmail.com>
Sent: Saturday, June 4, 2022 12:02 PM
To: Assembly
Subject: Papke's Landing

Good afternoon,

I support the very much needed improvements at Papke's Landing a State of Alaska Facility. I think that the conceptual drawing depicts a great parking area for vehicles but does do much for the several hundred property owners that live beyond Papke's Landing. It does not show a revenue stream to offset the costs to manage and maintain.

This is the first drawing not the final drawing!

I want to speak at the meeting on Monday, June 6, ,2022.

Sent from my iPhone

Debra Thompson

From: Alpine Design & Building <gaulbach@gci.net>
Sent: Monday, June 6, 2022 8:04 AM
To: Assembly
Subject: Property Development

Dear Assembly Members,

I am writing this letter in support of the Petersburg Borough developing "affordable" land to sell to the public. There are currently several Borough lots that have utilities ran to them or very near them that I believe could be sold as is. I am not sure if people just do not know how to find them on the Borough web site, or if the latest auction of Borough property has discouraged people from paying the cost to ask the Borough to put a property up for auction and then lose it to a higher bidder. As a builder here in town I would like to emphasize the need for "affordable" property for sale. It has been my recent experience that there are quite a few people who are first time buyers or people wanting to move to Petersburg who are finding it impossible to find a building lot that is priced low enough for them to then build a new home on it. If the Borough decides to move ahead with hiring a contractor to put in roads and utilities, I encourage you to pick the areas that would keep the initial costs down, ie- shallow muskeg with sewer, water and electrical nearby. Examples of these areas could be - extending Augusta Street all the way to what would be Middleton Street. That alone would open up about 28 lots. If you brought Middleton Street up to meet Augusta Street it would increase to around 35 lots. Developing the next road of the Airport Subdivision would most likely require removing more muskeg and would open up approximately 22 lots. These are just a few examples of development that would benefit the Borough for years to come by way of property taxes as well as utilities. The key here is to keep the properties "affordable". This might take some creative thinking on the part of the Borough. One thing that cannot happen would be to have a well funded speculator buy up ten lots or more and then up the price to re-sale the land and make a profit. Those types of actions are what destroy the "affordable" aspect of development. Perhaps you could go back to the requirement that the person who purchases the land must build a residence on it within two years and then add that they must live in the home for an additional two years before it can be sold. Maybe designate certain lots for duplexes only. Allow only one lot purchase per family, I'm not sure, there must be some way that the Borough can help develop these properties and then turn around and make them available to the public for no more than the cost of development. The Borough's profit will come from years of taxes etc. I do not believe the open auction method will keep the prices "affordable", but I could be wrong. I do remember that the last of the Borough lots that were sold in the Airport Subdivision were sold over the city counter at the cities assessed value.

The need is there. The land will sell.

Thank you for your time.

Gary Aulbach