



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, June 15, 2026

6:00 PM

Assembly Chambers

Zoom Information

When: June 15, 2026 6:00 PM Alaska

Topic: Regular Assembly Meeting

<https://petersburgak-gov.zoom.us/j/82811355893?pwd=bnmmFmvqmEh3E4ks4jFadyY4dpn1AM.1>

Webinar ID: 828 1135 5893

Passcode:839543

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 June 1, 2026**
- 4. Amendment and Approval of Meeting Agenda**
- 5. Public Hearings**
- 6. Bid Awards**

A. Wastewater Outfall Repair Project Bid Award

Public Works Director Marohl requests approval to award the Wastewater Outfall Repair Project bid award to Rock-n-Road Construction for an amount not to exceed \$222,000.00. A memo from Director Marohl is attached to this agenda item.

- 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 420 Retail Marijuana Store License Renewal**

The 420 has applied with the Alcohol & Marijuana Control Office (AMCO) to renew their Retail Marijuana Store license. AMCO has determined the application to be complete. A local governing body may protest the renewal within 60 days of the notice that the application was filed.

11. Report of Other Officers

A. **SEAPA Meeting Report**

Director Hagerman will provide an update on SEAPA activities. His report is attached to this agenda item.

12. Mayor's Report

A. **June 15, 2026 Mayor's Report**

13. Manager's Report

A. **June 15, 2026 Manager's Report**

14. Unfinished Business

A. **Ordinance #2026-10: An Ordinance Amending Section 4.28.120 of the Petersburg Municipal Code, To Increase the Amount of the Single Purchase Sales Tax Cap from \$1,200 To \$5,000, and Directing That the Proposed Amendment Be Submitted to the Qualified Voters of the Borough - Third Reading**

If approved in three readings, Ordinance #2026-10 would increase the maximum single purchase amount subject to the borough sales tax from \$1,200 to \$5,000 and submit the question to borough voters at the October 6, 2026 regular election. The proposed change would increase the maximum sales tax collected on a single transaction from \$72 to \$300, modernize a cap that has only been adjusted once since 1959, and generate additional revenue to support essential borough services, including the Petersburg School District, while still remaining among the lowest caps in Southeast Alaska.

Ordinance #2026-10 was approved on first reading by a vote of 6 -1 and in its second reading by a vote of 5 - 1.

B. **Ordinance #2026-11: An Ordinance Updating Chapter 14.08 of The Municipal Code, Entitled "Sewer Utility" - Third Reading**

If approved in three readings, Ordinance #2026-11 would update sewer utility service rates for FY2027 through FY2030 based on the annual rate review, reflecting higher projected operating costs and planned capital needs. The changes amend Section 14.08.320A of the Municipal Code to establish updated service charges and

commodity rates to support long-term financial sustainability of the Sewer Utility. A memo from Assistant Public Works Director Rummel is attached to this agenda item.

Ordinance #2026-11 was unanimously approved in its first reading and unanimously approved as amended in its second reading.

15. New Business

A. Ordinance 2026-13: An Ordinance Authorizing the Borough to Issue Electric Utility Revenue Bonds in the Aggregate Principal Amount of Not-to-Exceed Three Million Three Hundred Fifteen Thousand Dollars (\$3,315,000) to Finance the Scow Bay Standby Generation Project and Directing That This Matter Be Submitted to the Qualified Voters for Consideration at the Next Regular Election to Be Held on October 6, 2026 - First Reading

PMPL is requesting approval of Ordinance #2026-13 authorizing the issuance of revenue bonds in the amount of \$3,315,000 for the completion of the Scow Bay Standby Generation project. Construction cost increases since the project's initiation caused a dramatic budget shortfall that would be funded through this bond issuance. If approved by the Assembly in three readings, the question of issuing the revenue bond debt will be placed on the October 6, 2026, local ballot for consideration by Petersburg voters.

B. Ordinance #2026-14: An Ordinance Amending Title 19 Zoning, of the Petersburg Municipal Code to Regulate Wireless Communication Facilities (WCF) and Other Towers and Transmitters - First Reading

If approved in three readings, this ordinance would establish zoning and permitting standards for wireless communication facilities and other towers. It requires these facilities to be reviewed as conditional uses, providing public notice and Planning Commission review and approval, while remaining consistent with the Federal Telecommunications Act of 1996 and related regulations.

The ordinance creates a new chapter of the municipal code governing wireless facilities. It would prioritize collocation, sets development standards, and provides a waiver procedure if strict adherence to the development standards would require technically impossible designs, cause structural instability, or result in an inability to close a significant coverage gap or leave a coverage area functionally unable to handle emergency calls. It is intended to balance the community's need for reliable wireless and other communication services with public safety and aesthetic concerns.

A memo from Director Cabrera is attached to this agenda item. A map illustrating the proposed 1500-foot separation distances from schools and licensed childcare facilities required by the ordinance may be available at the meeting.

C. Resolution #2026-16: A Resolution Approving the Sale of a Borough Parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, Doing Business as Tidal Network

At the request of Member Meucci, Resolution #2026-16 has been placed on the agenda. This resolution was previously considered at the June 1, 2026 Assembly meeting, and did not pass.

If approved, Resolution #2026-16 would authorize the sale of an approximately 0.23-acre Borough-owned parcel in the Petersburg Borough to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, under the terms of the attached Contract of Sale.

D. Resolution #2026-17: A Resolution of the Petersburg Borough Assembly Amending the Current Regular Assembly Meeting Schedule to Provide That Both Regular Meetings in the Months of May Through September Will Be Held At 6:00 P.M.

If approved, this resolution would revise the Assembly's meeting schedule to hold regular meetings on the first and third Mondays at 6:00 p.m. from May through September, with the October through April schedule unchanged. This agenda item requested by Member Meucci.

16. Communications

A. Correspondence Received Since May 28, 2026

17. Assembly Discussion Items

A. Monthly Department Presentations:
This agenda item requested by Member Meucci

This discussion is intended to support Assembly understanding of the level of service the Assembly wishes to maintain.

Discussion of implementing monthly department presentations beginning in October. The purpose of these presentations would be to improve Assembly understanding of departmental operations, service levels, and strategic priorities in advance of the budget process.

Proposed presentations would include an overview of each department's mission and staffing, recent accomplishments, current operations, financial status, capital projects, challenges, planning priorities, performance measures, future trends, and community benefits. A list of presentation topics is attached to this agenda item.

B. Assembly Member Comments

C. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, June 01, 2026

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

Mayor Bob Lynn
Assembly Member Rob Schwartz
Vice Mayor Jeigh Stanton Gregor
Assembly Member Jeff Meucci
Assembly Member Bob Martin
Assembly Member Scott Newman

EXCUSED

Assembly Member James Valentine

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes, May 18, 2026

The minutes of the May 18, 2026 meeting were unanimously approved.

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

4. Amendment and Approval of Meeting Agenda

A motion was made to amend the agenda by removing Item 15C, Fire Station 2 Training Props Relocation.

The agenda was unanimously approved as amended.

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

5. Public Hearings

A. Ordinance #2026-10: An Ordinance Amending Section 4.28.120 of the Petersburg Municipal Code, To Increase the Amount of the Single Purchase Sales Tax Cap from \$1,200 To \$5,000, and Directing That the Proposed Amendment Be Submitted to the Qualified Voters of the Borough

Judy Ohmer, speaking for herself, spoke against Ordinance #2026-10.

B. Ordinance #2026-11: An Ordinance Updating Chapter 14.08 of The Municipal Code, Entitled "Sewer Utility"

No testimony was given.

C. Ordinance #2026-12: An Ordinance Amending Title 19 Zoning, of the Petersburg Municipal Code to Regulate Wireless Communication Facilities (WCF) And Other Towers and Transmitters

Tom Kowalske, speaking for himself, spoke about Borough land sales and the Comprehensive Plan.

Becky Knight, speaking for herself, raised concerns regarding health impacts of communication towers.

Mika Cline, speaking for herself, spoke about communication tower setbacks and sovereign immunity provisions.

Heather O'Neil, speaking for herself, expressed concern about proximity of existing towers to private property and potential liability issues.

Luke Short, speaking for himself and his family, spoke against communication towers.

Judy Ohmer, speaking for herself, expressed concerns regarding setback distances and regulations for communication towers.

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.

John Murgas, speaking for himself, spoke against the proposed sale of Borough property to Tidal Network .

Susan Martinez, speaking for herself, spoke against additional cell towers in the community.

Becky Knight, speaking for herself, spoke against communication towers and their visual impact.

Mika Cline, speaking for herself, spoke against the location and sale of land for the communication tower.

Jackie Tyson, speaking for herself, spoke against selling the land for the communication tower.

8. Persons to be Heard Unrelated to Agenda

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

Tom Kowalske, speaking for himself, spoke about the Borough's comprehensive plan.

David Beebe, speaking for himself, spoke against communication towers.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

A. Kito's Kave Inc. Package Store Liquor License and Beverage Dispensary License Transfer

The Kito's Kave Liquor License and Beverage Dispensary transfer was unanimously approved.

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

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

B. Beachcomber Lodge LLC Beverage Dispensary License Renewal

The Beachcomber Lodge LLC beverage dispensary license was unanimously approved.

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

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

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter updated the Assembly on Medical Center activities.

B. US Forest Service

District Ranger Case updated the Assembly on Forest Service activities.

C. Petersburg School District

School Superintendent Taylor updated the Assembly on school district activities.

12. Mayor's Report

A. June 1, 2026 Mayor's Report

Mayor Lynn read his report into the record.

13. Manager's Report

A. June 1, 2026 Manager's Report

Manager Giesbrecht read his report into the record.

14. Unfinished Business

A. Ordinance #2026-06: An Ordinance Amending Petersburg Municipal Code Title 20, Entitled "Watershed Management", To Update Language and to Account for Borough Incorporation - Third Reading

If approved in three readings, this ordinance would update and codify existing watershed management regulations into the borough code, reflect borough formation, and continue protections for the City Creek and Cabin Creek water supply watersheds to safeguard water quality and quantity for Service Area 1.

By unanimous roll call vote, Ordinance #2026-06 was approved in its third reading.

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

B. Ordinance #2026-07: An Ordinance Amending Petersburg Municipal Code Chapter 4.80 To Adjust the Marine Passenger Fee to Address Increased Borough Costs Associated with Services to and Infrastructure for Marine Passenger Vessels and Their Passengers - Third Reading

If approved in three readings, this ordinance would amend the Marine Passenger Fee by increasing the per- passenger charge to address rising costs for public safety, harbor operations, sanitation, emergency response, and other Borough services and infrastructure impacted by marine passenger vessels, while codifying the change in the municipal code with the increase effective January 1, 2027.

By unanimous roll call vote, Ordinance #2026-08 was approved in its third reading.

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

C. Ordinance #2026-08: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled "Electric Utility" - Third Reading

By unanimous roll call vote, Ordinance #2026-08 was approved in its third reading.

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

D. Ordinance #2026-09: An Ordinance of the Petersburg Borough Adopting the Budget for the Fiscal Year July 1, 2026 Through June 30, 2027 - Third Reading

By unanimous roll call vote, Ordinance #2026-09 was approved in its third reading.

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

E. Ordinance #2026-10: An Ordinance Amending Section 4.28.120 of the Petersburg Municipal Code, To Increase the Amount of the Single Purchase Sales Tax Cap from \$1,200 To \$5,000, and Directing That the Proposed Amendment Be Submitted to the Qualified Voters of the Borough - Second Reading

By a vote of 5 -1, Ordinance #2025-10 was approved in its second reading.

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

F. Ordinance #2026-11: An Ordinance Updating Chapter 14.08 of The Municipal Code, Entitled "Sewer Utility" - Second Reading

An amendment was made to amend "Private Sewage Disposal" by striking the current rate of \$4.00 and replacing it with \$8.00 and by striking the rate of \$50.00 and replacing it with \$100.00.

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

By unanimous roll call vote, Ordinance #2026-11 was approved in its second reading as amended.

G. Ordinance #2026-12: An Ordinance Amending Title 19 Zoning, of the Petersburg Municipal Code to Regulate Wireless Communication Facilities (WCF) And Other Towers and Transmitters - Second Reading

By a vote of 3 - 3, Ordinance #2026-12 failed in its second reading.

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

15. New Business

A. Resolution #2026-16: A Resolution Approving the Sale of a Borough Parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, Doing Business as Tidal Network

If approved, Resolution #2026-16 would authorize the sale of an approximately 0.23-acre Borough-owned parcel in the Petersburg Borough to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, under the terms of the attached Contract of Sale.

Resolution #2026-16 failed by a vote of 2 - 4.

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

B. Request for Extension - Dangerous Building Order

Joshua Adams is requesting an extension of 30 days to comply with a dangerous building order at 12 S Sing Lee Alley. The extension would give Mr. Adams until June 23, 2026, to address the required corrections. Staff recommends the approval of the extension. The order is attached to this agenda item.

The assembly voted 5 -1 to grant the request from Mr. Adams for an extension.

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

C. Fire Station 2 Training Props Relocation

This agenda item requested by Member Meucci

This item was removed during agenda approval by motion of the Assembly.

16. Communications

A. Correspondence Received Since May 14, 2026

17. Assembly Discussion Items

A. Assembly Meeting Schedule Discussion

This agenda item requested by Member Martin

Assembly discussed potential summer schedule changes, including shifting meetings to later in the week and/or 6:00 p.m. to improve attendance and public participation. Members noted competing seasonal demands, mixed preferences for noon vs. evening meetings, and historical reasons for the current schedule.

B. Assembly - Staff Work Session Discussion

This agenda item requested by Mayor Lynn

Assembly discussed informal work sessions with staff to allow additional time for questions and topic review outside regular meetings. Members expressed general support for additional discussion opportunities, noting challenges with limited time to review agendas. Concerns were raised about staff workload, maintaining clear boundaries between discussion and decision-making, and ensuring proper public engagement.

C. Assembly Member Comments

Member Meucci relayed concerns about limited parking at the baseball field due to fence placement near Excel Street and asked about moving it back for more parking space. Discussion. Someone will speak to the hospital about the issue.

D. Recognitions

Member Martin offered congratulations to graduating students and their families, and expressed appreciation to parents, taxpayers, the community, the school district, borough, and Parks and Recreation for their support.

Member Stanton Gregor congratulated the graduating seniors, the community and district staff for their high-quality work and dedication to student success.

Member Newman congratulated the graduating seniors.

18. Adjourn

The meeting was adjourned at 2:10 pm.

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



Memorandum

To: STEVE GIESBRECHT, BOROUGH MANAGER

From: AARON MAROHL, PUBLIC WORKS DIRECTOR

Date: 06/15/2026

CC: BECKY REGULA, BOROUGH CLERK

FILE

RE: WASTEWATER OUTFALL REPAIR PROJECT- AWARD RECOMMENDATION

The Borough's wastewater outfall serves a critical role in the discharge of treated wastewater into the receiving waters of Frederick Sound. Recent inspection identified damage to the outfall pipe and diffuser that requires repair to maintain regulatory compliance and environmental protection. To address these deficiencies, the Borough developed project specifications and solicited bids in accordance with Borough procurement requirements.

The Petersburg Borough issued an Invitation to Bid for the Wastewater Outfall Repair Project on May 13, 2026. On June 5, 2026, the Petersburg Borough received and publicly opened all bids which met the submission deadline. Bids from two companies were received.

Rock-n-Road Construction of Petersburg was the lowest, responsive bidder at \$222,000.00. The contractor has demonstrated the necessary experience, equipment, personnel, and capability to successfully complete marine and utility infrastructure work of this nature.

The primary funding agency for this project, the Alaska Department of Environmental Conservation (ADEC), has approved the loan application in the amount of \$275,000 to fully fund the project. The Borough Assembly Authorized this debt by Resolution #2026-08 at its regular meeting held on April 13, 2026. It is recommended that the Borough Assembly authorize the Borough Manager to execute a contract with Rock-n-Road Construction for the Wastewater Outfall Repair Project in an amount not to exceed \$222,000.



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

May 26, 2026

Licensee: SUSAN J BURRELL

DBA: The 420

VIA email: ssusiesfire@msn.com

Local Government: Petersburg Borough

Via Email: tiffany.glass@petersburgak.gov, bregula@petersburgak.gov

Community Council: N/A

Via Email: N/A

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#10163
License Type:	Retail Marijuana Store
Licensee:	SUSAN J BURRELL
Doing Business As:	The 420
Physical Address:	307 N. Nordic Dr. Petersburg, AK 99833 UNITED STATES
Designated Licensee:	SUSAN J BURRELL
Phone Number:	907-518-4425
Email Address:	ssusiesfire@msn.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350

SEAPA Report

Date: May 29, 2026

To: Petersburg Borough Assembly

From: SEAPA Chair, Bob Lynn and Alternate Board Member, Karl Hagerman

Re: SEAPA Regular Meeting Notes from May 27, 2026 Board Meeting in Wrangell

- 100% design for the Tyee third turbine is completed. This project will increase the power output from Tyee Lake by another 12 MW and is the highest priority in the agency's 5-year Strategic Plan. A license amendment has been filed with FERC to add the third turbine. Progress is being made on the equipment procurement contract with Canyon Hydro out of Washington state, with the Pelton turbine being milled and other equipment also in the works. If all goes per schedule, the third turbine will be installed and operational in calendar year 2027. Current plans are to issue the construction RFP in July 2026.
- Ketchikan substation design is completed. This project will increase the amount of power available to Ketchikan from SEAPA and is second highest priority of the current 5-year Strategic Plan. Draft procurement specifications are completed as is the RFP document. The agency is waiting for federal and state funding sources to solidify before soliciting bids and awarding the contract. Detailed discussions on funding sources and funding streams will take place in the September meeting.
- The SEAPA Board visited the selected grid reliability and stability project site in Wrangell, a project that addresses the third priority of the 5-year Strategic Plan. Petersburg's Rock and Road Construction is doing the work and has completed about 80% of the road into the site. The potential layout of the solar panels was visibly flagged on the 44-acre site. Discussions ranged from timing of project, costs, future maintenance considerations, and effect on operating turbines. The initial project will be 1.5 MW, with a 5 MW Battery Energy Storage System (BESS), and will be expanded to 5 MW over time. When finished the solar facility will allow the savings of water in both Swan and Tyee for later winter use, as well as diesel fuel savings for Wrangell. For now, completion of the road and completion of the final design and specification package will meet the requirements for significant IRS Investment Tax Credit (ITC) rebates that are anticipated to pay for 50% of the project cost.
- During the meeting, other updates were given by SEAPA staff on helipad replacements, roadway embankment reconstruction, drone mapping and geological structural stability analysis at the Swan Lake dam, Tyee and Swan FERC relicensing efforts, right-of-way clearing, generator maintenance, scheduled work during the June 2026 SEAPA maintenance outage, and Petersburg and Wrangell switch yard and substation maintenance.
- Snowpack surveys at Tyee and Swan watersheds were performed in April. The surveys showed higher than normal snowpack at Tyee and lower than normal at Swan, but the overall snow water equivalent for the SEAPA system is in keeping with historical averages. With the intertie in place, it is the agency's plan to balance the lakes throughout the year by sending power north or south as needed to utilize all impounded water to the greatest benefit to their customer communities. Water levels in the lakes are healthy at the present time, and the forecast is for warmer temperatures with average precipitation. We all know how forecasts go!
- The Board Chair and CEO recognized Karl Hagerman for his service to SEAPA. Board members chimed in and talked about the wisdom, dedication and professionalism that Karl has brought to the board over the years.
- Steve Harbour was able to attend this meeting and meet the SEAPA staff in person. He is all set to assume the role of Petersburg's alternate board member for the remainder of the calendar year.

**Mayor's Report
For
June 15, 2026 Assembly Meeting**

1. **Amy Hallingstad Day:** On June 28th PIA will be hosting a celebration of Amy Hallingstad Day in the PIA parking lot on 12th and Haugen. Go to the PIA Facebook page or the PIA website at piatribal.org for more information.
2. **SEAPA Annual Shutdown:** The hydroelectric feed has been shut down since June 11th and will resume operations of June 18th. Thank you to all customers for conserving power during this time.
3. **Karl Hagerman's Retirement:** Karl is retiring after 33 years of service to the City and now Borough of Petersburg. The public is invited to help us show our appreciation for his many years of service on June 29 from 1:00 p.m. to 3:00 p.m. in the Assembly Chambers.
4. **Celebrate Pride Month:** With June being Pride Month, I want 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



**Assembly Meeting 15 June 2026
Manager's Report**

- ❖ The Library's Great Summer Reading Challenge officially launched on June 5. Children ages 0–13 are invited to join the fun by logging their reading and completing engaging activities throughout the summer. The program helps support youth literacy, encourages a love of reading, and combats summer learning loss. Visit psglib.org to sign up and get started. This program is funded in partnership with FHLB Des Moines and made possible through the generous support of many local businesses and individuals in our community.
- ❖ APEX Refrigeration is completing the final work on reassembling the EH Cooler and Freezer.
- ❖ Administrative staff at Assisted Living are preparing for the NSPIRE inspection at the end of June, conducted by AHFC.
- ❖ Continued expanding the new landfill access road to provide additional areas for wastewater compost and construction debris disposal.
- ❖ Motor Pool Division completed all scheduled preventive maintenance (PM) activities for the month. Currently performing maintenance and repairs on snow removal equipment.
- ❖ Sanitation Division successfully completed the annual Household Hazardous Waste (HHW) Collection Event. The collection van was shipped out 06/09
- ❖ One sanitation collection truck remains out of service, resulting in reduced capacity. Operations are currently utilizing reserve truck #107 to maintain service levels.
- ❖ Building Maintenance Division repaired broken toilets at portable restroom facilities.
- ❖ Re-keyed several locks and installed new locks in harbor restroom facilities.
- ❖ A new air purification system in the Motor Pool facility is installed to help reduce dust.
- ❖ Pump Station 4 (PS4) is nearing completion, with final punch-list items expected to be addressed this week.
- ❖ Reinstalled a pump at Pump Station 3 (PS3). The department has been operating for several months with only one of three pumps available while repairs were being completed. One replacement pump had to be manufactured from scratch and is expected to arrive within the next few weeks.
- ❖ Congratulations to Zane Browning on obtaining his Class A Commercial Driver's License (CDL).

- ❖ The visit from the Department of Natural Resources (DNR) Dam Safety Program Manager went well. DNR toured both dams and were satisfied with current operations and maintenance practices.
- ❖ It is worth noting that several leaks identified and repaired by Public Works over the past few weeks are estimated to be saving approximately 250,000 gallons of water per day.
- ❖ The Scow Bay Generator #2 project is moving along. The 95% cost estimate for completing the first phase of construction was received and Dawson Construction is drafting the design-build construction amendment for the Assembly's consideration.
- ❖ Karl completed updating old City ordinances on Snow Removal, Local Improvements and Utility Extensions and has forwarded them to the Borough Attorney for review. He continues to update the electric chapter and will complete this before June 30.
- ❖ Blind Slough Hydro continues to run at a high 2-megawatt output.
- ❖ The line crew's summer is shaping up to be very busy. Several line extensions are in the works, including the Airport Subdivision.
- ❖ PMPL's ArcGis mapping is continuing, Joe Viechnicki has been spearheading this effort and is making great strides getting all meters, poles, overhead and underground wires into the system.
- ❖ PMPL's electrician, Randy Hardester, passed his state exam to become a Journeyman Electrician. Randy started at PMPL in January of this year. He did his schooling and apprenticeship in Oregon.
- ❖ The new Main Street Lights and poles are scheduled to ship from the factory June 26th.
- ❖ PMPL reminds everyone that while we have the capacity to meet customer needs, conserving electricity now through the end of June will help reduce the fuel surcharge that will appear on the July billing statement. The annual SEAPA maintenance shutdown has begun and runs through June 18. During that time, diesel generation will be used to provide electricity to all customers.
- ❖ Trail connections from Fredrick Point Dr. to City Creek Trail have been mapped by PVFD and recorded with police department for emergency calls along the trail. Trail connections are numbered at both locations along the trail and road for folks to help identify where they are on the trail should emergency response be needed. More information can be found on the Parks and Rec Facebook page or by contacting Stephanie Payne.
- ❖ The Aquatic Center is 20 Years Old!! Come join us in celebrating this on July 3rd from 12p-2:00p with burgers and ice cream. See the forthcoming 4th of July schedule for more information!
- ❖ Petersburg Bike Park invites you and your tots for the Tot Jam on July 3rd from 10:30a - 11:30a - come see what the bike park is up to with all of their progress.
- ❖ **Karl Hagerman:** Hire Date: 10.12.1992; worked in Wastewater, Sanitation, Public Works and PMPL. Along with several stints as the Acting Borough Manager. His last day before retirement is June 30th. The community of Petersburg will miss him and his steady leadership and knowledge.
- ❖

**PETERSBURG BOROUGH, ALASKA
ORDINANCE #2026-10**

**AN ORDINANCE AMENDING SECTION 4.28.120 OF THE
PETERSBURG MUNICIPAL CODE, TO INCREASE THE AMOUNT OF
THE SINGLE PURCHASE SALES TAX CAP FROM \$1,200 TO \$5,000,
AND DIRECTING THAT THE PROPOSED AMENDMENT BE
SUBMITTED TO THE QUALIFIED VOTERS OF THE BOROUGH**

WHEREAS, the Petersburg Municipal Code (PMC), in the exemptions found at sections 4.28.120D and E, currently sets the maximum sales tax which can be collected on a specific job or task, or on a single purchase (defined as purchases made at the same time or within a 24 hour transaction period) at \$72.00; and

WHEREAS, this means that the total amount of any single purchase of goods or services subject to the Borough sales tax is currently limited to \$1,200 and the purchase price exceeding \$1,200 is tax-free; and

WHEREAS, this maximum single purchase amount was initially established in Petersburg in 1959, and set at \$1,000; and

WHEREAS, if that maximum had kept pace with inflation since its inception, it would now be close to \$11,300; and

WHEREAS, this maximum amount has been raised only once in the last 67 years, when it was increased from \$1,000 to \$1,200, in 2002; and

WHEREAS, exempted local sales due to the sales tax cap amounted to over \$25 million in calendar year 2025. Over \$6.3 million were from travel, charter, guides, lodges, hotels and B&B sales; and

WHEREAS, Petersburg has the lowest maximum taxable single purchase amount in Southeast Alaska, and most other Southeast communities limit the purchase to a single item only and not to a total purchase transaction, or have no maximum limit at all.

Municipality	Sales Tax Cap	Notes
Haines Borough	\$ 10,000.00	On single Item or vehicle
Haines Borough	\$ 5,000.00	On single service
Juneau Borough	\$ 15,000.00	On single Item/or Service/Or vehicle
Kake	None	No Sales Tax Cap
Ketchikan	\$ 2,000.00	On Single Item/Service/Vehicle
Sitka	\$ 12,000.00	On Single Item or Service

**PETERSBURG BOROUGH, ALASKA
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Municipality	Sales Tax Cap	Notes
Skagway	None	No Sales Tax Cap
Thorne Bay	\$ 7,500.00	On Single Item/Vehicle
Thorne Bay	None	No cap on Services
Wrangell	\$ 5,000.00	On Single Item/Single Service
Craig	None	No cap on Items/Services
Craig	\$ 5,000.00	On Vehicle/Boat sales
Gustavus	None	No Cap on items, Services, Vehicles
Petersburg	\$ 1,200.00	Per Invoice
Pelican	None	No Sales Tax Cap

; and

WHEREAS, if Petersburg increases its maximum taxable single transaction amount to \$5,000 from the current amount of \$1,200, the maximum sales tax collectible would increase from \$72 to \$300, and it would still be one of the lowest maximums in Southeast Alaska; and

WHEREAS, by increasing the maximum taxable amount to \$5,000, the Borough will be able to raise funds to support important governmental services, including the Petersburg School District; and

WHEREAS, in the current climate of increased expenses and shrinking state revenues, and considering that the maximum taxable amount has been adjusted only once in the past 67 years (with no changes for over two decades), a modest increase is reasonable; and

WHEREAS, under the Borough charter, sec. 12.02B, any change in the exemptions to the sales tax are to be made by ordinance, and ratified by a majority of the qualified borough voters; and

WHEREAS, it is the intent of the Borough Assembly to adopt this change and put the matter before the qualified voters of the Borough at the next regular election.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Paragraphs D and E, Section 4.28.120, *Exemptions*, of Chapter 4.28, Sales Tax, of the Petersburg Municipal Code, are hereby amended as follows:

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

Section 2. Purpose: The purpose of this ordinance is to increase the maximum taxable transaction amount subject to borough sales tax on a single purchase of goods or services from \$1,200 to \$5,000.

**PETERSBURG BOROUGH, ALASKA
ORDINANCE #2026-10**

Section 3 Substantive Provisions: Paragraphs D and E of Section 4.28.120 of the Petersburg Municipal Code, entitled *Exemptions*, are hereby amended as follows. The language proposed for addition is **underlined and bolded**, and the language proposed for deletion is in brackets and struck through.

4.28.120 Exemptions.

The following sales and services are exempt from said sales tax:

[There are no changes to paragraphs A-C]

D. That part of a sale of goods over **\$5,000.00** [~~\$1,200.00~~] when all items purchased or delivered at the same time or within a 24-hour period are added together;

E. That part of a sale of services over **\$5,000.00** [~~\$1,200.00~~] for a specific job or task. Invoices for sales of services shall be computed for tax purposes monthly;

Section 4. Submittal to Voters:

A. In accordance with subsection 12.02B of the Borough Charter, the Borough Clerk shall submit this ordinance as a single proposition to the voters of the Borough at the next regular election, to be held on October 6, 2026.

B. The proposition to be submitted to the voters shall read substantially as follows:

Proposition # ____

Increasing the maximum single transaction amount subject to the borough sales tax from \$1,200 to \$5,000.

Shall Paragraphs D and E of Section 4.28.120, *Exemptions*, of the Borough Code be amended to increase the single purchase transaction amount subject to the borough sales tax from \$1,200 to \$5,000?

- ☐ YES
☐ NO

This change would only affect single purchase transactions over \$1,200. If this proposition is approved, the maximum amount of a single transaction that is subject to the Borough's 6% sales tax would increase from \$1,200 to \$5,000, thus increasing the maximum sales tax due from \$72 to \$300.

**PETERSBURG BOROUGH, ALASKA
ORDINANCE #2026-10**

Section 5. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 6. Effective Date: This ordinance shall be effective upon adoption. The proposed amendment to PMC 4.28.120, if approved by the voters, shall become effective January 1, 2027.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 15th day of June, 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2026-11**

**AN ORDINANCE UPDATING CHAPTER 14.08 OF THE MUNICIPAL CODE,
ENTITLED "SEWER UTILITY"**

WHEREAS, the annual rate review of the Borough Sewer Utility, utilizing the Waterworth rate review software, identified the need for greater-than-anticipated rate increases for FY2027 through FY2030 to address rising costs and expenses and future capital projects.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 14.08.320A of Chapter 14.08 of the Petersburg Municipal Code, entitled Sewer Utility, is hereby amended as follows:

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

Section 2. Purpose: The purpose of this ordinance is to update the rates for FY2027, FY2028, FY2029 and FY2030 for sewer utility service set out in Section 14.08.320A.

Section 3. Substantive Provisions: Section 14.08.320A of the Petersburg Borough Municipal Code is hereby amended as follows. The language proposed for addition is in blue and the language proposed for deletion is bracketed in red and struck through.

14.08.320 Sewer collection rates.

- A. The sewer utility rate shall apply to the owner of all houses, buildings or other structures designed or used for human occupancy, employment, recreation or other purpose provided that the public sewer is within 150 feet of the property line. The rate for the sewer utility shall be a minimum based on a unit fee predicated on the size of the water service, plus a water commodity charge as follows. In the event municipal water service is not connected, the monthly minimum for five-eighths inch service shall apply unless it is apparent to the borough that a larger amount of water is being used on the premises.

Sewer Utility Monthly Service Charge Rate Schedule

		FY2026 25% inc.	FY2027 {10% inc.} 20% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth
Residential	¾"	56.79	{62.47} 68.15	{68.71} 74.97	{75.58} 82.47	{83.14} 90.72
1" Sewer	1"	127.24	{139.96} 152.69	{153.96} 167.96	{169.35} 184.76	{186.29} 203.24
1½" Sewer	1½"	306.16	{336.78} 367.39	{370.46} 404.13	{407.50} 444.54	{448.25} 488.99
2" Sewer	2"	612.38	{673.61} 734.86	{740.97} 808.35	{815.07} 889.19	{896.58} 978.11
3" Sewer	3"	1,179.60	{1,297.56} 1,415.52	{1,427.32} 1,557.07	{1,570.05} 1,712.78	{1,727.05} 1,884.06
6" Sewer	6"	3,080.80	{3,388.88} 3,696.96	{3,727.77} 4,066.66	{4,100.54} 4,473.33	{4,510.60} 4,920.66

**PETERSBURG BOROUGH
ORDINANCE #2026-11**

Industrial Sewer		743.06	{817.37} 891.67	{899.11} 980.84	{989.02} 1,078.92	{1,087.92} 1,186.81
Sewer 3/Base Conspt	¾"	170.36	{187.40} 204.43	{206.14} 224.87	{226.75} 247.36	{249.43} 272.10
DBL Base+Conspt/Res	¾"	113.58	{124.93} 136.30	{137.43} 149.93	{151.17} 164.92	{166.29} 181.41
Sewer Conspt-Res	¾"	0.00	0.00	0.00	0.00	0.00
Sewer Base	¾"	56.79	{62.47} 68.15	{68.71} 74.97	{75.58} 82.47	{83.14} 90.72
Sewer Conspt-Com		0.00	0.00	0.00	0.00	0.00
Sewer-Condos		511.09	{562.20} 613.31	{618.42} 674.64	{680.26} 742.10	{748.28} 816.31
Sewer 3xBase +Conspt		170.36	{187.40} 204.43	{206.14} 224.87	{226.75} 247.36	{249.43} 272.10
Housing Apartments	¾"	340.73	{374.80} 408.88	{412.28} 449.77	{453.50} 494.75	{498.86} 544.23
Commercial Swr Base		127.24	{139.96} 152.69	{153.96} 167.96	{169.35} 184.76	{186.29} 203.24
Half Chg Senior Cit	¾"	28.40	{31.24} 34.08	{34.36} 37.49	{37.79} 41.24	{41.57} 45.36

Sewer Utility Commodity Charge Rate Schedule

		FY2026 25% inc.	FY2027 {10% inc.} 20% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal
All service levels	All	1.44	{1.58} 1.73	{1.74} 1.90	{1.91} 2.09	{2.10} 2.30

The commodity charge is billed from the rate schedule as presented in this chapter, for each unit. A unit shall be each separate residence, house, trailer, apartment, commercial or industrial premises, public restroom or any structure designed or used for dwelling or business purposes.

B. Fees for sewer services and administration shall be as follows:

Connect/reconnect fee. If water valve seals have been used to disconnect a private water system and facilitate the disconnection of sewer service, a \$30.00 fee shall be assessed when service is reconnected. When borough water service is being connected or reconnected, the connect fee for the water utility shall be billed but no connection fee for sewer shall apply.

Disconnect fee. In the event borough water service is disconnected to a unit, sewer service charges may be discontinued. If a unit is not served by borough water service, disconnection of the unit's water supply and installation of a borough valve seal on an accessible water control valve will meet the requirements for discontinuation of sewer charges. The borough shall bill the property owner the actual cost to discontinue the service. If borough seals are tampered with or broken before being removed by the borough in preparation to reconnect services, the property owner will be backbilled for all waived charges during the disconnection period.

Charges for Service. If Borough staff responds to a call for service and the cause of the problem is found to be located on private property, the property owner is responsible for all labor and equipment costs for repair of service.

New service fee:	
Four- or six-inch sewer line	\$150.00

**PETERSBURG BOROUGH
ORDINANCE #2026-11**

Eight-inch and larger sewer line	\$250.00
New service line installation:	Actual cost
Private sewage disposal:	[\$4.00] \$8.00 per 100 gallons of liquid waste delivered to the wastewater treatment plant.
	[\$50.00] \$100.00-per 55-gallon volume of waste containing at least ten percent solids by weight.
Vactor Service:	\$750.00 per load flat fee for septic tanks, outhouse or vault toilet pumping.
Portable toilet service:	\$300.00 flat fee for pumping of temporary, rented or privately-owned portable toilets.
Marine pumping: (Vessel pumps to Borough tanker)	\$800.00 flat fee per load. Responsibility for wastewater spills lies solely with vessel owner during pumping.
Camera Inspection Equipment:	An equipment fee of \$40.00 per hour is charged for pipeline inspection services on private sewer lines, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.
Sewer Cleaning Equipment:	An equipment fee of \$40.00 per hour is charged for clearing of blockages on private property, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.

- C. Nonresident rates and fees. Charges for all sewer services and fees for users outside Service Area 1 or the municipal limits shall be twice the Service Area 1 rate.
- D. Sewer rates and fees shall be reviewed annually by the sewer utility and finance departments and a recommendation made to the borough manager for the increase or decrease of rates as needed for the sound financial management of the sewer utility. The borough manager shall review the findings and present the recommendation to the borough assembly.
- E. Interest shall accrue on past due accounts: Maximum rate allowable by state law.

(Ord. No. 2018-07, § 3, 3-5-2018; Ord. No. 2022-06, § 3, 5-16-2022; Ord. No. 2023-06, § 3, 6-5-2023; Ord. No. 2025-09, § 3, 6-16-2025)

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

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

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 15th day of June 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:



Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY

From: THOMAS RUMMEL, ASSISTANT PUBLIC WORKS DIRECTOR

Date: 05/18/2026

CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Wastewater Treatment Utility is recommending a rate adjustment to maintain the long-term reliability, regulatory compliance, and financial sustainability of the Borough's wastewater system. The proposed increase is necessary to address rising operational costs, aging infrastructure, and increasing state and federal regulatory requirements impacting wastewater utilities throughout Alaska.

Over the past several years, the cost of operating and maintaining wastewater infrastructure has increased substantially. At the same time, the Environmental Protection Agency (EPA) and Alaska Department of Environmental Conservation (DEC) continue to implement increasingly stringent environmental compliance and reporting requirements which require additional monitoring, testing, engineering support, operational oversight, and long-term infrastructure planning.

In addition to regulatory pressures, much of the Borough's wastewater infrastructure is aging and will require significant repair and replacement in the coming years. Critical components including lift stations, piping, pumps, controls, and marine outfall infrastructure are approaching or have exceeded their intended service life. Deferred maintenance and escalating construction costs continue to increase the financial impact of these necessary capital improvement projects.

The proposed rate increase will help ensure the Borough can continue providing safe and reliable wastewater collection and treatment services while maintaining compliance with state and federal environmental regulations. Revenue generated through the adjustment will support ongoing operations and maintenance, future infrastructure replacement projects, and long-term utility system sustainability.

Even with the proposed increase, the Borough's wastewater rates remain generally comparable to similar Southeast Alaska communities facing many of the same operational and infrastructure challenges.

Staff respectfully recommends Assembly approval of the proposed wastewater rate adjustment to ensure continued safe, reliable, and compliant wastewater utility operations for the community.

Public Works Department

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

www.petersburgak.gov

**PETERSBURG BOROUGH
ORDINANCE #2026-13**

AN ORDINANCE AUTHORIZING THE BOROUGH TO ISSUE ELECTRIC UTILITY REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT-TO-EXCEED THREE MILLION THREE HUNDRED FIFTEEN THOUSAND DOLLARS (\$3,315,000) TO FINANCE THE SCOW BAY STANDBY GENERATION PROJECT AND DIRECTING THAT THIS MATTER BE SUBMITTED TO THE QUALIFIED VOTERS FOR CONSIDERATION AT THE NEXT REGULAR ELECTION TO BE HELD ON OCTOBER 6, 2026.

RECITALS

WHEREAS, the Borough dba Petersburg Municipal Power and Light (the “Utility”) provides electric service to the residents and businesses of Petersburg Borough, Alaska (the “Borough”) and desires to complete the Scow Bay Standby Generation Project (as defined herein) and for the benefit of all Borough residents and businesses;

WHEREAS, of the electric service supplied by the Utility to the community on an annual basis, approximately seventy-five percent (75%) is Southeast Alaska Power Agency (SEAPA) transmitted power supply, and the remaining twenty-five percent (25%) is generated locally by the Utility through the Blind Slough Hydro Plant (20%) and seven diesel generators (5%);

WHEREAS, during times of peak system demand during winter months, local generation capacity would be insufficient to meet demand in the event of a loss of SEAPA transmitted power;

WHEREAS, the Utility is under contract for the installation and construction of another standby generator to assist in meeting peak power demands and provide a power generation safeguard in the event of a loss of hydroelectric power, known as the Scow Bay Standby Generation Project (the “Scow Bay Standby Generation Project” or the “Project”);

WHEREAS, upon completion, the new Scow Bay Standby Generation Project would assist in adding diesel generation to cover peak loading of the Utility system, with an anticipated Project life span in excess of twenty (20) years, which would be beneficial to both the residents and businesses of the Borough;

WHEREAS, upon project inception in 2022, the overall cost of the Scow Bay Standby Generation Project was estimated to be \$5.4 million; however, due to significant increases in construction costs since then, the cost of the Project is now approximately \$8,000,000 and the Borough does not have the necessary funds on hand to complete the Project;

WHEREAS, the Borough previously utilized the sum of \$1,125,000 for the Project from a 2022 Electric Utility Revenue Bond;

WHEREAS, the Utility has or intends to fund up to \$3,875,000 of the costs of the Scow Bay Standby Generation Project with electric fund reserves;

WHEREAS, the Assembly wishes to authorize the issuance of electric utility revenue bonds, payable solely from the revenue of the Utility, in the aggregate principal amount of not to

**PETERSBURG BOROUGH
ORDINANCE #2026-13**

exceed \$3,315,000 (the “**Bonds**”) to pay the remaining portion of the Scow Bay Standby Generation Project costs, including providing for a debt service reserve, if necessary, and paying the costs of issuance of the Bonds; and

WHEREAS, the estimated costs of issuance of the bonds, including bond counsel fees, Bond Bank fees and associated professional services, are expected to be approximately \$50,000, which costs will be included in the principal amount of bond issuance;

WHEREAS, the issuance of revenue bonds requires that a dedicated debt service reserve account be established to provide security to the annual bond debt service and must hold an amount equal to the estimated annual debt service on the bond, estimated to be approximately \$265,000;

WHEREAS, the Borough is authorized to issue revenue bonds, pursuant to Article 13 of the Borough Charter, subject to authorization by the Borough Assembly (the “**Assembly**”) and ratification by a majority of qualified voters of the Borough voting on the questions;

WHEREAS, the Assembly finds that it is in the best interests and is vital to the long-term economic interests of the Borough and its residents, to incur long-term debt to complete the Scow Bay Standby Generation Project to help ensure adequate standby diesel generation in the event of a loss of hydroelectric power, and, pursuant to the provisions of Article 13, Section 13.04 of the Borough Charter, it wishes to submit this matter to the qualified voters of the Borough for their consideration.

THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE PETERSBURG BOROUGH, ALASKA, as follows:

SECTION 1. Classification:

This Ordinance is of a permanent nature; however, it shall not be codified in the Petersburg Municipal Code.

SECTION 2. Purpose:

The purpose of this Ordinance is to submit the question to the Borough voters at the next regular election to authorize long-term indebtedness, through issuance of the Bonds, to finance: (i) improvements to the Scow Bay Standby Generation Project; and (ii) to pay the costs incident to financing the Scow Bay Standby Generation Project, including providing for a debt service reserve, if necessary, and paying the costs of issuance of the Bonds (collectively, the “**Project**”).

SECTION 3. Substantive Provisions:

A. The Assembly hereby (i) determines that it is in the best interests of the Borough to undertake the Scow Bay Standby Generation Project, and (ii) authorizes long-term indebtedness for the purpose of financing the Project, in the form of issuance of the Bonds, which shall be a revenue obligation of the Utility, payable solely from the gross revenues of the Utility after

**PETERSBURG BOROUGH
ORDINANCE #2026-13**

payment of maintenance and operations expenses, in an amount not to exceed the aggregate principal amount of \$3,315,000.

The cost of all necessary architectural, engineering, legal and other consulting services; site acquisition or improvement (e.g., clearing and demolition); on and off-site utilities and related improvements; payments for fiscal and legal expenses; printing, advertising, establishing and funding accounts; necessary and related planning, consulting, inspection and testing costs; administrative expenses; and other similar activities or purposes incurred in connection with the Project shall be deemed a part of the costs of such capital improvements. The Borough may modify details of the Project as it may find necessary or advisable. The Project, or any portion or portions thereof, shall be made insofar as is practicable with available money and in such order of time as shall be deemed necessary or advisable by the Borough. The economic life of the Project is expected to exceed the life of the Bonds.

The Borough shall determine the application of available money between the various portions of the Project so as to accomplish, as near as may be, all of the Project. If available money from the proceeds of the Bonds is more than sufficient to pay the costs of the Project, or if state or local circumstances require any alteration in the Project, the Borough may acquire, construct, equip and make other capital improvements to the Utility's facilities or infrastructure or may retire and/or defease a portion of the Bonds, all as the Borough may determine and as permitted by law. If the proceeds of the sale of the Bonds and other available money are insufficient to make all of the capital improvements herein provided for, or if it has become impractical to accomplish the Project or portions of the Project, the Borough may use the proceeds of the Bonds and other available money for paying the costs of those portions of the Project deemed by the Borough to be most necessary and in the best interest of the Borough.

B. The Bonds will be issued and sold in the amounts and at the time, or times, as the Assembly finds necessary and advisable and as permitted by law. The Bonds may be issued in one or more series and shall mature in the amounts and at the times within a maximum term of twenty (20) years from the date of issuance of the Bonds, all as authorized by the Assembly and as provided by law. The date, form, interest rates, terms, redemption provisions, maturities, covenants and manner of sale of the Bonds shall be as hereafter provided by the Assembly. After voter approval of the Bond proposition set forth in Paragraph C of this Ordinance, and in anticipation of the issuance of the Bonds, the Borough may issue short-term bond anticipation notes as authorized by the laws of the State of Alaska and the Borough Charter.

C. The question of whether to authorize this indebtedness shall be submitted to the qualified voters of the Borough at the regular municipal election to be held on October 6, 2026. The ballot proposition to be submitted to the voters shall read substantially as follows:

PROPOSITION NO. 1
NOT TO EXCEED \$3,315,000 REVENUE BONDS
SCOW BAY STANDBY GENERATION PROJECT
(Assembly Ordinance #2026-13)

**PETERSBURG BOROUGH
ORDINANCE #2026-13**

Shall the Petersburg Borough incur long-term indebtedness, in a total principal amount not to exceed three million three hundred fifteen thousand dollars (\$3,315,000) for the purpose of completing the construction of the Scow Bay Standby Generation Project, including paying incidental costs incurred in connection with carrying out and financing such improvements?

The indebtedness would be in the form of electric utility revenue bonds, payable solely from the gross revenues of the electric utility after payment of costs of operation and maintenance, with a term not to exceed twenty (20) years, and would be a revenue obligation solely of the electric utility.

YES _____

NO _____

D. The Borough Manager, Utility Director, and other proper Borough officials are authorized to take all actions required in accordance with Article 5 of the Borough Charter to provide notice of the election and to provide informational documents to the voters regarding this proposition.

The Borough Manager and other proper Borough officials are also directed to cause notice of the election to be published once a week for three weeks, beginning at least 20 days prior to the election date, in accordance with Article 13, Section 13.02, of the Borough Charter, which notice shall include the following information: (1) the maximum principal amount of the Bonds (which shall not exceed \$3,315,000), purpose of issuance and length of time within which the Bonds shall mature (which shall not exceed twenty (20) years); (2) the amount of the estimated annual debt service on the proposed bonds, based on an estimate of the anticipated interest rate, which shall be determined closer to the date of publication of the election information; and (3) the amount of current indebtedness secured by the gross revenues of the Utility after payment of operation and maintenance (including authorized but unsold bonds) and the amount of the current year's debt service on outstanding bonds of the Borough secured by a pledge of such revenue.

SECTION 4. General Authorization; Ratification.

The proper Borough officials are authorized to perform such duties as are necessary or required by law to ensure that the question of whether or not the Bonds shall be issued as provided in this Ordinance, shall be submitted to the voters of the Borough at the October 6, 2026 election. Any action taken consistent with the authority granted in, and prior to the effective date of, this Ordinance is hereby ratified, approved and confirmed.

SECTION 5. Intent to Reimburse.

The Borough Assembly declares that to the extent that the Borough makes capital expenditures for the Project prior to the date the Bonds or other short term obligations are issued to finance the Project from funds that are not (and are not reasonably expected to be) reserved, allocated on a long-term basis or otherwise set aside by the Borough under its existing and reasonably foreseeable budgetary and financial circumstances to finance the Project, those capital expenditures are

Ordinance #2026-13

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**PETERSBURG BOROUGH
ORDINANCE #2026-13**

intended to be reimbursed out of proceeds of the Bonds or other short term obligations issued in an amount not to exceed the principal amount of the Bonds provided by this Ordinance.

SECTION 6. 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 7. Effective Date.

This Ordinance is effective upon passage. The indebtedness contemplated by this Ordinance shall be considered approved by the voters upon certification of the October 6, 2026 election results reflecting approval of the proposition, subject to Article 13, Section 13.10 of the Borough Charter. If such proposition is approved by the requisite number of voters, the Borough shall be authorized to issue the Bonds in the manner described in this Ordinance, to spend the proceeds thereof to pay the costs of the Project, including providing for a debt service reserve, if necessary, and paying the costs of issuance and sale of such Bonds, within ten years as provided by Article 13, Section 13.08 of the Borough Charter.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska, this 20th day of July, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

Indebtedness will become
effective if approved by Borough voters
upon certification of the October 6, 2026
election results.

**PETERSBURG BOROUGH
ORDINANCE NO. 2026-14**

**AN ORDINANCE AMENDING TITLE 19 ZONING, OF THE PETERSBURG MUNICIPAL
CODE TO REGULATE WIRELESS COMMUNICATION FACILITIES (WCF) AND OTHER
TOWERS AND TRANSMITTERS**

WHEREAS, the Federal Telecommunications Act of 1996 preserves the authority of local governments to regulate the placement, construction, and modification of personal wireless service facilities to protect the health, safety, and welfare of the community; and

WHEREAS, the Petersburg Borough recognizes the increasing demand for wireless services and the necessity of high-quality telecommunications infrastructure for public safety, education, and economic development; and

WHEREAS, the unregulated proliferation of standalone towers can lead to significant visual blight, degradation of the community aesthetic, and potential impacts on neighboring properties and property values, including “fall zone” risks and creation of nuisances; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and determined that these regulations provide the least intrusive means to achieve the community’s connectivity goals while protecting the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE PETERSBURG BOROUGH, ALASKA, AS FOLLOWS:

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

Section 2. Purpose: The purpose of this Ordinance is to establish comprehensive standards for the siting of wireless communication facilities and other towers and transmitters.

Section 3. Substantive Provisions: Title 19, *Zoning*, of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is in [brackets] and ~~struck through~~.

A. Chapter 19.04, Definitions, is amended to add and/or modify the following definitions:

19.04.185 – Director

“Director” means the director of community development for the Petersburg Borough.
19.04.270 – Essential services.

“Essential services” **or “required essential services”** means the erection, construction, alteration or maintenance by **municipal** public utility companies or municipal departments or commissions of underground or overhead gas, electrical, steam, **wastewater**, or water transmission or distribution systems[;], and collection, communication, supply or disposal **components [systems] related to said systems**, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants and other similar equipment and accessories[;y] in connection therewith. This definition shall not be interpreted to include public buildings **or wireless communication facilities**.

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19.04.537 – Noncommercial Antenna.

Noncommercial antenna means an antenna and antenna support structure designed and used for private, personal use rather than for business purposes or commercial broadcasting. These include noncommercial a) FCC-licensed amateur (ham) antennas, b) broadcast reception antennas (devices used only to receive over-the-air radio or television signals), c) citizen band (CB) antennas, and d) antennas meeting the conditions of an over-the-air receiving device under 47 CFR 1.4000(a)(1)(i) through (iv), or any successor provision.

19.04.806 – Wireless communication facility.

“Wireless communication facility (WCF)” means the set of equipment and network components, including communication towers and affixed or adjacent antennas, accessory equipment, transmitters, base stations, power supplies, and cabling, necessary or otherwise installed to provide wireless services, including cellular, mobile broadband, and fixed wireless internet services. This term does not include noncommercial antennas and facilities used solely for the transmission of over-the-air broadcast radio or television signals.

- B. Section 19.16.030 – R-R District, Rural Residential – *Accessory uses permitted*, is amended as follows:

19.16.030 – Accessory uses permitted.

The following are accessory uses permitted:

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

[E]E. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

- C. Section 19.20.030 - S-F District, Single-Family Residential – *Accessory uses permitted*, is amended as follows:

19.20.030 – Accessory uses permitted.

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

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

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- D. Section 19.20.040 – S-F District, Single-Family Residential – *Conditional uses*, is amended as follows:

19.20.040 - Conditional uses.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Public and private schools;
- D. Children's nursery;
- E. Churches;
- F. Public buildings and structures;
- ~~G. Noncommercial radio and television transmitters or towers;~~
- ~~H]G.~~ Private docks, moorage, boathouses and net houses;
- ~~I]H.~~ Required essential services.

- E. Section 19.22.030 – S-F 2 District, Single-Family, Special Use – *Accessory uses permitted*, is amended as follows:

19.22.030 – Accessory uses permitted.

- a. Private garages and required off-street parking;
- b. Greenhouses and tool sheds;
- c. Detached accessory dwelling per section 19.56.090;
- d. **Noncommercial antennas;**
- ~~d]e.~~ Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

- F. Section 19.24.030 – M-F District, Multiple-Family Residential – *Accessory uses permitted*, is amended as follows:

19.24.030 – Accessory uses permitted.

A. Noncommercial Antennas;

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

- G. Section 19.24.040 – M-F District, Multiple-Family Residential – *Conditional Uses*, is amended as follows:

19.24.040 – Conditional uses

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Boardinghouses;

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- B. Rooming houses;
- C. Home occupations;
- D. Trailers used for construction purposes;
- E. Public and private schools;
- F. Children's nursery;
- G. Churches;
- H. Public buildings and structures;
- ~~[I. Noncommercial radio and television transmitters or towers;]~~
- ~~[J]~~I. Required essential services;
- ~~[K]~~J. Private docks, moorage, boathouses and net houses.

- H. Section 19.28.030 – SFMH District, Single-Family Mobile Home – *Accessory uses permitted*, is amended as follows:

19.28.030 – Accessory uses permitted.

- A. Detached accessory dwellings per section 19.56.090;
- B. **Noncommercial antennas;**
- C.** Uses and structures which are clearly incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.

- I. Section 19.28.040 – SFMH District, Single-Family Mobile Home – *Conditional uses*, is amended as follows:

19.28.040 – Conditional uses.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Public and private schools;
- D. Children's nursery;
- E. Churches;
- F. Public buildings and structures;
- ~~[G. Noncommercial radio and television transmitters or towers;]~~
- ~~[H]~~G. Required essential services;
- ~~[I]~~H. Private docks, moorage, boathouses and net houses.

- J. Section 19.32.020 – C-1, Commercial-1 District – *Principal uses permitted*, is amended as follows:

19.32.020 – Principal uses permitted.

The following are principal permitted uses:

- A. Retail businesses;
- B. Business and professional offices;

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- C. Barbershops and beauty shops, laundries and other consumer services;
- D. Restaurants, cafes, bars;
- E. Theaters and assembly halls;
- F. Clubs, lodges and fraternal organizations;
- G. Hotels and motels;
- H. Governmental and civic buildings;
- I. Multiple-family dwellings, boardinghouses and rooming houses;
- J. Recreational vehicle parks;
- K. Newspaper and printing establishments;
- L. All uses permitted in S-F and M-F zones;
- ~~[M. Commercial radio and television transmitter or towers;]~~
- ~~[N]M.~~ Service stations;
- ~~[O]N.~~ Required essential services.

- K. Chapter 19.32, C-1, Commercial-1 District, is amended to insert a new section, 19.32.035, entitled Conditional uses, to read as follows:

19.32.035 Conditional uses.

- A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.**
- B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- L. Section 19.36.020 – C-2, Commercial-2 District – *Permitted uses permitted*, is amended as follows:

19.36.020. **Principal** ~~[Permitted]~~ uses permitted.

- A. Warehouses and storage;
- B. Transportation and transshipment facilities;
- C. Manufacturing, fabricating and assembling of a light industrial nature;
- ~~[D. Commercial radio and television transmitters or towers;]~~
- ~~[E]D.~~ Required essential services;
- ~~[F]E.~~ All uses permitted in C-1 zone.

- M. Chapter 19.36, – C-2, Commercial-2 District, is amended to insert a new section, 19.36.035, entitled Conditional uses, to read as follows:

19.36.035 – Conditional uses.

- A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.**
- B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- N. Section 19.38.030 – C-3, Commercial-3 District – *Accessory uses permitted*, is amended as follows:

19.38.030 – Accessory uses permitted.

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A. Noncommercial antennas;

B. Uses and structures which are clearly incidental and subordinate to principal uses permitted and which will not create a nuisance or hazard and which are located on the same lot, are permitted.

- O. Section 19.40.030 – MHP District, Mobile Home Park, -- *Accessory uses permitted*, is amended as follows:

19.40.030 – Accessory uses permitted.

A. Noncommercial antennas;

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

- P. Section 19.40.040 – MHP District, Mobile Home Park, -- *Conditional uses*, is amended as follows:

19.40.040 – Conditional uses.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Public and private schools;
- D. Children's nursery;
- E. Churches;
- F. Public buildings and structures;
- ~~[G. Noncommercial radio and television transmitters or towers;]~~
- ~~[H]~~**G.** Required essential services.

- Q. Section 19.44.040 - I-1, Industrial District, *Conditional uses*, is amended to read as follows:

19.44.040 – Conditional uses.

- A. Multifamily structures, dormitories, rooming houses and boardinghouses;
- B. Mobile homes on single lots;
- C. Mobile home parks;
- D. One- and two-family dwellings;
- E. Wireless communication facilities (WCF) under the provisions of Chapter 19.58;**
- F. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

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- R. Chapter 19.48 - P-1, Public Use District, is amended to insert a new section 19.48.030, to read as follows:

19.48.030 – Conditional uses.

A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.

B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.

- S. Section 19.56.110 – Building Regulations - *Exceptions to height restrictions*, is amended as follows:

19.56.110 – Exceptions to height restrictions.

A. The height limitations of this title shall not apply to church spires, belfries, cupolas and domes, if not used for human occupancy, nor to chimneys, ventilators, weather vanes, skylights, water tanks, bulkheads, monuments, flag poles, **noncommercial antennas** [~~television and radio antennas~~], and other similar features, and necessary mechanical appurtenances usually carried above roof level.

B. The provisions of this title shall not apply to prevent the erection, above the building height limit, of parapet walls or cornices, without windows and not exceeding five feet in height.

C. The provisions of this title shall not prevent the erection above the building height limit of any structure within any commercial or industrial zone with an approved fire suppression system approved by the State Fire Marshal's office.

- T. Title 19 is hereby amended to add a new Chapter 19.58 – entitled *Wireless Communication Facilities*, to read as follows:

Chapter 19.58 – Wireless Communication Facilities

19.58.010 – Purpose.

The purpose of this chapter is to establish reasonable regulations for the issuance of a conditional use permit for the placement, construction, and modification of wireless communication facilities (WCF) consistent with the Telecommunications Act of 1996 and applicable law in order to:

- A. Promote the health, safety, and general welfare of the public and the borough;**
- B. Preserve the authority of the borough to regulate the location of wireless communication facilities; and**
- C. Protect residential neighborhoods and the borough's aesthetic character from the adverse impacts of towers.**

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19.58.020 – Applicability.

Except for facilities and activities exempt under section 19.58.030, this chapter applies to development of WCFs, including, without limitation, placement, installation, construction, modification, and collocation, and applies to existing and new WCFs.

- A. The provisions of this title are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting personal wireless services as the term is defined in 47 U.S.C. 332(c)(7)(C)(i).
- B. This chapter shall not be applied in such a manner as to unreasonably discriminate between providers of functionally equivalent personal wireless services.

19.58.030 – Exempt facilities and activities.

The following facilities and activities are exempt from this chapter:

- A. A noncommercial antenna.
- B. A radio and television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF.
- C. A temporary WCF installed upon the declaration of a state of emergency by federal, state, or local government, or a written determination of public necessity by the borough manager except that such facility must comply with all federal, state and local requirements. The WCF shall be exempt from the provisions of this article for up to one (1) week after termination or expiration of the state of emergency;
- D. Temporary, commercial WCF installed for providing coverage of a special event such as news coverage or sporting event, subject to approval by the director. The WCF shall be exempt from the provisions of this article for up to one (1) week after the end of the special event;
- E. All legally permitted WCFs existing on or before the effective date of this chapter shall be allowed to continue as they presently exist, provided however, that any proposed modification to an existing WCF, including collocation, must comply with this chapter.
- F. Eligible facility requests, and routine maintenance and repairs, that do not meet the definition of a substantial change, provided that any existing conditions of approval of the WCF are met. These activities may also require approval of the state fire marshal and a borough building permit prior to commencement of development. As a condition of any required building permit, the applicant shall provide documentation certifying that the modification will meet radio frequency emission standards established by the Federal Communications Commission (FCC).
- G. Facilities and activities that would be exempt from this chapter under federal law.

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19.58.040 – Location preferences.

- A. Locating a new WCF shall be in accordance with the following priorities, one (1) being the highest priority and seven (7) being the lowest priority:
1. Collocated WCF on an existing communication tower;
 2. Rooftop WCF;
 3. Attached WCF on an existing building;
 4. New communication tower located in C-1, C-2, or I-1 district at least 500 feet from a residential district, waterfront, or public park;
 5. New communication tower in I-1 district;
 6. New communication tower in C-1 or C-2 district;
 7. Any communication tower located in an area where the FAA would require air navigation lighting.
- B. An application seeking to vary from the stated priority hierarchy set out in paragraph A above and locate a WCF in a lower-ranked location may be denied unless the applicant demonstrates, to the satisfaction of the planning commission, that, despite diligent efforts to adhere to the established hierarchy, doing so is technically infeasible as demonstrated by a Radio Frequency (RF) Propagation Study certified by a qualified radio frequency engineer, structurally impossible as certified by a professional engineer licensed in the state of Alaska, or commercially impractical or unavailable.

19.58.050 - Development standards for WCFs.

- A. Setbacks. Notwithstanding any other yard setback requirements for each district,
- a. A communication tower base must be situated on a parcel such that it is set back a minimum of One Hundred Ten Percent (110%) of the total tower height (1x1.1 ratio) from all property lines and the boundary lines of any public road or right-of-way.
 - b. Sensitive area setback. A communication tower base must be situated on a parcel such that it is set back a minimum of Fifteen Hundred (1,500) feet from any property line of a parcel on which is located an existing school, or licensed childcare facility.
- B. Separation. No communication tower shall be permitted within one-half (1/2) mile (2,640 feet) of another communication tower.
- C. Minimum number of antenna arrays. A communication tower exceeding 120 feet shall be engineered and constructed to accommodate no fewer than three antenna arrays. A communication tower exceeding 150 feet in height shall be engineered and constructed to accommodate no fewer than four antenna arrays.
- D. Fencing. A WCF shall be enclosed by a minimum seven (7) foot fence or wall with a secured gate. Transmitters and telecommunications control points must be installed in a manner to be readily accessible only to people authorized to operate or service them.

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- E. **Signs.** No sign, flag, banner, or pennant may be attached to a communication tower except that the following shall be posted in a location that is visible from the ground outside the equipment compound:
- a. A weatherproof sign identifying the party responsible for the operation and maintenance of the communication tower, with a 24-hour emergency contact telephone number.
 - b. Any antenna structure registration number required by the FCC.
 - c. Warnings of dangers associated with the communication tower or equipment located at the site.
- F. **Lighting.** No lighting shall be mounted on or illuminate a communication tower, except when required by the Federal Aviation Administration (FAA). Required lighting shall be equipped with shields or louvers to avoid projecting directly onto surrounding properties.
- G. **Height.**
1. Subject to paragraph 2 below, the height of a collocated WCF shall not exceed the greater of:
 - a. The maximum building height of the zoning district in which the WCF is located;
 - b. The height of a building or utility pole to which the WCF is attached, including any existing mechanical equipment located on the roof of a building; or
 - c. The minimum height necessary for effective functioning of the WCF, as certified by a qualified radio frequency engineer, but not to exceed:
 - (i) Ten (10) feet above the height of the existing utility pole to which the WCF will be attached; or
 - (ii) Fifteen (15) feet above the height of the existing building to which the WCF will be attached, including any existing mechanical equipment located on the roof.
 2. The height of a communication tower shall not be greater than the minimum necessary for effective functioning of a WCF as certified by a qualified radio frequency engineer. For new construction, proposed height should consider required collocations under paragraph C above.
- H. **Protrusion Limit.** No part of a WCF shall protrude more than 36 inches from the face of the support structure, measured to the outer face of the WCF.
- I. **Radio Frequency Emission Standards.** Radio frequency emissions from antenna array(s), both individually and cumulatively and considering any other WCF located on or immediately adjacent to the proposed WCF, shall meet radio frequency emission standards established by the FCC.

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- J. No Air Navigation Hazard. An Applicant shall submit a determination of no hazard to air navigation for the communication tower issued by the FAA.
- K. Professional engineering plans. The WCF, including foundation and appurtenant attachments, shall be designed by a professional engineer licensed in the state of Alaska to meet relevant site and subsurface conditions, and will be constructed to meet ANSI/TIA-222-G (as amended) and adopted building code structural requirements for loads, including wind, snow and ice loads.
- L. No guy wires. Use of guy wires is prohibited for all communication towers.
- M. Visual impacts. WCFs shall be configured and located in a manner that shall minimize adverse visual impacts on the landscape and adjacent properties, including through use of alternative tower structure or other stealth technologies.
- N. Significant Coverage Gap/Least Intrusive Means. A WCF shall be placed, constructed, or installed only to fill a significant coverage gap in the least intrusive manner available.

19.58.060 – Conditional use permitting process for WCFs.

- A. As of the effective date of this chapter, and excepting exempt facilities and activities under section .030 of this chapter, no WCF shall be sited, placed, built, constructed, installed, collocated, or modified in any zoning district unless permitted as a conditional use and a conditional use permit has been obtained per this chapter and chapter 19.72 of this title. In the event of any conflict between this chapter and chapter 19.72, this chapter shall govern.
- B. The director may, at the director's discretion, require a technical review from a third-party expert, the actual costs of which shall be borne by the applicant, when the director determines that such review would aid the borough's review of the application. Based on the results of the technical review, the director may require changes to the WCF design or location, or submittal of additional documentation, before the application is considered complete. The technical expert review may address any matter deemed to be relevant to determining whether a proposed WCF complies with the provisions of this chapter.
- C. An application, meeting the requirements of section .070 of this chapter, shall be submitted to the director. The director shall review the application for completeness.
 - 1. Incomplete applications shall be rejected and the applicant notified in writing within thirty (30) days of submission. If rejected, the director's decision shall identify the deficiencies in the application, which, if cured, would make the application complete.
 - 2. Once resubmitted following a notice of deficiency, the director will have ten (10) days to identify any missing documents or information consistent with the director's original notification under paragraph 1 necessary to make the application complete.

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3. Once an application is deemed complete, the application shall be scheduled for a public hearing before the planning commission per 19.72.060.
- D. Following the public hearing, and notwithstanding the requirements of 19.72.080, the planning commission shall grant or reject a WCF conditional use permit application within a presumptively reasonable period of time, as such is defined under 47 CFR §1.6003, less any tolling periods. If no applicable period of time is established under 47 CFR §1.6003, the period of time shall not exceed Ninety (90) days, less any tolling periods.
- E. The planning commission's decision shall be in writing and be based on the compliance of the application with the requirements and conditions of this chapter. The decision of the commission and the reasons therefore shall be entered in the records of the commission and shall be available to the public. A denial of a permit shall be in writing and supported by substantial evidence contained in a written record.

19.58.070 – Conditional use permit application requirements for WCFs.

- A. An application for a conditional use permit for a WCF subject to regulation under this chapter shall be made on a form provided by the borough and include the following information. Additional information may be required under other provisions of this title or requested by the director or the planning commission:
 1. Site plan. Consistent with section 19.72.040, applicant shall provide a site plan of the parcel on which the WCF is to be located, with the following information:
 - a. Size of the parcel stated both in square feet and lot line dimensions, and a diagram showing the location of all lot lines;
 - b. Locations of any dwellings and public roads within a radius equal to the height of the proposed tower from its base;
 - c. Location, size, and height of all existing and proposed structures on the parcel;
 - d. Location, size, and height of all proposed and existing antennas and all appurtenant structures, including fuel tanks and generators; and
 - e. Type, locations, and dimensions of all proposed and existing lighting, landscaping, and fencing.
 2. Coverage area. The application shall provide information about the existing and proposed coverage area and demonstrate the significant coverage gap the proposed WCF will fill by submittal of a RF propagation study certified by a qualified radio frequency engineer.
 3. Site justification. An application shall provide supporting documentation that justifies the proposed site in accordance with the location priorities set out in Section 19.58.040, and demonstrates that the means chosen by applicant to fill a significant coverage gap is the least intrusive means available. This should include verification that no existing sites or structures are available for equipment, summary of alternative locations

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investigated, and an explanation of the technical, structural or commercial impediments that rendered higher-ranked sites infeasible.

4. Height. An application shall provide supporting documentation that the proposed WCF meets the requirements of paragraph 19.58.050(G).
5. Visual impacts. An application shall provide an analysis of the potential visual impacts of the communication tower at distances of 500 feet and 1,500 feet from the proposed location, through the use of photo simulations of the communication tower and the wireless communication equipment that it will support. The analysis shall include, to the extent practicable, the visual impact from multiple vantage points of any adjacent roadways and from all residential zones that are within 1,500 feet of the proposed site. The analysis should include recommendations to mitigate adverse visual impacts of the communication tower on nearby properties.
6. Other information. An application shall include maps, plans, studies, reports, certifications, and other necessary information to show compliance with the other requirements of section 19.58.050.
7. Waiver request. Applicants seeking a waiver under 19.58.090 shall provide supporting documentation justifying the request and demonstrating request is the minimum required at the time of application.

19.58.080 - Conditions of approval.

- A. The planning commission shall approve a WCF conditional use permit if the commission finds the WCF conforms to the development requirements of this chapter and the other applicable standards and criteria in this title, including without limitation that the location satisfies the priorities of section 19.58.040, and that the selected site provides the necessary coverage for the applicant's wireless communication services customers with the least intrusive manner available, including consideration of visual impacts on other properties.
- B. Insurance, Performance Guarantee, and Removal Requirements. Every conditional use permit issued under this chapter shall include the insurance, performance guarantee, and removal requirements of sections .100 and .110 of this chapter as express conditions of approval.
- C. Compliance with FCC enforcement orders. Every conditional use permit issued under this chapter shall include as an express condition of approval compliance by the permittee with all FCC rules, regulations, and enforcement orders, including without limitation those relating to radio frequency emissions and interferences.
- D. No action may be taken on a WCF conditional use permit application on the basis of the environmental effects of radio frequency emissions, provided that the wireless communication equipment that will be sited complies with FCC regulations concerning such emissions.

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19.58.090 - Waiver.

- A. The planning commission shall grant a waiver to one or more of the development standards for WCFs set out in paragraphs 19.58.050(A-H), if it is determined that the applicant has established that denial of a permit or strict adherence to the standards would:
 - 1. Require a technically infeasible location, design or installation of a WCF, as certified by a qualified radio frequency engineer to fill a significant coverage gap; or
 - 2. Result in a structurally unsound support structure of a WCF, as certified by a qualified engineer licensed in the state of Alaska; or
 - 3. Jeopardize public health, safety, and welfare because the current level of service in the proposed coverage area is functionally inadequate for emergency calls.
- B. A waiver granted under paragraph A above shall be limited to the minimum extent required to avoid the findings of A(1-3) hereof.
- C. Any applicant seeking a waiver hereunder shall, at the time of submission of its application, provide a detailed description, explanation, and documentation supporting its request for a waiver, demonstrating that it meets the requirements of A above.
- D. In addition to the circumstances set out in paragraph A of this section, the commission shall grant a waiver of the minimum setback requirements in paragraph 19.58.050(A) of this chapter if a qualified structural engineer licensed in the state of Alaska certifies a breakpoint design that limits the fall radius to a lesser area. In such a waiver, the setback shall be 110% of the tower height above the breakpoint.
- E. At the director's discretion, technical claims for a waiver, including engineering reports and RF propagation maps, may be reviewed and verified by an independent third-party hired by the borough under 19.58.060B.

19.58.100 - Insurance requirements.

The issuance and continuation of a permit for a WCF that is subject to regulation under this title shall be conditioned upon the permittee securing and at all times maintaining insurance meeting the following requirements:

- A. An insurance policy providing commercial general liability coverage for personal injuries, death and property damage with limits not less than \$1,000,000 per occurrence and \$3,000,000 in the aggregate. The policy shall also contain coverage for environmental damages, including fuel spills, if the WCF contains a fuel tank.
- B. The insurance policy shall be issued by an insurance company licensed to do business in the State of Alaska and with an AM Best's rating of at least A.
- C. The insurance policy shall contain an endorsement obligating the insurance company to furnish the borough with at least 30 days' prior written notice in advance of the cancellation of the insurance.

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- D. The permittee shall provide the borough with a certificate of insurance demonstrating compliance with the requirements of this section before the permit is issued, and upon annual renewal thereafter, at least 30 days before expiration.
- E. At the assembly's discretion, the requirements of this section may be amended from time to time, including increases in policy limits, in accordance with changing industry standards. Such amended requirements shall be applicable to all new and existing permittees.

19.58.110 Removal requirements and performance guarantee.

- A. A WCF shall be removed, and the parcel returned to its prior condition, upon either of the following:
 - 1. Within six (6) months, after revocation of a permit issued under this Chapter. This period may be shortened if the revocation is based upon the WCF presenting an immediate safety threat or health hazard as reasonably determined by the borough building official; or
 - 2. Within ninety (90) days, after all wireless communication equipment on a communication tower has been removed, or such equipment has been nonoperational for at least twelve (12) consecutive months.
- B. The owner of the WCF and the owner of the parcel on which the WCF is located are jointly and severally responsible for its removal.
- C. The issuance of a conditional use permit for a communication tower that is subject to regulation under this title shall be conditioned upon the permittee providing and maintaining for the benefit of the borough a performance guarantee, in the form of a cash or surety bond, in an amount equal to the estimated costs of removing the tower and returning the parcel to its original condition, but in no event less than the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00). A surety bond must be issued by a corporation licensed to act as a surety in Alaska and securing the obligations of the tower and property owner. A current certificate must be provided to the borough demonstrating compliance with this provision.

19.58.120 Definitions

The following definitions shall apply to this chapter:

- A. "Alternative tower structure" means siting techniques, such as artificial trees or similar mounting structures, that camouflage or conceal the presence of antennas or communication towers.
- B. "Antenna" means any exterior apparatus designed for telephonic, data, voice, internet, or any other communications through the sending or receiving of electromagnetic waves.
- C. "Base station" means a structure or equipment that enables wireless communications, as further described in 47 CFR 1.6100.
- D. "Collocation" means mounting or installing a WCF onto an existing structure, regardless of whether another WCF is already mounted on the structure. This definition includes modification or replacement of existing structures for the

PETERSBURG BOROUGH
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purpose of mounting or installing WCF transmission equipment on that structure. This definition shall include “collocation” as described in 47 CFR 1.6002(g), or any successor provision.

- E. “Communication tower” means any structure built for the sole or primary purpose of supporting any wireless communication facility. This definition shall include “tower” as described in 47 CFR 1.6100(b)(9), or any successor provision.
- F. “Eligible facilities request” (“EFR”) means any request for modification of an existing WCF that involves a collocation, removal or replacement of transmission equipment that does not substantially change the physical dimensions of the existing support structure.
- G. “Substantial change” means a modification that meets the criteria of 47 CFR 1.6100(b)(7), or its successor.
- H. “Temporary WCF” means a support structure that is not permanently affixed to the ground or another structure. This definition includes, but is not limited to, cell-on-wheels (COW), WCFs attached to vehicles, and crank-up towers.

U. Section 19.72.020 - Conditional Use Permits - Conditions of approval, is amended as follows:

- A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of fall, collapse, fire or explosion.
- B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.
- C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.
- D. In addition to the conditions of subsections (A) and (B) of this section, a radio and television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas, shall meet the following standards, unless waived by the commission upon a finding that strict compliance with the standard would be technically infeasible, structurally unsound, or result in conditions unreasonably disproportionate to the public benefit served by the standard:

**PETERSBURG BOROUGH
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1. **Setbacks.** Notwithstanding any other yard setback requirements for a district,
 - a. **A tower base must be situated on a parcel such that it is set back a minimum of One Hundred Ten Percent (110%) of the total transmitter or tower height (1x1.1 ratio) from all property lines and the boundary lines of any public road or right-of-way.**
 - b. **Sensitive area setback.** A tower base must be situated on a parcel such that it is set back a minimum of Fifteen Hundred (1,500) feet from any property line of a parcel on which is located an existing school, assisted living facility, childcare facility (children's nursery), or hospital.
2. **Separation.** No tower shall be permitted within one-half (1/2) mile (2,640 feet) of another tower.
3. **Fencing.** A tower shall be enclosed by a minimum seven (7) foot fence or wall with a secured gate.
4. **Lighting.** No lighting shall be mounted on or illuminate a tower, except when required by the Federal Aviation Administration (FAA). Required lighting shall be equipped with shields or louvers to avoid projecting directly onto surrounding properties.
5. **Height.** The height of a tower shall not be greater than the minimum necessary for effective functioning of the tower.
6. **Visual impacts.** A tower shall be located in a manner that shall minimize adverse visual impacts on the landscape and adjacent properties.
7. **Compliance with FCC enforcement orders.** A conditional use permit issued for a radio and television transmitter or tower (excepting a noncommercial, FCC-licensed amateur (ham) antenna) or any other transmitter or tower that is not a WCF shall include as an express condition of approval that the permittee must operate in compliance with all FCC rules, regulations, and enforcement orders, including without limitation those relating to radio frequency emissions and interferences.

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

Section 5. Effective Date: This ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this ____ day of _____, 2026.

Robert Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

MEMORANDUM

TO: Borough Assembly

FROM: Liz Cabrera, Director, Community & Economic Development Department

DATE: June 4, 2026

RE: Ordinance 2026-14 – Wireless Communication Facilities

Summary

Ordinance No. 2026-14 establishes a zoning and permitting framework for wireless communication facilities (WCFs), including cellular towers, communication towers, antennas, and related telecommunications equipment. It also establishes permitting requirements for radio/TV towers and other towers that do not qualify as WCFs.

The ordinance significantly expands the Borough's regulation of wireless infrastructure by:

- requiring conditional use permits for most new wireless facilities,
- establishing siting priorities and development standards,
- requiring technical and engineering documentation,
- imposing design and visual impact standards,
- creating insurance, removal, and bonding requirements,
- formalizing review procedures for WCFs, and
- requiring conditional use permits for radio, television, and other non-WCF towers.

The ordinance is intended to give the Borough greater control over where and how wireless infrastructure is developed while preserving a realistic and feasible path to provide wireless and other communication services within the community.

Staff has incorporated several amendments to Ordinance 2026-12 into this new ordinance based on internal review, legal counsel guidance, and discussion with Assemblymembers. These changes are underlined in the sectional analysis below.

Federal Telecommunications Act Context

Wireless communication facilities are regulated not only by local zoning law, but also by federal law under the Telecommunications Act of 1996 (TCA), related FCC regulations, and federal court case law.

The TCA preserves local government authority over land use, tower siting, aesthetics, setbacks, structural safety, and neighborhood compatibility. However, federal law also limits local authority in several important ways. Local governments generally may not:

- prohibit wireless service (including through de facto prohibition),
- unreasonably discriminate among providers of functionally equivalent services,
- deny facilities based on radio frequency (RF) health concerns if FCC standards are met,
- delay decisions beyond federally established timelines.

A *de facto* prohibition can arise from setback or spacing requirements that eliminate all feasible sites within a provider's service area; repeated denial of applications despite demonstrated coverage gaps where no reasonable alternative locations exist; or requirements that make deployment commercially or technically infeasible. Petersburg's ordinance was specifically designed to avoid these outcomes — the location hierarchy, the waiver process, and the multiple available zones collectively ensure viable sites exist.

The ordinance was drafted with TCA limitations in mind and includes language intended to preserve borough authority while avoiding conflict with federal law. The ordinance expressly provides that it shall not be applied to prohibit or have the effect of prohibiting personal wireless services, and that it shall not unreasonably discriminate between providers of functionally equivalent services (19.58.020(A) and (B)).

Purpose of the Ordinance

The ordinance is designed to address several concerns that commonly arise with wireless infrastructure development, including:

- visual impacts from towers,
- proliferation of standalone towers,
- placement near residential or sensitive areas,
- long-term maintenance and abandonment issues, and
- structural and public safety concerns.

The ordinance also recognizes that wireless infrastructure is increasingly important for emergency communications, public safety, economic activity, and daily communications needs.

The proposal attempts to balance those competing interests by allowing wireless development while subjecting it to more detailed local review. The ordinance also establishes a permitting process for radio/TV towers and other non-WCF towers, which fall outside the scope of the TCA but were previously permitted by right in commercial and industrial zones without meaningful review.

Section-by-Section Summary

Section 1. Classification

The ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code in Title 19.

Section 2. Purpose

Establishes the purpose of the ordinance: to create comprehensive standards for the siting of wireless communication facilities and other towers and transmitters.

Section 3. Substantive Provisions

(A) Definitions

This section adds or modifies definitions in Chapter 19.04. Key additions and changes include:

- Director (19.04.185): Defined as the director of community development for the Petersburg Borough. This definition supports the new WCF permitting process in Chapter 19.58.
- Essential services (19.04.270): Clarified to expressly exclude wireless communication facilities. Because essential services are permitted by right in most zoning districts, this exclusion is necessary to ensure that WCFs are subject to the new conditional use permitting framework rather than being installed without review.
- Noncommercial antenna (19.04.537): Defined to include FCC-licensed amateur (ham) antennas, broadcast reception antennas, citizen band (CB) antennas, and antennas qualifying as over-the-air receiving devices under 47 CFR 1.4000(a)(1). These are exempted from WCF regulation throughout the ordinance.
- Wireless communication facility (19.04.806): Defined to include the full set of equipment and network components necessary to provide wireless services, including cellular, mobile broadband, and fixed wireless internet services. The definition expressly excludes noncommercial antennas and facilities used solely for over-the-air broadcast radio or television transmission.

(B–R) Zoning District Amendments

The ordinance amends multiple zoning districts to modernize and restructure how wireless and antenna uses are classified. The principal changes across districts are:

- Noncommercial antennas are added as expressly permitted accessory uses in all residential districts (R-R, S-F, S-F 2, M-F, SFMH, MHP, C-3) and in most other zones where they were previously unaddressed. Accessory use is allowed once permitted use is established. For example, a noncommercial antenna is allowed in a residential district once a dwelling is constructed.
- Legacy references to “noncommercial radio and television transmitters or towers” as conditional uses in residential and mobile home districts are removed. These uses are now addressed through the noncommercial antenna definition or, if commercial in nature, through the new WCF chapter.
- Legacy references to “commercial radio and television transmitters or towers” as permitted uses in C-1 and C-2 commercial and I-1 industrial districts are removed and replaced with conditional use requirements.
- WCFs are established as conditional uses (requiring a CUP under Chapter 19.58) in C-1, C-2, I-1, and P-1 districts.
- Radio and television antennas, transmitters, or towers that are not WCFs — and that are not noncommercial antennas — are added as conditional uses in C-1, C-2, I-1, and P-1 districts, subject to standards in amended 19.72.020(D).

(S) Building Height Exemption

The exception to height restrictions in 19.56.110 is updated to reference “noncommercial antennas” rather than the former “television and radio antennas,” consistent with the new definition.

(T) New Chapter 19.58 – Wireless Communication Facilities

The ordinance creates an entirely new chapter dedicated to WCF regulation. Key components are summarized below.

Applicability and Exemptions – 19.58.020 and 19.58.030

Chapter 19.58 applies to all WCF development — including placement, installation, construction, modification, and collocation — for both new and existing WCFs, except for the following exempt facilities and activities:

- Noncommercial antennas.
- Radio and television antennas, transmitters, or towers that are not WCFs.
- Temporary WCFs installed during a declared state of emergency or upon a written determination of public necessity by the borough manager, for up to one week after the emergency ends.
- Temporary WCFs for special events (news coverage, sporting events, etc.), subject to director approval, for up to one week after the event.
- Existing lawfully permitted WCFs that were in place on the ordinance's effective date. Such facilities may continue operating as they presently exist, but any proposed modification — including collocation — must comply with the new chapter.
- Eligible facilities requests (EFRs) and routine maintenance and repairs that do not constitute a "substantial change" under 47 CFR 1.6100(b)(7). Federal law (Section 6409(a) of the Spectrum Act) requires local governments to approve these requests within 60 days. A building permit with FCC RF emissions certification may still be required.
- Facilities and activities that are federally exempt.

Location Preferences – 19.58.040

The ordinance establishes a seven-tier siting hierarchy, with Priority 1: Collocation on an existing communication tower being most preferred.

Applicants seeking a lower-priority site must demonstrate, to the satisfaction of the planning commission, that adherence to a higher-priority location is technically infeasible (certified by a qualified RF engineer), structurally impossible (certified by a licensed Alaska PE), or commercially impractical or unavailable.

Development Standards – 19.58.050

The ordinance establishes detailed physical standards for WCFs:

- Setbacks: A communication tower base must be set back from all property lines and road rights-of-way by a minimum of 110% of the total tower height. A separate sensitive area setback requires a minimum of 1,500 feet from the property line of any parcel containing a school or licensed childcare facility.

This section was amended to delete assisted living facility and hospital from the sensitive area setback requirement and specify that the setback applies to licensed childcare facilities.

- Tower separation: No communication tower may be located within one-half mile (2,640 feet) of another communication tower.
- Collocation capacity: Towers exceeding 120 feet must be engineered to accommodate at least three antenna arrays; towers exceeding 150 feet must accommodate at least four.
- Fencing: WCFs must be enclosed by a minimum seven-foot fence or wall with a secured gate.
- Signs: Required identification signage with 24-hour emergency contact information, FCC antenna structure registration number, and danger warnings.
- Lighting: No lighting on towers except when required by the FAA; required lighting must use shields or louvers.

- Height: Tower height must be the minimum necessary for effective functioning, as certified by a qualified RF engineer. For collocated facilities, height is also limited relative to the structure on which the WCF is mounted.
- Protrusion: No part of a WCF may protrude more than 36 inches from its support structure.
- RF emissions: Must meet FCC emission standards individually and cumulatively.
- No air navigation hazard: Applicants must obtain an FAA determination of no hazard to air navigation.
- Engineering: WCFs must be designed by a licensed Alaska professional engineer to meet ANSI/TIA-222-G structural requirements and applicable building codes.
- No guy wires: Guy wires are prohibited for all communication towers.
- Visual impacts: WCFs must be configured to minimize adverse visual impacts, including use of alternative tower structures or stealth technologies.
- Coverage gap/least intrusive means: A WCF may only be placed to fill a significant coverage gap, using the least intrusive means available.

Permitting Procedures – 19.58.060

All WCFs not otherwise exempt require a conditional use permit under this chapter. Key procedural elements include:

- Completeness review: The director reviews applications for completeness. Incomplete applications must be rejected in writing within 30 days of submission with identification of deficiencies. Upon resubmittal, the director has 10 days to identify any remaining deficiencies.
- Third-party technical review: At the director's discretion, a third-party technical expert may be retained to review the application. The actual costs of this review are borne by the applicant.
- Public hearing: Once complete, the application is scheduled for a public hearing before the planning commission.
- Decision timeline: The planning commission must grant or deny the application within the presumptively reasonable timeframe established under 47 CFR §1.6003 (generally 90 days for collocations, 90 days for new towers), less any tolling periods. If no federal tolling period applies, the maximum is 90 days.

This section was amended from 150 days to 90 days. The amendment is intended to provide time for an applicant to file an appeal and the Assembly to take action before the 150-day time period lapses.

- Written decision: All decisions must be in writing and based on compliance with the standards of this chapter. Denials must be supported by substantial evidence in a written record.

Application Requirements – 19.58.070

Applications must include:

- A site plan showing parcel dimensions, lot lines, proximity of dwellings and roads, existing and proposed structures, antennas, appurtenances, lighting, landscaping, and fencing.
- A coverage area analysis demonstrating the significant coverage gap to be filled, supported by an RF propagation study certified by a qualified RF engineer.

- Site justification demonstrating compliance with the location priority hierarchy, verification that no higher-ranked sites are available, a summary of alternative locations investigated, and an explanation of why those sites are infeasible.
- Height documentation certifying compliance with the height standards of 19.58.050(G).
- A visual impact analysis with photo simulations at 500-foot and 1,500-foot distances, including multiple vantage points from adjacent roadways and residential zones within 1,500 feet.
- Maps, plans, studies, reports, certifications, and other materials necessary to demonstrate compliance with all development standards.
- Waiver documentation, if applicable.

Conditions of Approval – 19.58.080

The planning commission shall approve a WCF CUP if it finds the application meets all applicable development standards, that the location satisfies the siting priority hierarchy, that the proposed site fills the necessary coverage gap, and that the least intrusive means available has been selected.

Every issued permit automatically includes as conditions of approval: the insurance requirements of 19.58.100, the performance guarantee and removal requirements of 19.58.110, and compliance with all FCC rules and enforcement orders.

The commission may not deny a permit on the basis of radio frequency emission health concerns if the equipment meets FCC standards.

Waiver – 19.58.090

The planning commission shall grant a waiver from one or more of the development standards in 19.58.050(A)–(H) if the applicant demonstrates that denial of a permit or strict adherence to the standard would:

- require a technically infeasible location, design, or installation, as certified by a qualified RF engineer, to fill a significant coverage gap; or;
- result in a structurally unsound support structure, as certified by a licensed Alaska PE; or
- jeopardize public health, safety, or welfare because the current level of service in the proposed coverage area is functionally inadequate for emergency calls.

This section was amended to change from the planning commission “may” grant a waiver to “shall” grant a waiver. This change makes clear that an applicant meeting the criteria for a waiver should be granted a waiver.

The section was amended to add “to fill a significant coverage gap” to the first criteria for a waiver. This aligns the criterion with the language of the development standards in 19.58.050.

The commission shall also waive the minimum setback requirement of 19.58.050(A) if a qualified structural engineer certifies a breakpoint design that limits the tower’s fall radius to a lesser area equal to 110% of the height above the breakpoint.

This section was amended to change the commission “may” grant a waiver to “shall” grant a waiver. This change makes clear that an applicant meeting the criteria for a waiver should be granted a waiver. The section was also amended to specify the new setback at 110% of the height above the breakpoint.

The waiver provision serves an important federal law function. The TCA prohibits local governments from taking any action that effectively prohibits wireless service. Without a waiver

mechanism, rigid application of the Borough's development standards could, in certain circumstances, make it impossible for a carrier to provide service — potentially exposing the Borough to a federal preemption challenge. The waiver process provides a structured, on-the-record path to grant limited relief where strict compliance is genuinely unworkable, without opening the door to broad exceptions.

Three key guardrails govern all waivers: (1) the waiver extends only to the minimum relief necessary to resolve the qualifying condition — not a blanket exemption from the standard; (2) all waiver documentation must be submitted with the original application; and (3) the director may obtain an independent third-party review of technical waiver claims at the applicant's expense.

Insurance Requirements – 19.58.100

Every WCF permittee must maintain commercial general liability insurance for as long as the permit is active, providing at minimum \$1,000,000 coverage per occurrence and \$3,000,000 in the aggregate. Facilities with fuel tanks must also carry environmental damage coverage. The insurer must be licensed in Alaska and carry an AM Best rating of at least A. The insurer must provide the Borough at least 30 days' advance written notice before cancellation. The Assembly may update coverage limits from time to time, and any amended requirements apply to all new and existing permittees.

Removal and Performance Guarantee – 19.58.110

WCFs must be removed and the parcel restored to its prior condition:

- within six months of permit revocation (shortened if the WCF presents an immediate safety or health hazard as determined by the borough building official); or
- within ninety days after all wireless communication equipment on a tower has been removed or has been nonoperational for at least 12 consecutive months.

The WCF owner and the parcel owner are responsible for removal. As a condition of any CUP for a communication tower, the permittee must maintain a performance guarantee — in the form of cash or a surety bond — in an amount equal to estimated removal and site restoration costs, but no less than \$150,000. A current certificate evidencing the guarantee must be provided to the Borough.

Definitions – 19.58.120

Chapter 19.58 includes its own definitions applicable throughout the chapter, including: alternative tower structure, antenna, base station, collocation, communication tower, eligible facilities request (EFR), substantial change, and temporary WCF. Several definitions incorporate or cross-reference federal regulatory definitions for consistency with federal law.

(U) Conditional Use Standards for Non-WCF Towers – 19.72.020(D)

The conditional use permit criteria in 19.72.020 are amended to add a new subsection (D) establishing standards for radio and television antennas, transmitters, or towers — and any other antenna, transmitter, or tower — that are not WCFs and are not noncommercial antennas. These standards parallel some of the WCF development standards and include:

- Setbacks: 110% of tower height from all property lines and road rights-of-way; 1,500-foot sensitive area setback from schools, hospitals, childcare facilities, and assisted living facilities.
- Tower separation: One-half mile (2,640 feet) from any other tower.

- Fencing: Minimum seven-foot fence or wall with secured gate.
- Lighting: No illumination except as required by the FAA; required lighting must use shields or louvers.
- Height: Minimum necessary for effective functioning.
- Visual impacts: Located to minimize adverse visual impacts.
- FCC compliance: Permit must include as an express condition compliance with all FCC rules and enforcement orders regarding RF emissions and interference (except for noncommercial amateur ham antennas).

The commission may waive any of these standards upon finding that strict compliance would be technically infeasible, structurally unsound, or result in conditions unreasonably disproportionate to the public benefit served by the standard.

Section 4. Severability

If any part of this ordinance is found to be invalid, the rest of it remains in effect.

**PETERSBURG BOROUGH
RESOLUTION #2026-16**

**A RESOLUTION APPROVING THE SALE OF A BOROUGH PARCEL TO THE
CENTRAL COUNCIL OF THE TLINGIT & HAIDA INDIAN TRIBES OF ALASKA,
DOING BUSINESS AS TIDAL NETWORK**

WHEREAS, the Petersburg Borough owns a parcel of real property described as follows:

An unsubdivided parcel, approximately .23 acre in size (10,036± sq.ft.), located within U.S.S. 1168, Petersburg Townsite, as more specifically shown on Exhibit A hereto (the “parcel”)

WHEREAS, the parcel has a total FY 2026 assessed value of \$45,000.00; and

WHEREAS, on June 11, 2025, the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, submitted an application to purchase the parcel from the Petersburg Borough; and

WHEREAS, on August 12, 2025, the Petersburg Borough Planning Commission reviewed the application and proposed sale after a duly noticed public hearing and recommended approval to the Borough Assembly; and

WHEREAS, the Borough Assembly, on September 2, 2025, 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 are memorialized in a proposed Contract of Sale attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Borough Assembly has determined that the parcel is not required for municipal purposes and finds that the proposed sale of the parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, supports the goal of economic development within the borough; 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 Assembly of the Petersburg Borough, Alaska, as follows:

**PETERSBURG BOROUGH
RESOLUTION #2026-16**

Section 1. The Petersburg Borough Assembly hereby approves the sale of the parcel to the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, pursuant to the terms and conditions contained in the attached Contract of Sale.

Section 2. The Borough Manager is hereby authorized to execute the Contract of Sale and, upon approval and recordation of the plat by the Planning Commission, any associated closing documents, deeds, disclosures, or agreements necessary to complete the conveyance of the parcel 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 15th day of June, 2026.

Gregor, Vice Mayor

Jeigh Stanton

ATTEST: _____
Rebecca Regula, Borough Clerk

CONTRACT OF SALE

This contract of sale (this "Agreement"), effective as of the date of the last signature below (the "Effective Date"), is made by and between the Petersburg Borough, P.O. Box 329, Petersburg, Alaska, 99833 (hereinafter "Seller"), and the Central Council of the Tlingit & Haida Indian Tribes of Alaska, doing business as Tidal Network, P.O. Box 25500, Juneau, Alaska 99802 (hereinafter "Buyer"). Seller and Buyer are collectively referred to hereinafter as the "parties."

Recitals

A. Seller, as successor-in-interest to the City of Petersburg, is the owner of the following real property, located in the Petersburg Recording District, First Judicial District, State of Alaska:

An unsubdivided parcel, approximately .23 acre in size (10,036± sq.ft.), located within U.S.S. 1168, Petersburg Townsite, as more specifically shown on Exhibit A hereto (the "parcel")

B. Buyer has requested to purchase the parcel to install and construct a communication tower to support the expansion of fixed wireless broadband coverage in the community (the "project").

Therefore, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the parcel upon the following terms and conditions and those set out in Petersburg Borough Assembly Resolution #2026-16, incorporated herein by reference:

1. Purchase Price. The total purchase price for the parcel is \$45,000.00 (the "purchase price").
2. Payment of Purchase Price; Costs of Sale. A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to Seller within five (5) business days of the effective date. The balance of the purchase price shall be paid in full to Seller at the time of conveyance of the parcel to Buyer. Conveyance shall take place within thirty (30) days of satisfaction of the contingencies set out below in Subsections 3(A) and (B). Buyer is responsible for all costs of sale and closing of the transaction, including without limitation costs set out in Petersburg Municipal Code (PMC) 16.12.090, any title insurance premiums, escrow fees or closing costs, recording fees, and the commission of any real estate agent or broker representing Buyer in this transaction. In the event any other claim for real estate commissions or compensation arises in connection with Buyer in this transaction, Buyer agrees to indemnify, defend, and hold harmless Seller from any loss or damage, including attorney fees incurred by Seller as a result of such claim.

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

If Buyer defaults, by failing to timely make the required deposit, timely subdivide the parcel or meet

any other contingency of sale, or timely pay the balance of the purchase price, any deposit made by Buyer shall be forfeited to Seller and Buyer shall have no further interest in or to the parcel, or right to purchase the parcel. This section is not intended to limit any other legal remedy available to Seller.

3. Contingency of Sale. The sale and conveyance of the parcel under this Agreement is contingent upon the following. A failure by Buyer to timely meet either of these contingencies is considered a default under this Agreement.

A. Subdivision of the parcel. Buyer shall, within 90 days of the effective date, submit an application and proposed plat to the Borough Planning Department, in accordance with Petersburg Municipal Code (PMC) Chapter 18.20, to legally create the parcel, and shall thereafter diligently pursue approval of the plat. Seller will sign the subdivision application, however Buyer is solely responsible for the performance of all other acts and filings required to properly subdivide the real property and create the parcel, and for payment of all fees and costs of subdivision, including surveying and engineering fees, borough platting fees, and recording fees. The plat must be finalized, approved by borough authorities, and recorded within one (1) year of the Effective Date of this Agreement, unless the Borough Assembly agrees to an extension, and such approval shall not be unreasonably withheld. If the plat is timely submitted, and review and consideration of the plat by the Borough Planning Department or Platting Board is unreasonably delayed, the period of such delay shall not be counted toward the one (1) year deadline.

B. Driveway Permit. Buyer shall, within one (1) year of the effective date of this Agreement, obtain a Driveway and Approach Road Permit from the Alaska Department of Transportation and Public Facilities to access the parcel directly from Haugen Drive, unless the Borough Assembly agrees to an extension, and such approval shall not be unreasonably withheld. Buyer understands and acknowledges that access to the parcel cannot be provided through the adjacent borough fire department facilities.

4. Rights of Seller Following Completion of Sale.

A. Right of Repurchase and Right of First Refusal. In the event that development of the project has not been completed with respect to the parcel within five (5) years from the effective date, Seller shall have the absolute right, but not the obligation, to repurchase the parcel, at Seller's sole discretion, for a price equal to the purchase price set out in Section 1 of this agreement, less ten percent (10%). Seller may exercise such right of the repurchase only by providing written notice to Buyer in accordance with Section 13 of this Agreement, no later than six (6) months after the expiration of such five (5) year period. Such notice shall state that the Seller is exercising its right of repurchase under this Section and shall specify a closing date for the repurchase, upon which Seller shall tender to Buyer the repurchase price in full. If Seller does not provide such written notice of its intent to exercise its repurchase right within said six (6) month period, Seller's right of repurchase under this section shall

expire. For purposes of this Agreement, project development will be considered to have been completed upon Buyer's performance of the tape drop and Buyer's reporting of that event and final completion of construction to the FAA and FCC. Buyer shall provide Seller with written verification confirming that these actions have been completed. If project development is not completed within such five (5) year period, any subsequent completion shall not impair Seller's right to exercise its right of repurchase during the six (6) month notice period set forth above.

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

In addition to its right of repurchase, and in the event the Borough does not exercise such right, the Borough shall have the right of first refusal with respect to any subsequent sale of the parcel by Buyer. Prior to any such sale, Buyer shall provide the Borough with written notice of the terms and conditions of the proposed sale. The Borough shall have sixty (60) days from receipt of such notice to exercise its right to purchase the parcel on the same terms and conditions. Buyer shall not sell the parcel on terms more favorable to a third-party purchaser than those offered to the Borough. These provisions shall be recorded in the deed to be issued under paragraph 6 hereof.

B. Right of Installation. As a municipal government, Seller may in the future expand its police, fire and emergency response services beyond the current boundaries of Service Area 1 of the Borough, or may need additional equipment to adequately serve Service Area 1. Such expansion may create a need for Seller to place antennas and repeaters on Buyer's communication towers located within the Borough to support the necessary public-safety equipment. The parties agree that Seller may install, operate, maintain, repair and replace public-safety antennas, repeaters, and similar and necessary equipment on Buyer's towers and adjacent ground, at no cost to Buyer, and Seller shall not be charged any rental or other usage fee by Buyer. Seller shall be responsible for any electrical power consumption by Seller's equipment.

If such installation becomes necessary, the parties shall negotiate in good faith regarding the placement, technical specifications, and frequency use of the Seller's equipment; however, Seller's equipment shall not unreasonably interfere with Buyer's current or future operations. If at any time available capacity on a tower owned by Buyer is reduced to space sufficient for only one additional installation, Seller shall have the right of first refusal to occupy such remaining space. Buyer shall provide Seller with written notice of such availability, along with applicable terms and conditions (other than rental or usage fees, which shall not apply), and Seller shall have sixty (60) days from receipt of

notice to elect, in writing, to occupy the space. If the Seller does not timely exercise its right of first refusal, the Buyer may offer the remaining space to another party on terms not materially more favorable than those offered to the Borough. Seller shall be liable for any damage caused to Buyer's tower by Seller's installation of any public-safety antennas, repeaters, and similar equipment.

5. Parcel Sold in its Present Condition; Assumption and Presumption for Environmental Conditions. The parcel is sold "as is, where is", in its current condition and with all faults, known or unknown, as of the effective date. Buyer has entered into this Agreement relying solely upon information and knowledge obtained from Buyer's own investigation and/or inspection of the parcel. Seller expressly makes no representations regarding, and disclaims any liability for, the parcel, and any improvements located thereon, including without limitation (1) the condition of the parcel (including the existence of any hazardous or environmental conditions); (2) the existence or condition of any improvements located thereon; (3) the exact location or size of the parcel, the existence of markers on the parcel, or the ability or cost of surveying the parcel; (4) the status or insurability of title to the parcel, including the existence of any liens, encumbrances or conditions on the parcel; (5) the ability of Buyer to utilize the parcel or any improvements in any fashion and for any particular purpose or use; (6) any zoning of the parcel; and (7) the existence, or the potential for installation, of any utility or access on or to the parcel. The parcel is sold subject to all platted easements, rights-of-way and reservations, and all liens, encumbrances, and conditions, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the parcel. Seller makes no representations, warranty or guarantees, express or implied, as to quality, merchantability or suitability of the parcel for a particular purpose or use. Closing of the purchase hereunder will constitute an acknowledgment by Buyer that Seller is relieved from any and all responsibility and liability for the condition of the parcel.

Additionally, Buyer assumes all risks for any adverse environmental conditions, past, present or future, existing on the parcel, including hazardous substances, waste and materials. Buyer agrees that should any subsequent cleanup, remediation or removal of hazardous substances, waste or materials be necessary due to environmental conditions or contamination occurring on or from the parcel, such clean-up, removal or remediation shall be the sole responsibility of, and shall be performed at the sole cost and expense of, Buyer and Buyer shall have no claim against the Seller.

6. Conveyance. Conveyance of the parcel to Buyer shall be by quitclaim deed, upon payment of the full purchase price. Seller is not obtaining title insurance for the parcel. If Buyer desires to obtain title insurance, Buyer may do so at Buyer's own expense.

7. Further Conditions of Sale. Seller and Buyer acknowledge the following conditions of sale apply to the project:

A. Fuel Tank. In connection with the operation of its communication tower, Buyer may

install a fuel tank to support its equipment and activities. The parties acknowledge and agree that any such fuel tank shall have a maximum capacity of two hundred (200) gallons and shall be designed, located, installed, and maintained in the configuration and manner depicted on Exhibit B. The fuel tank shall comply with all applicable federal, state, and local laws, regulations, and industry standards, including those governing the storage, handling, and containment of fuel. Any modification to the size, configuration, or location of the fuel tank shall require the Borough's prior written consent, which shall not be unreasonably withheld.

B. Development of parcel.

(i) The project shall be developed on the parcel in accordance with the plans attached hereto as Exhibit C. Any material change in development from that set out in Exhibit C, including placement of additional or different structures, or location of structures, shall require the Borough's prior written consent, which shall not be unreasonably withheld. In this provision, "material" includes any change that increases the tower height, expands the ground footprint from that provided for in Exhibit C, or alters the visual appearance or profile of the site from that provided for in Exhibit C.

Excepting material changes that require building official review under the Borough Code, and notwithstanding the provisions of the foregoing paragraph, Buyer shall not be required to obtain Seller's consent for: 1. The installation, modification, or replacement of antennas, microwave dishes, remote radio heads, cabling, or similar telecommunications equipment on the tower by Buyer or its tenants (provided the tower height does not exceed the maximum set forth in Section 7(D)); or 2. The placement of additional ground equipment shelters, cabinets, or generators within the fenced compound; provided, however, that all such equipment and installations shall be installed and maintained in compliance with applicable federal, state, and local safety standards, including but not limited to those established by the Federal Communications Commission (FCC).

(ii) Buyer shall design, engineer, and construct the communication tower to include one or more engineered breakpoints, intended to cause controlled structural failure at predetermined locations, to ensure that the tower does not fall onto a public roadway or critical borough infrastructure, including the adjacent borough fire department facilities. At the time of submission of its permit application to the Borough's Planning Department, Buyer shall include a certified engineered fall zone letter, stamped by a professional engineer licensed in the State of Alaska, verifying inclusion of the necessary breakpoints.

C. *Intentionally omitted.*

D. Maximum height of tower. The maximum height of the communication tower to be constructed on the parcel shall be One Hundred Thirty Feet (130'), inclusive of lightning rod.

E. No further communication towers on Mitkof Island. Buyer agrees that other than the

three communication towers described in Subsection 7(C) above, Buyer shall not, either by itself or in concert or coordination with others, install or construct any other or further communication towers, whether for broadband, cellular, or other communications technologies, on Mitkof Island, Alaska for five (5) years from the Effective Date without approval of the Petersburg Borough Assembly, which shall not be unreasonably withheld. Notwithstanding the foregoing, Buyer retains the right to repair, reinforce, or replace its three (3) towers on Mitkof Island at their current or planned locations, in accordance with the provisions of Subsection 7 hereof, provided such work does not result in a new tower in a wholly new location.

F. Disclosure of Construction Costs. Upon completion of construction of the tower contemplated by this Agreement, as well as any other tower constructed by Buyer within the Borough, Buyer shall provide to the Borough Finance Department its total cost of construction of the tower, including all labor, materials and equipment costs ("total costs of construction"), in order for the Borough to properly assess the tower for purposes of real property taxation under AS 29.45 and PMC 4.24. In the event that Buyer has previously constructed a tower within the Borough, the Buyer shall, upon the Effective Date, provide the total costs of construction for such existing tower(s).

G. Noninterference. The parties understand and acknowledge that the tower contemplated by this Agreement will be constructed on a parcel located immediately adjacent to the Borough's fire department facilities, which house the Borough's back-up 911 system and its fire, police, and emergency services radio system ("emergency systems"). Buyer shall not permit installation or operation of any equipment on the tower that causes interference with the emergency systems and shall, upon notice from the Borough of any such interference, promptly take all necessary actions to eliminate it.

The parties expressly acknowledge and agree that these conditions are essential and material terms of this agreement, form part of the bargained-for consideration, and are intrinsic to Seller's willingness to enter into this Agreement, without which Seller would not have agreed to the sale.

8. Tower at Papke's Landing. Buyer understands and acknowledges that there has been substantial community concern regarding its plans to install and construct a communication tower on Rory Road at Papke's Landing. Buyer agrees to attempt, in good faith and using all reasonable means, to establish an alternative location for this tower, to move it away from residential structures.

9. Entire Agreement. This Contract of Sale is fully integrated and sets forth the entire understanding and agreement of the parties with respect to the purchase and sale of the parcel. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the parties with respect to the subject matter hereof.

10. Amendment. This Contract of Sale may not be modified, amended or subjected to a novation

except by a written agreement executed and delivered by both Seller and Buyer.

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

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

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

To Seller:

c/o Borough Manager

PO Box 329

Petersburg, Alaska 99833

Email: sgiesbrecht@petersburgak.gov

To Buyer:

c/o President

PO Box 25500

Juneau, Alaska 99802

Email: tidalmgnt@tlingitandhaida.gov

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

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

15. Governing Law/Waiver of Jury Trial. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Alaska. The parties hereby waive any and all rights to a trial by jury in any action or proceeding brought in connection with this Agreement, and consent to the jurisdiction of the courts of the State of Alaska, located in Petersburg, Alaska. Buyer hereby agrees to a limited waiver of any sovereign immunity that it may possess to permit an action to be brought against it by the Borough in the State Courts of the State of Alaska to enforce the provisions of this

Agreement, as set forth in the Resolution attached hereto as Exhibit D. This limited waiver shall survive closing of this sale, to the extent necessary to enforce the provisions of this Agreement.

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

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

IN WITNESS WHEREOF the parties have hereunto executed this Agreement.

SELLER: Petersburg Borough

BUYER: Central Council of the Tlingit & Haida
Indian Tribes of Alaska, dba Tidal Network

By: Stephen Giesbrecht

Its: Borough Manager

Dated: _____

By: _____

Its: _____

Dated: _____

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE HAUGEN SUBDIVISION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

XX XX XX
1200 HAUGEN DRIVE, PETERSBURG,
ALASKA 99833

DATE _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

_____, 20____.

BY: _____
(PERSON APPEARING)

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

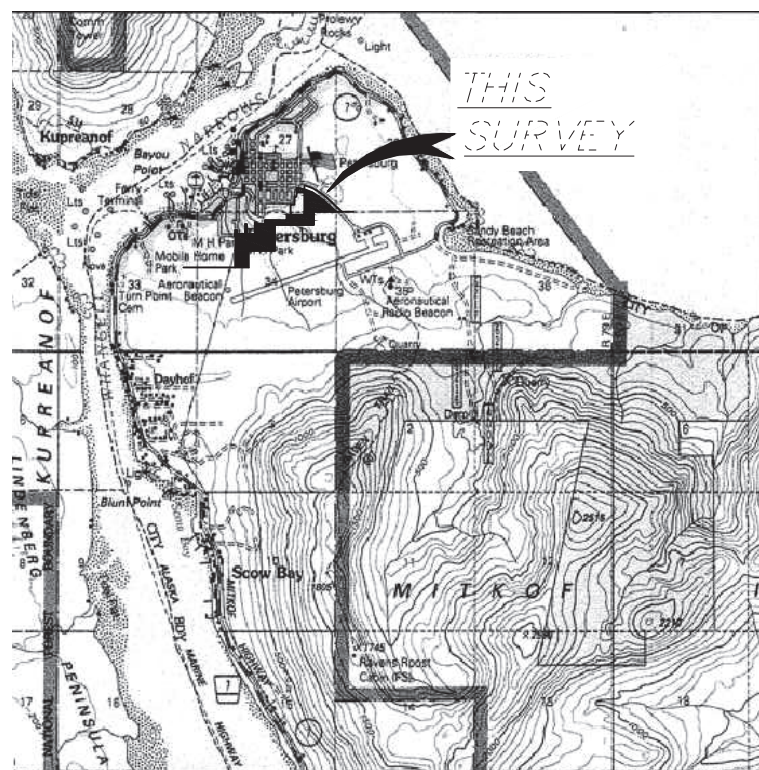
I CERTIFY THAT THIS SUBDIVISION PLAT AS SHOWN COMPLIES WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG. THIS SUBDIVISION PLAT IS APPROVED FOR THE RECORDING BY THE DISTRICT RECORDER IN THE PETERSBURG RECORDING DISTRICT.

DATE CHAIR, PETERSBURG PLATTING BOARD

DATE	ATTEST SECRETARY, PETERSBURG PLATTING BOARD
------	--

I CERTIFY I AM THE FINANCE DIRECTOR OF THE CITY OF PETERSBURG. U.S. SURVEY NO.1168 IS OWNED BY THE CITY OF PETERSBURG, SO THERE ARE NO TAXES ASSESSED AGAINST THIS PARCEL.

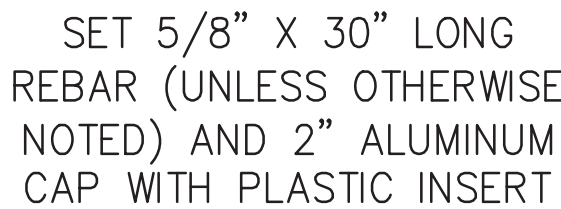
NAME: _____ DATE: _____



SOURCE: U.S.G.S. QUADRANGLE PETERSBURG
(D-3), ALASKA 1986
1" = 1 MILE

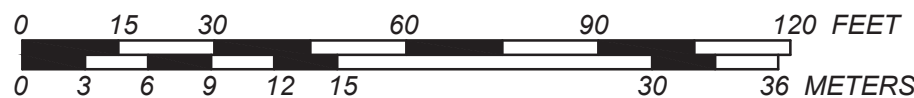
1. THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL AND CALCULATE THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
2. SET 30" LONG $\frac{3}{8}$ " DIAMETER REBAR WITH 2" ALUMINUM CAP WITH PLASTIC INSERT AT LOCATIONS AS INDICATED ON THIS PLAT, STAMPED AS SHOWN IN THE TYPICAL.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. THIS PLAT IS SUBJECT TO:
 - 5.1. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2009-16.
 - 5.2. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2024-5.
 - 5.3. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2010-1.
 - 5.4. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 69-202.
 - 5.5. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2023-5.
 - 5.6. THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2016-4.

TYPICAL SECONDARY
MONUMENT
SET THIS SURVEY



BEARINGS SHOWN ARE NAD 83 GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE R10-2 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER SOFTWARE VERSION 2025.10. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING.



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

DATE OF SURVEY: _____		R&M ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 Phone: (907) 225-7917 CERTIFICATE OF AUTHORIZATION #: C576	
BEGINNING: _____ OCTOBER 2025 _____			
ENDING: _____ OCTOBER, 2025 _____			
A PLAT OF HAUGEN SUBDIVISION CREATING PARCEL A			
A SUBDIVISION OF USS 1168 PETERSBURG TOWNSITE PARCEL 01-012-010 LOCATED WITHIN USS 1168 PETERSBURG TOWNSITE			
CREATING PARCEL A CONTAINING 0.23 ACRES MORE OR LESS PETERSBURG RECORDING DISTRICT			
DRAWN BY: EBH			
DATE: NOVEMBER 2025			
SURVEYOR: EBH			
SCALE:	1" = 30'	CHECKED:	CGP
		RM PROJECT NUMBER	252759.01

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



GENERAC**Protector®****RA
Protector® Series****Protector Series
Standby Generator
Liquid-Cooled Diesel Engine**

1 of 13

STANDARD FEATURES

- Power Zone® 410 Controller, NFPA 110 System Control Capable
- Corrosion Resistant Sound Attenuated Aluminum Enclosure
- Five Year / 2,000 Hour Limited Warranty
- $\pm 1\%$ Digital Voltage Regulation
- $< 5\%$ Total Harmonic Distortion Power Quality
- Double-Wall Fuel Tank UL 142 & ULC S601 Certified
- EPA Emissions Certified
- CA & MA Emissions Compliant
- UL 2200 Listed

OPTIONAL FIELD-INSTALLABLE FEATURES

Available as field-installable kits

- Push-Button Emergency Stop
- NFPA 110 System Control & Remote Annunciation
- Cold Weather Operation Heaters
- Fuel System & Venting Kits

STANDBY POWER RATING

Model RA01522 - 15 kW, 60 Hz Emergency Standby Power Generator
 Model RA02022 - 20 kW, 60 Hz Emergency Standby Power Generator
 Model RA03022 - 30 kW, 60 Hz Emergency Standby Power Generator



Generator shown without fuel tank. Fuel tank is always included with generator. Model may vary from image.

QUIET-TEST™

*Assembled in the USA using domestic and foreign parts

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence these systems will provide superior performance.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC®

GENERATOR SPECIFICATIONS

GENERATOR OUTPUT

Voltage	RA01522		RA02022		RA03022	
	Power (kW)	Current (A)	Power (kW)	Current (A)	Power (kW)	Current (A)
120/240 V 1-Phase	15	62	20	83	30	125
208/120 V 3-Phase	15	52	20	69	30	104
240/120 V 3-Phase	15	45	20	60	30	90
480/277 V 3-Phase	—	—	—	—	30	45

ALTERNATOR SYSTEM

		RA01522	RA02022	RA03022
Circuit Breaker (CB) Size (A)	120/240 V 1-Phase	70	100	150
	208/120 V 3-Phase	60	80	125
	240/120 V 3-Phase	50	70	100
	480/277 V 3-Phase	—	—	50
Alternator Type		Synchronous		
Rotor Insulation Class		H		
Stator Insulation Class		H		
Telephone Interference Factor (TIF)		< 50		
Bearings		Sealed Ball		
Coupling		Flexible Disc		
Excitation System		Direct		
Total Harmonic Distortion		< 5%		

VOLTAGE REGULATION

Type	Digital
Sensing	1-Phase
Regulation	±1%

MOTOR STARTING CAPABILITY

skVA at 0.3 Power Factor	RA01522	RA02022	RA03022
	30% Voltage Dip (A)	30% Voltage Dip (A)	30% Voltage Dip (A)
120/240 V 1-Phase	21	32	74
208/120 V 3-Phase	27	27	52
240/120 V 3-Phase	27	27	52
480/277 V 3-Phase	—	—	70

GENERATOR SPECIFICATIONS

ENGINE SYSTEM

	RA01522	RA02022	RA03022
Make	Perkins		
Model	2.2 L Inline 4-Cylinder, Naturally Aspirated		2.2 L Inline 4-Cylinder, Turbocharged & Aftercooled
Compression Ratio	23.3:1		
Oil Pump Type	Gear		
Oil Filter Type	Full Flow Spin-on		
Crankcase Capacity (qt (L))	11.2 (10.6)		
Temperature Derate	3.4% per 10 °F above 77 °F (3% per 5 °C above 25 °C)		
Altitude Derate	3% per 1,000 ft above 3,000 ft (1% per 100 m above 915 m)	3% per 1,000 ft above 1,000 ft (1% per 100 m above 305 m)	3% per 1,000 ft above 3,000 ft (1% per 100 m above 915 m)
Exercise Speed (rpm)	1,500		
Operating Speed (rpm)	1,800		
Exhaust Flow at Rated Output (cfm (m³/min))	160 (4.5)	168 (4.8)	297 (8.4)

GOVERNOR

Type	Electronic
Frequency Regulation	Isochronous

COOLING SYSTEM

	RA01522	RA02022	RA03022
Coolant	50/50 (50% Ethylene Glycol)		
Coolant System Capacity (qt (L))	2.0 (7.6)		3.3 (12.5)
Water Pump Type	Belt Driven		
Fan Type	Belt Driven		
Fan Quantity	1		
Maximum Ambient Air Temperature (°F (°C))	122 (50)		

GENERATOR SPECIFICATIONS

FUEL SYSTEM

Fuel Type	ULSD (Ultra Low Sulfur Diesel)
Fuel Pump Type	Gear
Injector Type	Mechanical
Fuel Filter Type (microns)	5

FUEL CONSUMPTION

Rated Load	RA01522		RA02022		RA03022	
	(US gph)	(L/h)	(US gph)	(L/h)	(US gph)	(L/h)
25%	0.6	2.3	0.7	2.6	1.0	3.8
50%	0.8	3.2	1.0	3.8	1.3	5.0
75%	1.1	4.1	1.4	5.2	1.9	7.2
100%	1.4	5.2	1.8	6.9	2.7	10.2

FUEL TANKS

Double-Wall Fuel Tank	Capacity & Runtime	RA01522	RA02022	RA03022
50 US gallon	Total Capacity (US gal (L))	54 (204)	54 (204)	54 (204)
	Usable Capacity (US gal (L))	50 (189)	50 (189)	50 (189)
	Runtime @50% Load (Hours)	63	50	38
100 US gallon	Total Capacity (US gal (L))	103 (390)	103 (390)	—
	Usable Capacity (US gal (L))	100 (379)	100 (379)	—
	Runtime @50% Load (Hours)	125	100	—
130 US gallon	Total Capacity (US gal (L))	—	—	138 (522)
	Usable Capacity (US gal (L))	—	—	130 (492)
	Runtime @50% Load (Hours)	—	—	100

ELECTRICAL SYSTEM

System Voltage (V)	12
Charge Alternator (A)	85
Battery Charger (A)	5
Recommended Battery (not included)	Flooded Lead Acid, Group 27, 600 CCA Minimum
Maximum Battery Size	Flooded Lead Acid, Group 31, 750 CCA Minimum

ENCLOSURE

	RA01522	RA02022	RA03022
Sound Level at Exercise Speed (dB(A) @23 ft (7 m))	65	65	65
Sound Level at Operating Speed & No Load (dB(A) @23 ft (7 m))	70	70	67
Color	Bisque		

GENERATOR SPECIFICATIONS

POWER ZONE 410 CONTROLLER



016030

Standard Features

- 128 x 64 Pixel Graphical Display with Heater
- Multilingual
 - English
 - French
 - Spanish
 - Portuguese
- 3-Phase Sensing Digital Voltage Regulator
- Full Range Standby Operation
- Full System Status
 - 3-Phase AC Voltage
 - 3-Phase Current
 - Power
 - Power Factor
 - Oil Pressure
 - Engine Coolant Temperature
 - Oil Temperature (check for oil temp sensor)
 - Fuel Pressure
 - Engine Speed
 - Battery Voltage
 - Output Frequency
 - Time
 - Date
 - Load On Line Power and Gen Power
 - Hourmeter
 - Service Reminders
 - Fault History (Alarm Log)
- Remote Communications
- Programmable Auto Crank
- Emergency Stop
- Not in Auto Flashing Light
- Selectable Low Speed Exercise
- NFPA 110 System Control Capable
- 5A Integrated Battery Charger

Standard Protections

- Low Oil Pressure
- Low Coolant Level
- High/Low Coolant Temperature
- Oil Temperature
- Over/Under Speed
- Over/Under Voltage
- Over/Under Frequency
- Over/Under Current

- Overload
- Battery Voltage
- Battery Charger Current
- Phase-to-Phase and Phase-to-Neutral Short Circuits (I²T Algorithm)
- Ground Fault

Display

- Easy Menu Structure
- Multilingual (English, Spanish, French, and Portuguese)
- On Screen Editable Parameters
- Key Function Monitoring
 - 3-Phase Voltage, Amperage, Power, Apparent Power, Reactive Power
 - Selectable Average or Line-to-Neutral Voltage Measurements
 - Frequency
 - Engine Speed
 - Engine Coolant Temperature
 - Oil Pressure
 - Battery Voltage
 - Warning and Alarm Indication
 - Diagnostics
 - Maintenance Events/Information
 - Hourmeter

Control Panel

- AUTO/OFF/MANUAL
 - Operation Through Onboard Buttons or Optional Key Switch
 - Indication Through Display Screen and LEDs
- Audible Alarm and Silence
- Auxiliary Shutdown Rocker Switch (on controller)
- Not-in-Auto Indication

Voltage Regulation

- Digital Control
- 3-Phase Sensing
- Variable V/F Slope Settings
- Negative Power Limit
- Loss of Sensing Protection
- Fault Protection (I²T Function)
- High Voltage Limit
- Low Voltage Limit
- Maximum Power Limit

Governor Functionality

- Speed Control through ECM Integration

Communications Ports

- 1 CANbus Port
- 1 USB Port (for Configuration Transfer and Firmware Upgrades)
- 1 RS-485 Modbus Master Port (for External RAP/RRP/External I/O Modules)
- 1 RS-485 Modbus Slave Port (for other uses, e.g. Building Management System)
- 2 RS-232 Communication Ports (for connectivity device or other uses)

Codes And Standards

- UL 6200
- CE
- NFPA 110

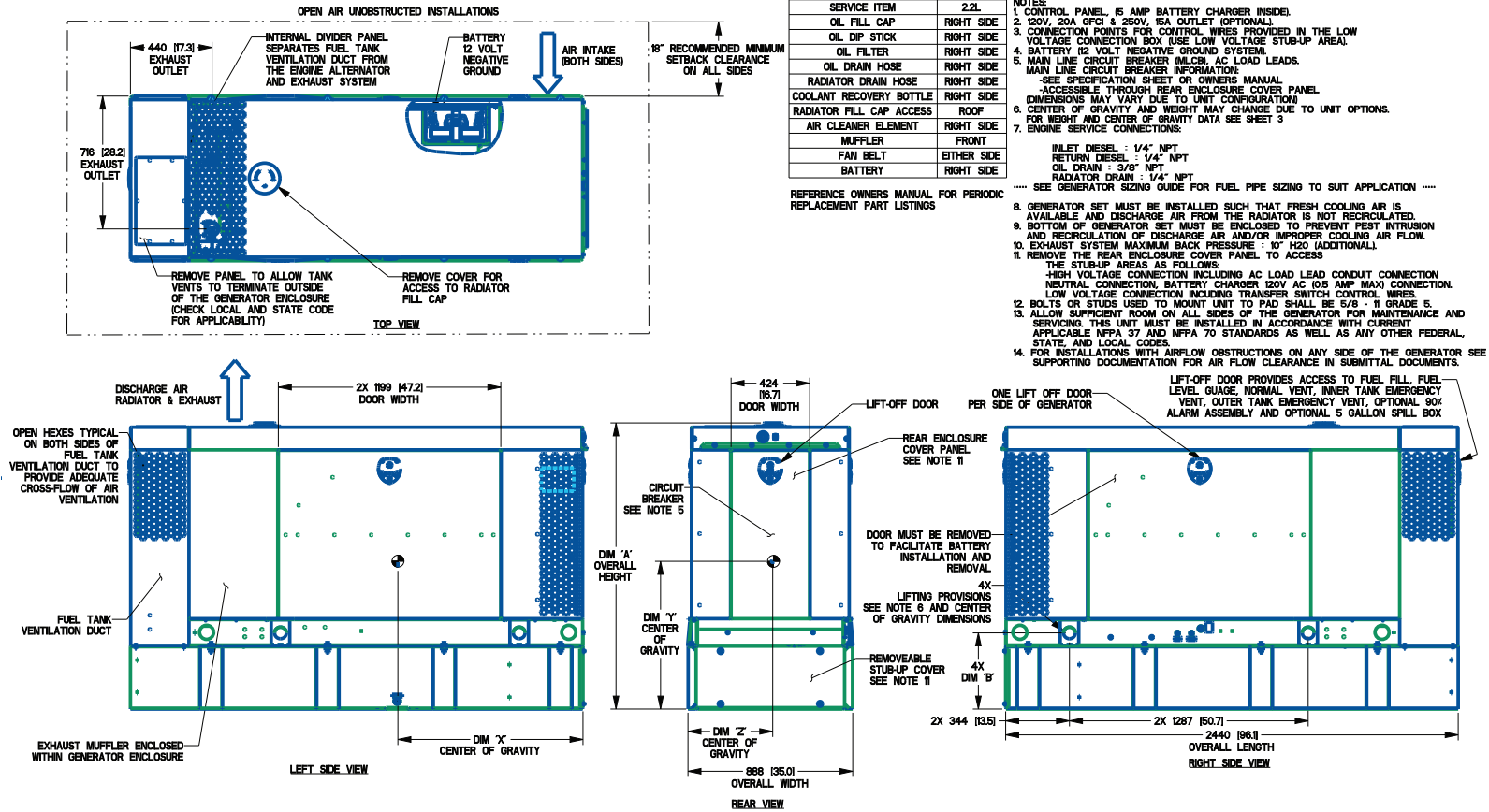
ACCESSORIES

PRODUCT	PART NUMBER	DESCRIPTION
Control System Kits		
90% Fuel Level Alarm	G0080180	The 90% fuel level alarm alerts the fuel fill operator when the tank reaches 90% fill level by sounding an audible alarm and triggering an LED warning light.
Enclosure Mounted Emergency Stop Kit	G0080170	Emergency Stop consists of a red push button switch; mounts to the exterior of the generator enclosure; replaces the Generator Emergency Shutdown rocker switch in the same location.
Remote Emergency Stop Kit, Surface Mount	G0099250	Emergency Stop consists of a red push button switch with a twist release; switch has an aluminum enclosure which can be mounted extending out from a surface; mounts remote from generator such as near an electrical panel.
Remote Emergency Stop Kit, Flush Mount	G0099260	Emergency Stop consists of a red push button switch with twist release; switch has an aluminum enclosure which can be mounted flush; mounts remote from generator such as near an electrical panel.
Remote Emergency Stop Kit, Break Glass	G0099270	Emergency Stop consists of a spring-loaded switch; switch is behind breakable glass in an aluminum enclosure; glass can be broken with a tethered hammer; mounts remote from generator such as near an electrical panel.
Generac Load Manager, 50 A	G0070001	50 A Load Manager helps optimize the performance of the standby generator by managing large electrical loads upon startup and shed them to aid in recovery when overloaded.
Generac Load Manager, 100 A	G0070061	100 A Load Manager helps optimize the performance of the standby generator by managing large electrical loads upon startup and shed them to aid in recovery when overloaded.
Power Zone Kits		
NFPA 110 Controller Kit	G0080240	Includes controller module with Key Switch, Alarm Horn, and Emergency Stop Switch that connects to Power Zone 410 controller, 10 A battery charger, and remote annunciator panel; requires a capable transfer switch to be considered for NFPA 110 system control and remote annunciation.
Remote Annunciator Panel with 8 Relays	G0098511	Remote annunciator panel with relays; mounts in the structure which is connected to backup power.
Remote Relay Panel	G0098521	Remote relay panel without LEDs or keypad; mounts in the structure which is connected to backup power.
Remote Annunciator Panel without Relays	G0098531	Remote annunciator panel without relays; mounts in the structure which is connected to backup power.
Power Zone 410 I/O Extender Kit	G0089370	Expands I/O for the Power Zone 410 controller to provide connections for additional accessories; connects to controller with a three-wire RS-485 interface.
Power Zone Gateway Kit	G0089360	Provides an Ethernet connection port for the generator for a Building Management System (BMS); NOT intended for or able to be used with Mobile Link or Fleet.
Operating Environment Kits		
Cold Weather Kit	G0080140	Kit includes an engine block heater and battery heater; recommended for operating environments where the temperature drops below 32 °F (0 °C); applies to RA01522, RA02022, and RA03022 models.
Installation Kits		
5 Gallon Spill Box Kit	G0089040	The 5 Gallon Spill Box screws into the existing fuel fill port of the base tank; it captures and contains fuel if over filling or spilling occurs during the fueling process; applies to double-wall fuel tanks only.
Spill Box Drainback Kit	G0080160	The Spill Box Drainback kit allows fuel captured in the Five Gallon Spill Box to drain directly back into the fuel tank; applies to double wall fuel tanks only.
Tank Riser Kit, RA01522 & RA02022	G0080190	Tank Risers support the fuel tank raising it above the foundation surface; may be required in some jurisdictions to help avoid potential corrosion; applies to RA01522 and RA02022 double-wall fuel tank models
Tank Riser Kit, RA03022	G0098990	Tank Risers support the fuel tank raising it above the foundation surface; may be required in some jurisdictions to help avoid potential corrosion; applies to RA03022 double-wall fuel tank models.
Fuel Fill Drop Tube, 50 US Gallon Tank, RA01522 & RA02022	G0080210	The Fuel Fill Drop Tube is used to prevent sparking due to static electricity buildup which can be caused by the fuel dropping into the tank from the fill area; using a drop tube results in submerged filling which increases the fuel delivery flow rate and reduces vapors, foam, and potential tank evaporation; applies to 50 US gallon double-wall fuel tank for RA01522 and RA02022.

ACCESSORIES

Fuel Fill Drop Tube, 100 US Gallon Tank, RA01522 & RA02022	G0080200	The Fuel Fill Drop Tube is used to prevent sparking due to static electricity buildup which can be caused by the fuel dropping into the tank from the fill area; using a drop tube results in submerged filling which increases the fuel delivery flow rate and reduces vapors, foam, and potential tank evaporation; applies to 100 US gallon for RA01522 and RA02022.
Fuel Fill Drop Tube, 50 US Gallon Tank, RA03022	G0098930	The Fuel Fill Drop Tube is used to prevent sparking due to static electricity buildup which can be caused by the fuel dropping into the tank from the fill area; using a drop tube results in submerged filling which increases the fuel delivery flow rate and reduces vapors, foam, and potential tank evaporation; applies to 50 US gallon double-wall fuel tank double-wall tank for RA03022.
Fuel Fill Drop Tube, 130 US Gallon Tank, RA03022	G0098940	The Fuel Fill Drop Tube is used to prevent sparking due to static electricity buildup which can be caused by the fuel dropping into the tank from the fill area; using a drop tube results in submerged filling which increases the fuel delivery flow rate and reduces vapors, foam, and potential tank evaporation; applies to 130 US gallon double-wall fuel tank for RA03022.
Stainless Steel Fuel Lines, RA01522 & RA02022	G0080220	Jurisdictions may require the use of stainless steel fuel lines instead of the standard hoses provided with the generator; stainless steel lines are fire resistant for additional safety; applies to RA01522 and RA02022.
Stainless Steel Fuel Lines, RA03022	G0098960	Jurisdictions may require the use of stainless steel fuel lines instead of the standard hoses provided with the generator; stainless steel lines are fire resistant for additional safety; applies to RA03022.
Vent Extension Kit, RA01522 & RA02022	G0080230	The Vent Extension kit consists of fuel tank vent pipes and supports raising the vent height above the height of the generator roof; applies to double-wall fuel tanks for RA01522 and RA02022 .
Vent Extension Kit, RA03022	G0098970	The Vent Extension kit consists of fuel tank vent pipes and supports raising the vent height above the height of the generator roof; applies to double-wall fuel tanks for RA03022 .
Lockable Fuel Cap	G0065120	The Lockable Fuel Cap provides the ability to lock the fuel system to help prevent tampering or fuel theft.
Maintenance Kits		
Bisque Paint Kit	G0057030	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to correctly maintain or touch-up a generator enclosure.
Maintenance Kit, Perkins 2.2 L Engine	G0076410	Regular maintenance kit includes oil filter, oil funnel, air filter, and fuel filter; applies to RA01522, RA02022, RA03022, and RD03022.
Transfer Switch Kits		
3-Phase Voltage Sensing Kit for 208/120 & 240/120 V RTS Transfer Switch	G0074110	3-phase Voltage Sensing Kit <u>required</u> for RTS Transfer Switches <u>when used with</u> the Power Zone 410 controller for 'G' 208/120 or 'J' 240/120 V 3-phase voltage; applies to 3-phase RA01522, RA02022, and RA03022 models configured for 'G' or 'J' voltage.
3-Phase Voltage Sensing Kit for 480/277 V RTS Transfer Switch	G0074120	3-phase Voltage Sensing Kit <u>required</u> for RTS Transfer Switches <u>when used with</u> the Power Zone 410 controller for 'K' 480/277 V 3-phase voltage; applies to 3-phase RA01522, RA02022, and RA03022 models configured for 'K' voltage.

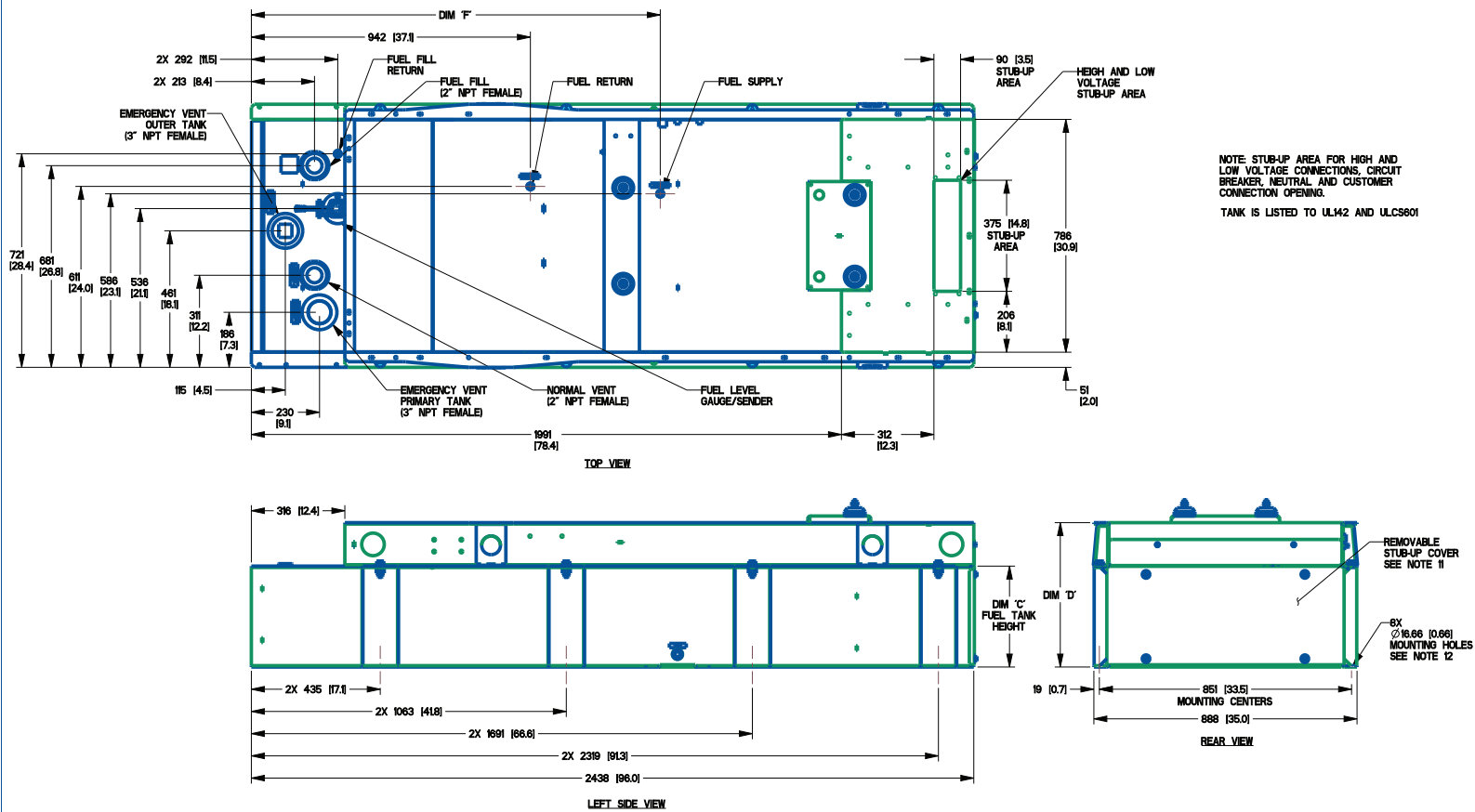
DL 2L G22 Enclosed (A0004795247 1 of 3) RA03022



D2.2L G22 Enclosed (A0004795247 2 of 3) RA03022

INSTALLATION DRAWING

GENERAC



DIMENSIONS ARE IN MILLIMETERS (INCHES)

D2.2L G22 Enclosed (A0004795247 3 of 3) RA03022

STD ENCLOSURE, ALUMINUM

MODEL	FUEL TANK	UNIT WEIGHT	(SEE NOTE 6)	TANK WEIGHT	CAPACITY			DIMENSIONS					CENTER OF GRAVITY (SEE NOTE 6)		
		GENERATOR AS SHOWN	WITH WOODEN SHIPPING SKID	DRY WEIGHT	TOTAL CAPACITY	USABLE CAPACITY		DIM 'A' OVERALL HEIGHT	DIM 'B' LIFTING EYE HEIGHT	DIM 'C' FUEL TANK HEIGHT	DIM 'D' FUEL TANK & FRAME HEIGHT	DIM 'F' FUEL SUPPLY	DIM 'X'	DIM 'Y'	DIM 'Z'
RA030	50 GAL	990 [2183]	1041 [2295]	252 [556]	204 [54]	189 [50]		1544 [60.8]	411 [16.2]	341 [13.4]	487 [19.2]	1380 [54.3]	1066 [42]	335 [13.2]	454 [17.9]
RA030	130 GAL	1117 [2463]	1168 [2575]	379 [836]	522 [138]	492 [130]		1674 [73.8]	741 [29.2]	671 [26.4]	818 [32.2]	1517 [59.7]	1098 [43.2]	213 [8.4]	453 [17.8]

PREPARED FOR:

T I D A L NETWORK



SITE NAME:

PETERSBURG ZONE 01

SITE ADDRESS (E-911 TO BE VERIFIED)

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY
LATITUDE: 56° 48' 33.91" N
LONGITUDE: 132° 56' 34.03" W
PARCEL ID: XXX
ZONING: PUBLIC USE

PETERSBURG POLICE DEPARTMENT:

14 SOUTH NORDIC DRIVE
PO BOX 329
PETERSBURG, AK 99833
PHONE: (907) 772-3838
ATTN: NON-EMERGENCY

PETERSBURG VOLUNTEER FIRE DEPARTMENT:

1200 HAUGEN DRIVE
P.O. BOX 329
PETERSBURG, AK 99833
PHONE: (907) 772-3355
ATTN: NON-EMERGENCY

COMMUNITY DEVELOPMENT:

12 S NORDIC DRIVE
P.O. BOX 329
PETERSBURG, AK 99833
(907) 772-5412
EMAIL: LCABRERA@PETERSBURGAK.GOV
ATTN: LIZ CABRERA

PERMIT INFORMATION



VICINITY MAP

JURISDICTION:
PETERSBURG

STATE:
ALASKA

TOWER TYPE:
SELF-SUPPORT TOWER

TOWER HEIGHT:
120' (130' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND
UNMANNED GROUND EQUIPMENT

FLOOD INFO:
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA
0200740001B DATED 06/01/1982 WITHIN FLOOD ZONE
C.

PROJECT SUMMARY

DEVELOPER:
CENTRAL COUNCIL OF THE TLINGIT AND
HAIDA INDIAN TRIBES OF ALASKA
(DBA TIDAL NETWORK)
PO BOX 25500
JUNEAU, AK 99802
PHONE: (907) 538-8255
ATTN: CHRIS CROPLEY

POWER PROVIDER:
PETERSBURG MUNICIPAL POWER & LIGHT
11 SOUTH NORDIC DRIVE
PETERSBURG, AK 99833
PHONE: (907) 772-5421
ATTN: KARL HAGERMAN

PROJECT COORDINATOR:
PIERSON WIRELESS
7534 F STREET
OMAHA, NE 68127
PHONE: (402) 429-7660
ATTN: JESSIE RICO

A/E CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (720) 464-2523
ATTN: CASEY ADAMSON, P.E. (AK)

PROJECT CONTACTS

Sheet Number	Sheet Title
G0	COVER SHEET
G1	SURVEY INFORMATION
G2	GENERAL NOTES
C0	AERIAL PLAN VIEW
C1	OVERALL SITE PLAN
C2	COMPOUND SITE PLAN
C3	EQUIPMENT PLAN
C4	SHELTER DETAILS
C5	SHELTER DETAILS
C6	FENCE, GATE AND COMPOUND DETAILS
C7	SITE SIGN DETAILS
C8	WAVEGUIDE BRIDGE DETAILS
C9	GRADING AND EROSION CONTROL PLAN
C10	GRADING AND EROSION CONTROL DETAILS
C11	ACCESS ROAD DETAILS
C12	ANTENNA AND TOWER ELEVATION DETAILS
S0	STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	FOUNDATION EQUIPMENT PLAN
S3	FOUNDATION ELEVATION
S4	FOUNDATION ELEVATION
S5	STRUCTURAL DETAILS
S6	ALT. FOUNDATION PLAN
S7	ALT. FOUNDATION EQUIPMENT PLAN
S8	ALT. FOUNDATION ELEVATION
S9	ALT. FOUNDATION ELEVATION
S10	ALT. STRUCTURAL DETAILS
E0	ELECTRICAL NOTES
E1	OVERALL UTILITY SERVICE ROUTING PLAN
E2	COMPOUND UTILITY ROUTING PLAN
E3	METER RACK DETAILS
E4	ELECTRICAL SINGLE LINE DIAGRAM
E5	PANEL SCHEDULE
E6	ELECTRICAL DETAILS
E7	GROUNDING NOTES
E8	GROUNDING PLAN
E9	GROUNDING SINGLE LINE DIAGRAM
E10	GROUNDING DETAILS
E11	GROUNDING DETAILS

SHEET INDEX

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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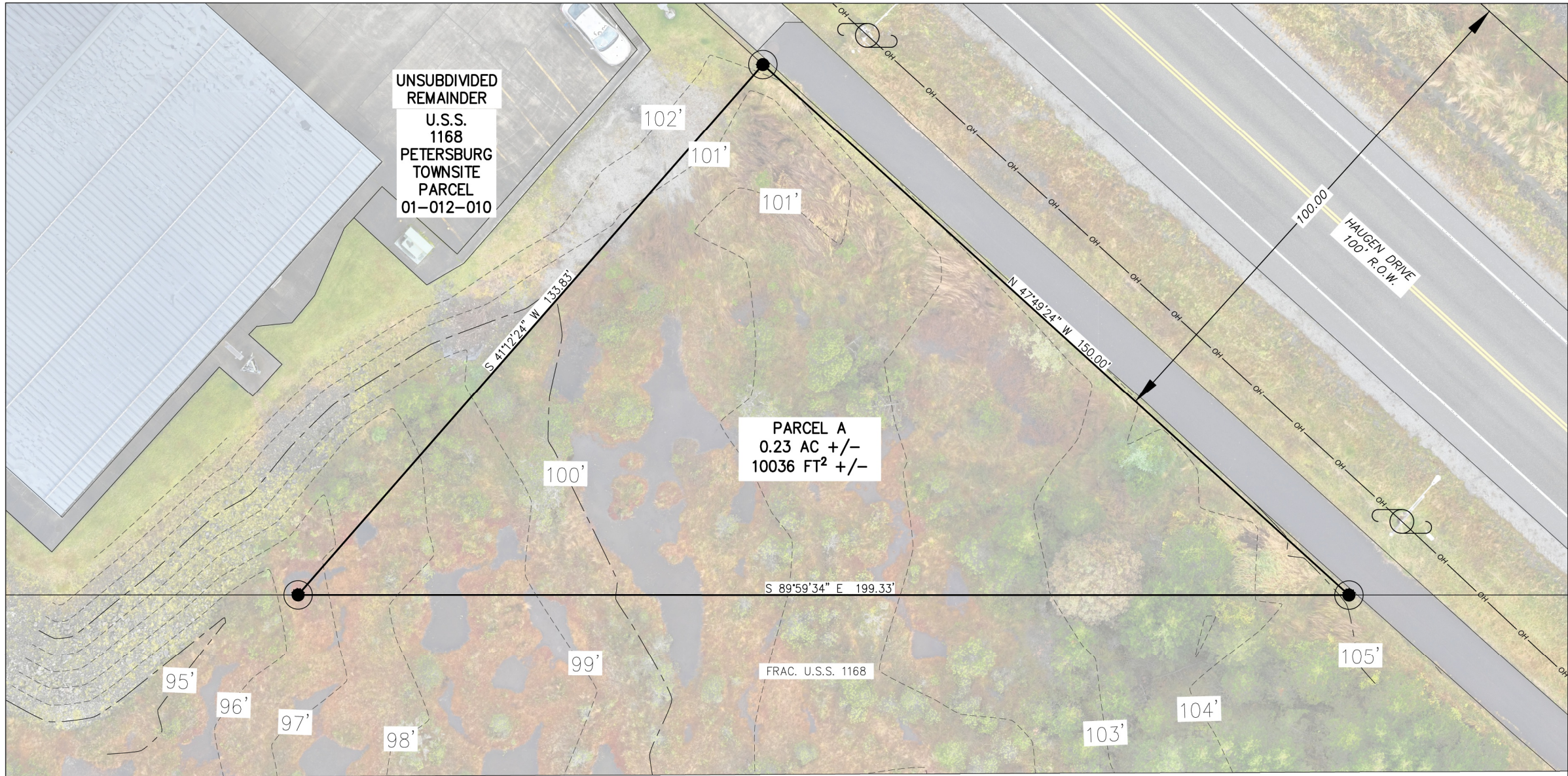
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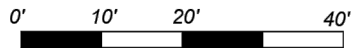
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SCALE 1"=10'

THIS DRAWING MAY BE REDUCED,
VERIFY SCALE BEFORE USING



LEGEND

- UNSURVEYED
- SURVEYED
- OH OVERHEAD UTILITY LINE
- UTILITY POLE
- SECONDARY MONUMENT SET
ALUMINUM CAP ON 5/8
REBAR

PLAT NOTES

- THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS. (A.S.P.L.S.)
- THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
- THIS COMPANY WAS NOT PROVIDED A TITLE REPORT FOR THIS SURVEY. RECORD INFORMATION SHOWN WAS DERIVED FROM READILY AVAILABLE RECORD INFORMATION ON THE ALASKA D.N.R. WEBSITE.
- REFERENCE THE FOLLOWING WITHIN THE PETERSBURG RECORDING DISTRICT
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2009-16.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2024-5.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2010-1.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 69-202.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2023-5.
 - THIS PLAT IS SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT 2016-4.

REVISIONS:	
DATE	

EXISTING CONDITIONS TOPOGRAPHIC SURVEY
PETERSBURG 1200 HAUGEN DRIVE TIDAL NETWORK TOWER
PARCEL A
LOCATED WITHIN
USS 1168 PETERSBURG TOWNSITE

DRAWN BY: EBH
CHECKED BY: CGP
DATE: 11/19/25
R&M # 252759.02
CADD FILE:

PRSM
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901



SHEET DESCRIPTION

SHEET
1

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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SHEET TITLE:

SURVEY
INFORMATION

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1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND TIDAL WIRELESS SPECIFICATIONS, THE TIDAL WIRELESS PROJECT MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM TIDAL WIRELESS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "ALASKA 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER 1-800-478-3121 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY TIDAL WIRELESS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER TIDAL WIRELESS PROJECT MANAGER'S INSTRUCTIONS.

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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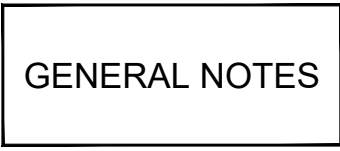
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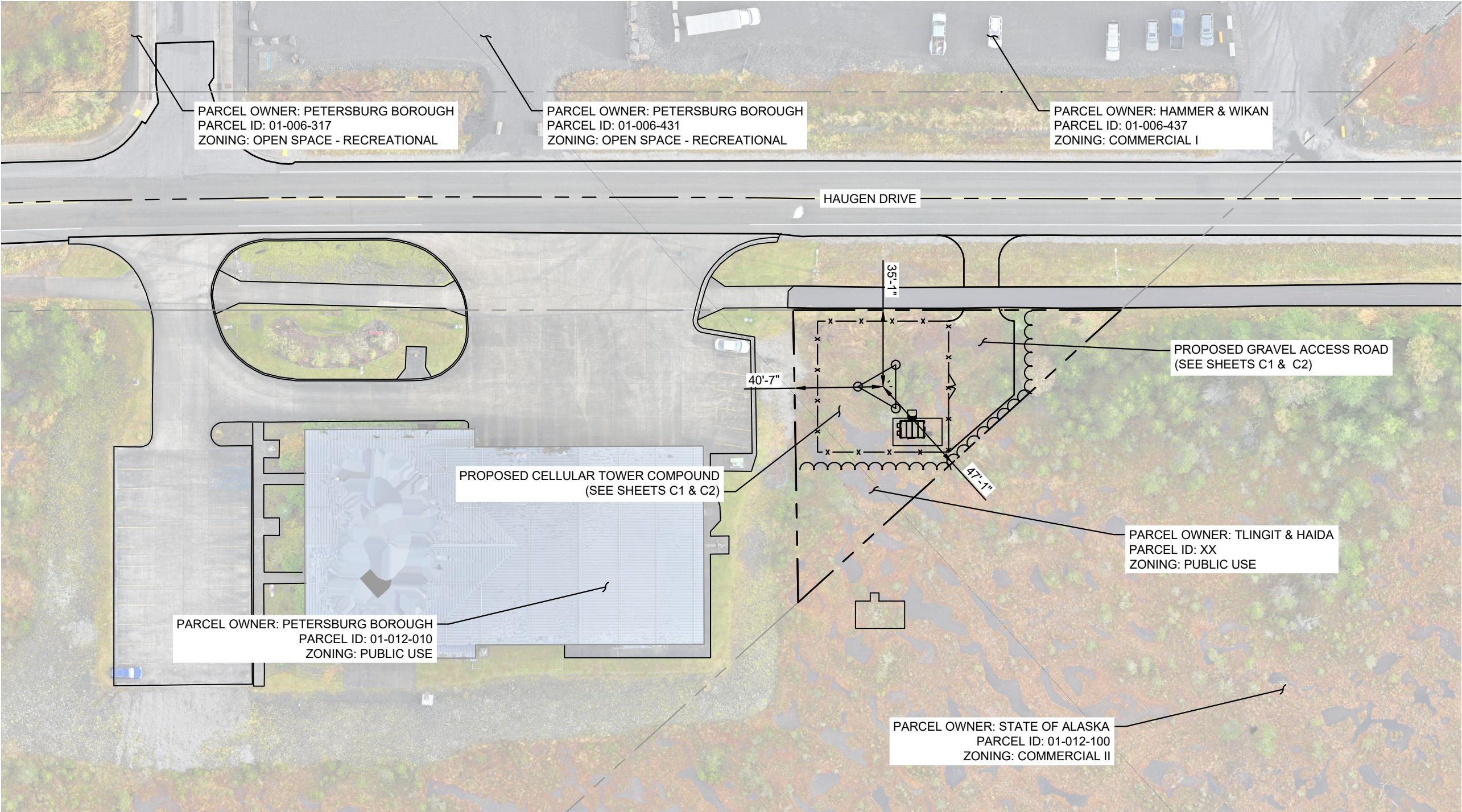
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AERIAL PLAN VIEW

SURVEY NOTE:
1. PROPOSED COMPOUND LAYOUT IS BASED ON SURVEY PROVIDED BY R&M ENGINEERING-KETCHIKAN, INC. DATED 11/2025 AND SITE VISIT ON XX/XX/XXXX (REFER TO SHEET G1).

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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PRELIMINARY
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KHA PROJECT NUMBER:

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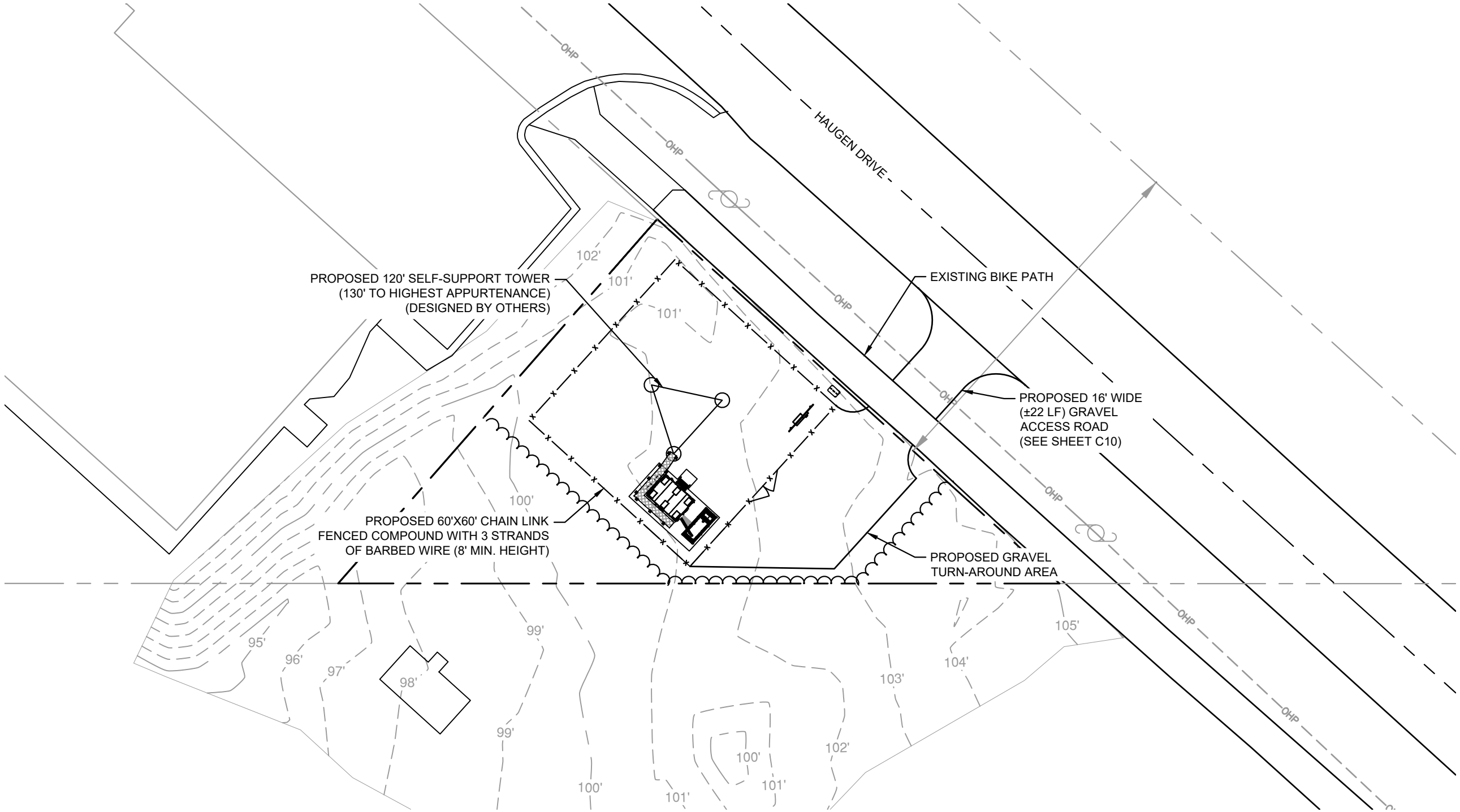
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AERIAL PLAN VIEW

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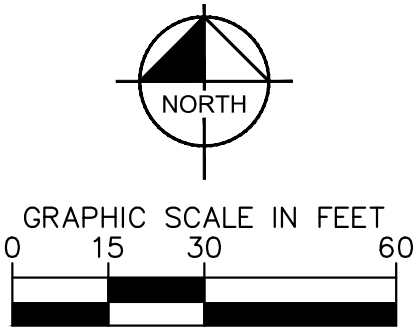
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1 OVERALL SITE PLAN
C1

SURVEY NOTE:
1. PROPOSED COMPOUND LAYOUT IS BASED ON SURVEY PROVIDED BY R&M ENGINEERING-KETCHIKAN, INC. DATED 11/2025 AND SITE VISIT ON XX/XX/XXXX (REFER TO SHEET G1).



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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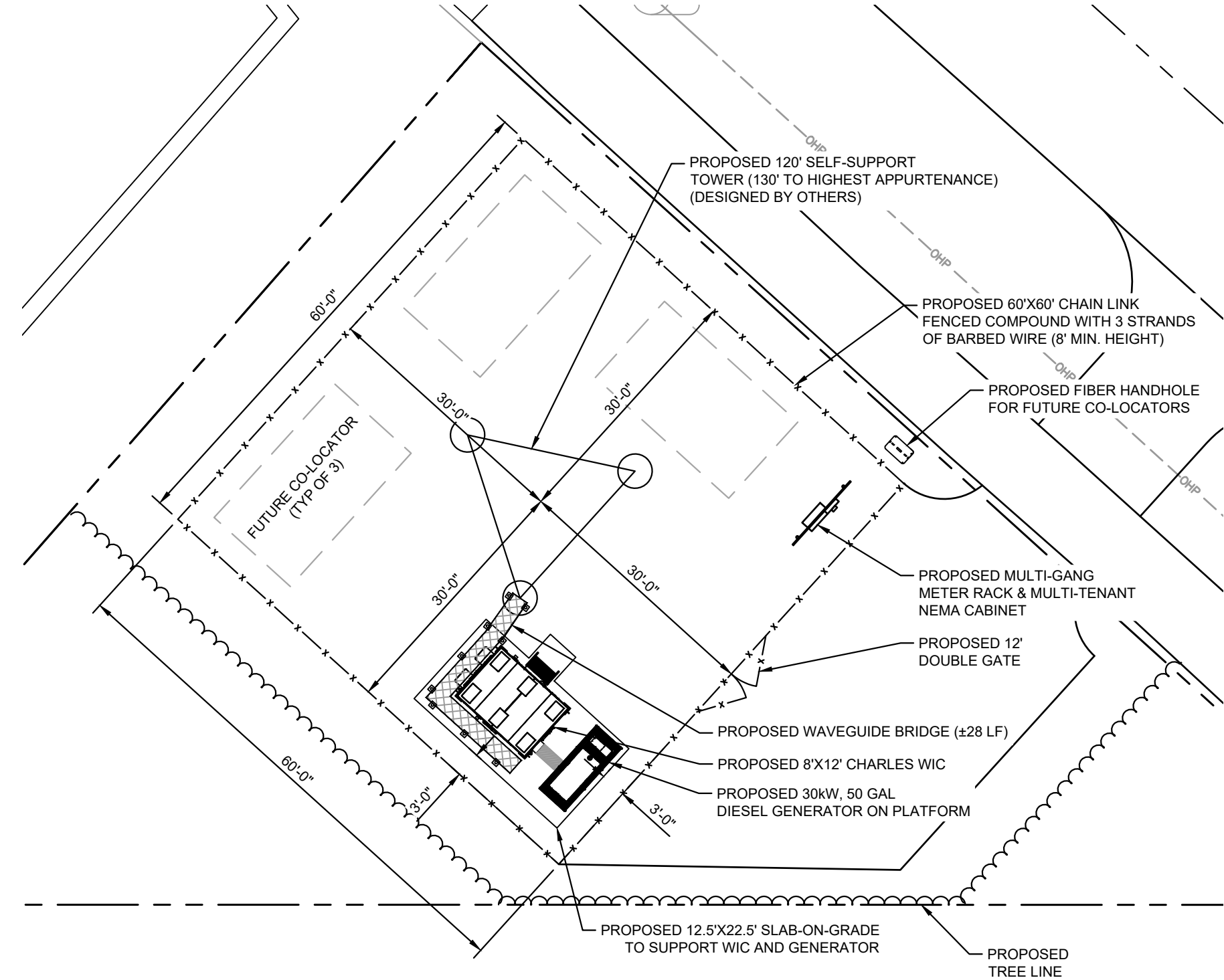
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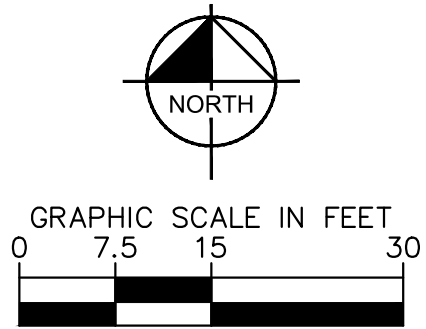
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- SITE NOTES:
1. PROPOSED COMPOUND LAYOUT IS BASED ON SURVEY PROVIDED BY R&M ENGINEERING-KETCHIKAN, INC. DATED 11/2025 AND SITE VISIT ON XX/XX/XXXX (REFER TO SHEET G1).
 2. CONTRACTOR TO CONFIRM WITH TIDAL WIRELESS CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 3. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET.
 4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY TIDAL WIRELESS. COORDINATE ANY CHANGES WITH TIDAL WIRELESS CONSTRUCTION MANAGER.
 5. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 6. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN A COPY OF TOWER ERECTION DRAWINGS FROM TIDAL WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE.

1
C2 COMPOUND SITE PLAN



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:

TIDAL NETWORK

PIERSON WIRELESS

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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A	12/16/25	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

017619024

DRAWN BY: CHECKED BY:

RBV TRN

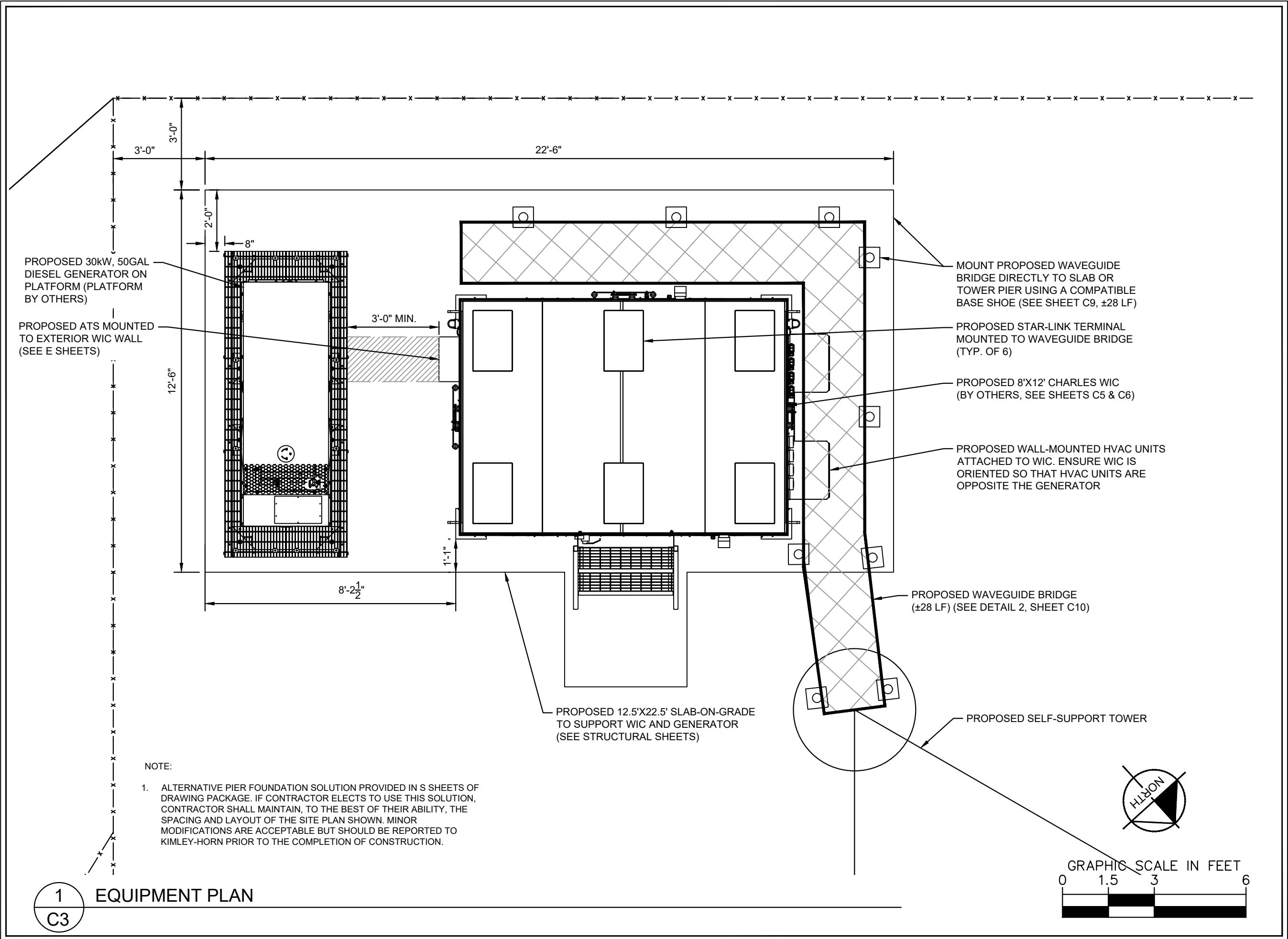
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COMPOUND SITE PLAN

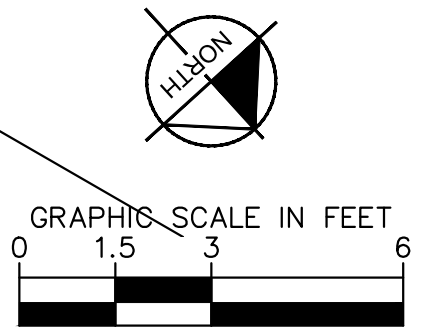
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1
C3 EQUIPMENT PLAN



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:

PLANS PREPARED BY:

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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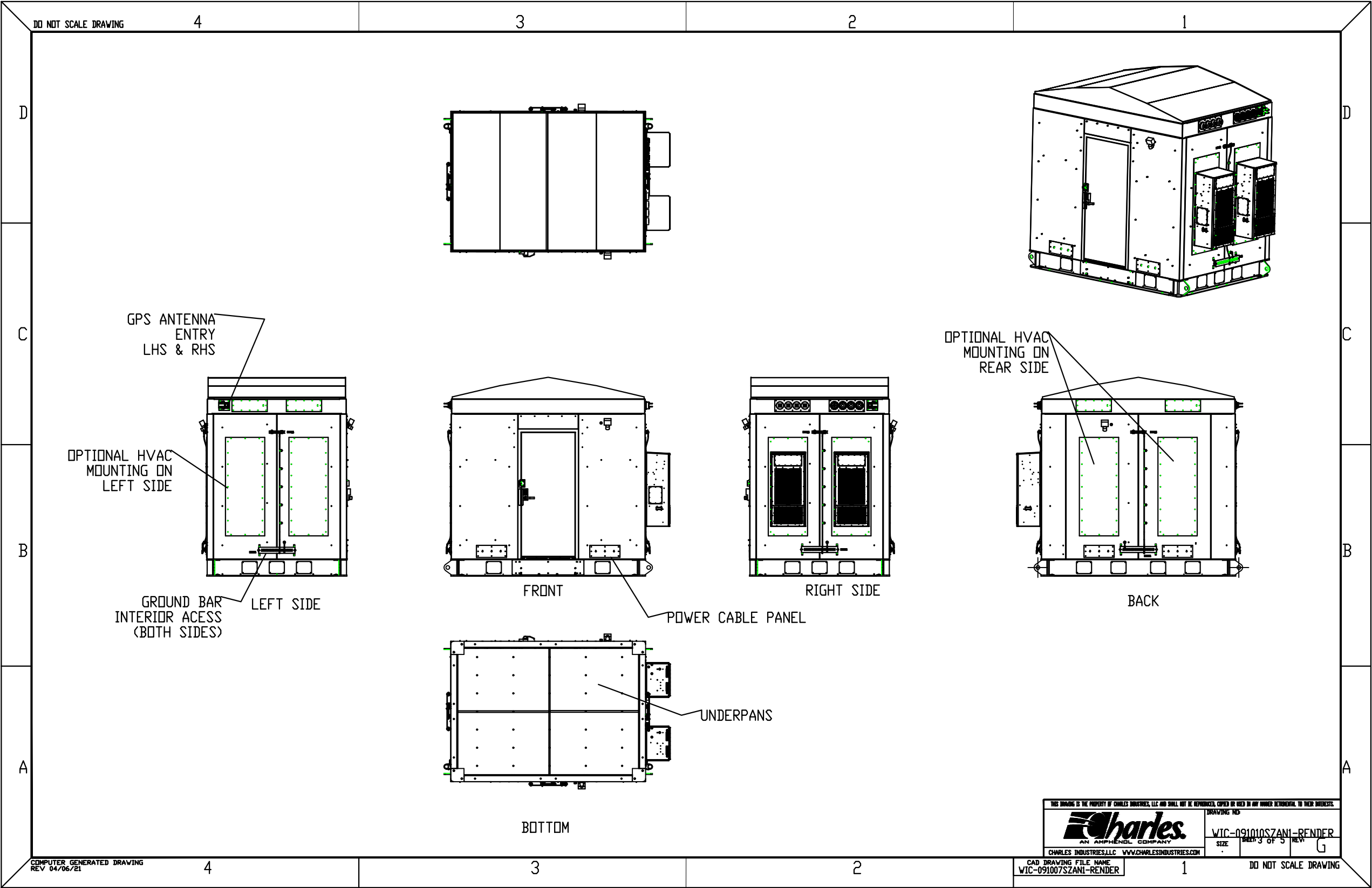
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EQUIPMENT PLAN

SHEET NUMBER:

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1
C4

SHELTER DETAILS

NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
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PHONE: 770-619-4280
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KHA PROJECT NUMBER:

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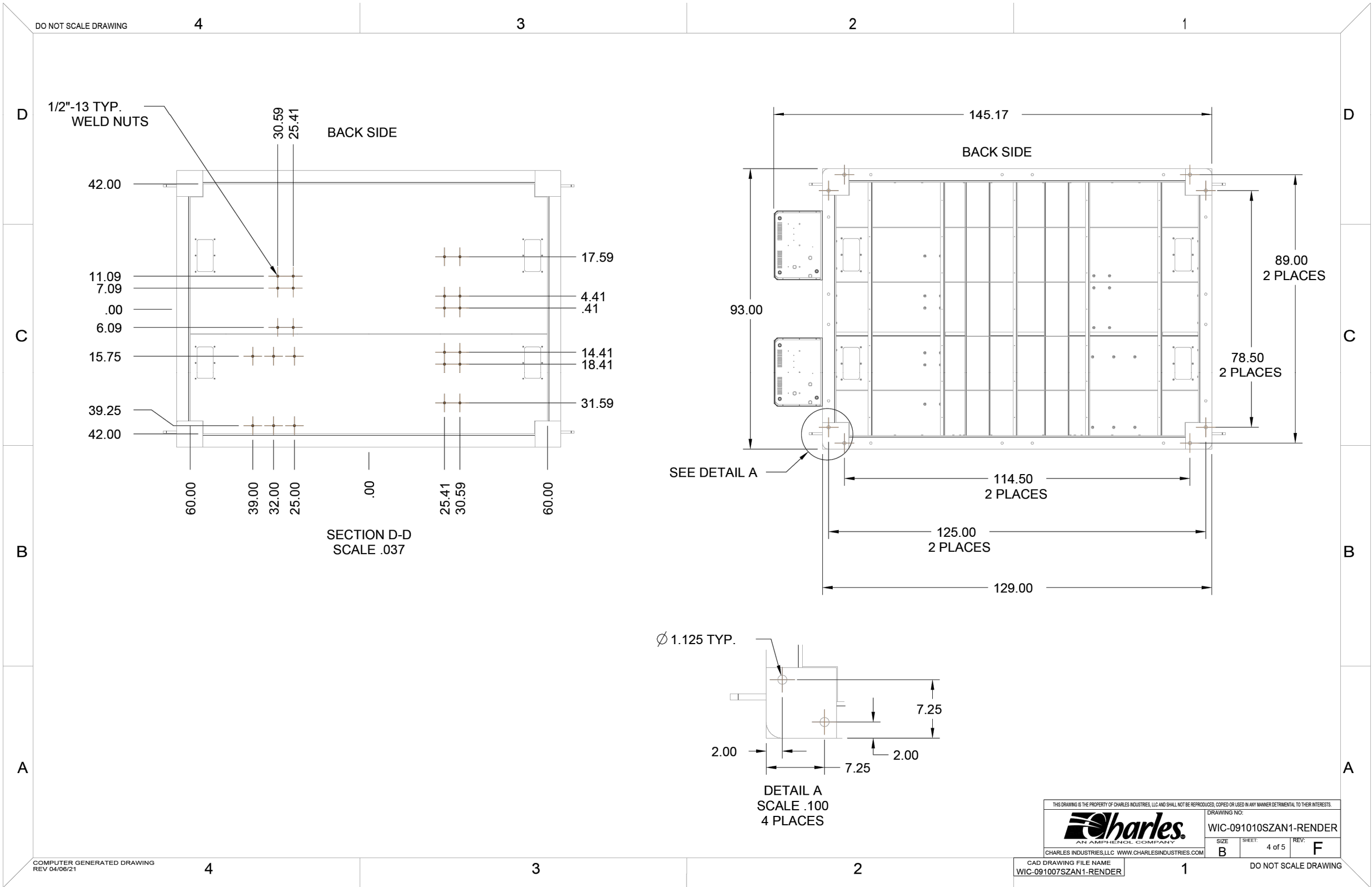
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SHELTER DETAILS

SHEET NUMBER:

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1
C5
SHELTER DETAILS
NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
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LICENSER:

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KHA PROJECT NUMBER:

017619024

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RBV

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SHEET TITLE:

SHELTER DETAILS

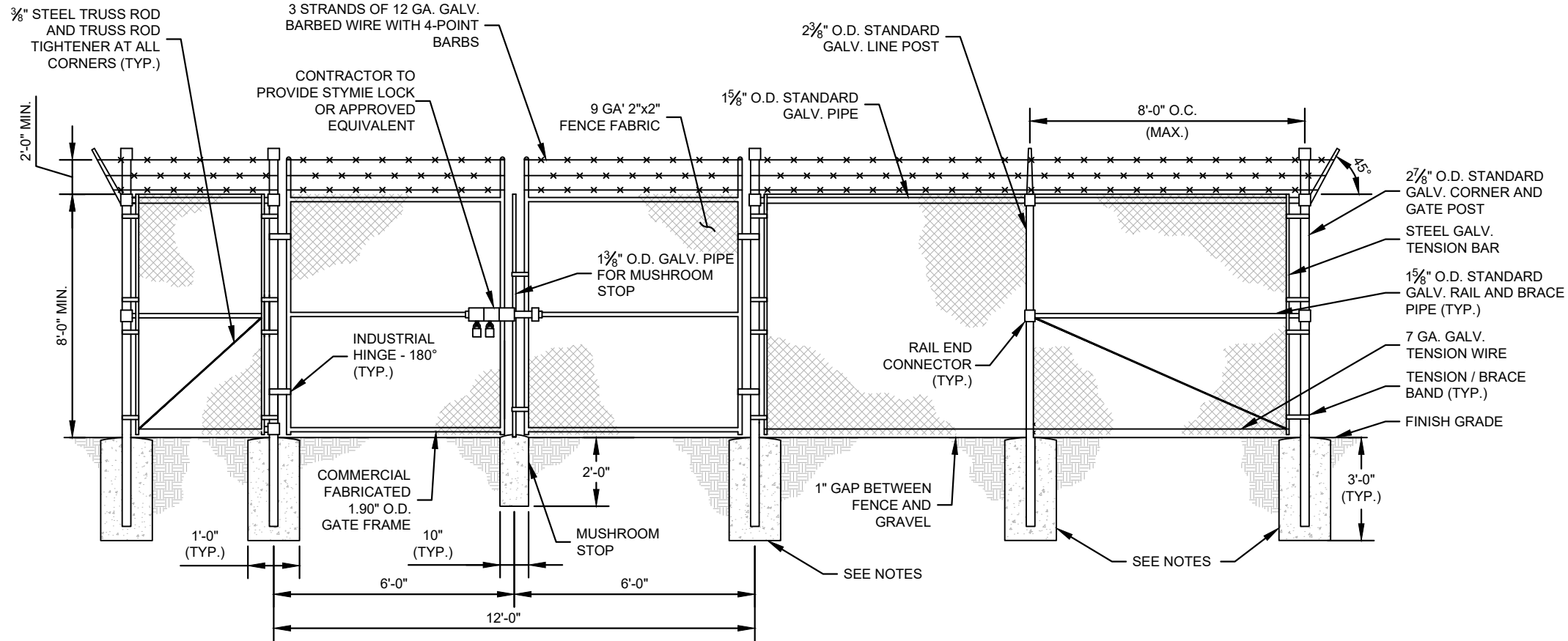
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FENCE NOTES:

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

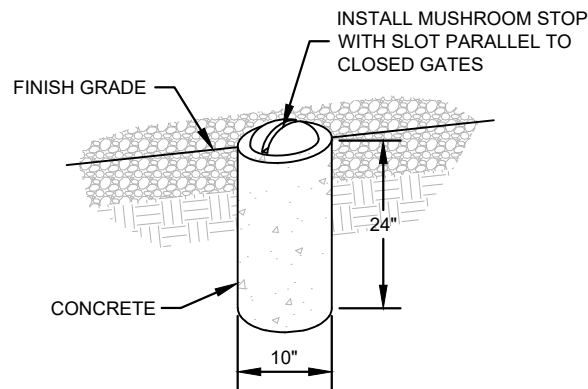


1

CHAIN LINK FENCE AND GATE ELEVATION

C6

NOT TO SCALE

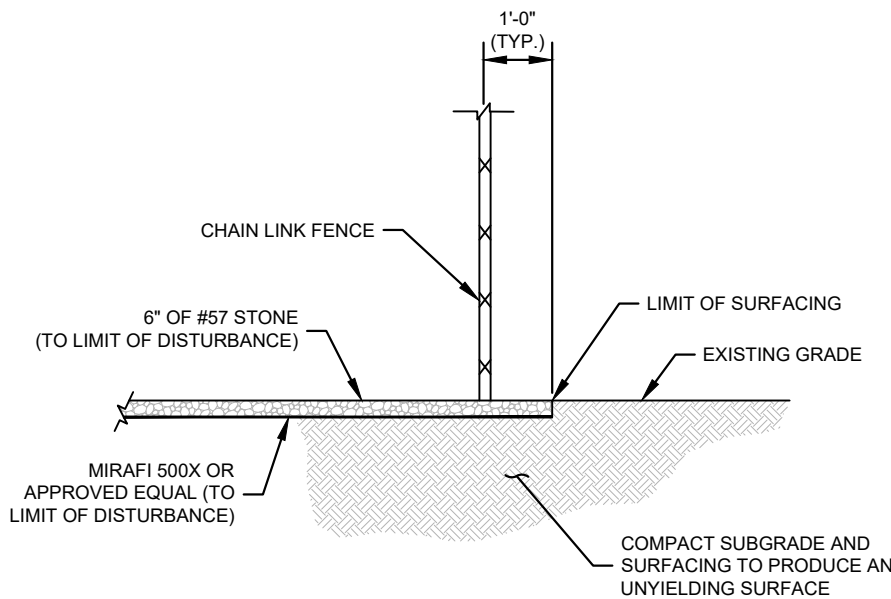


2

MUSHROOM STOP

C6

NOT TO SCALE

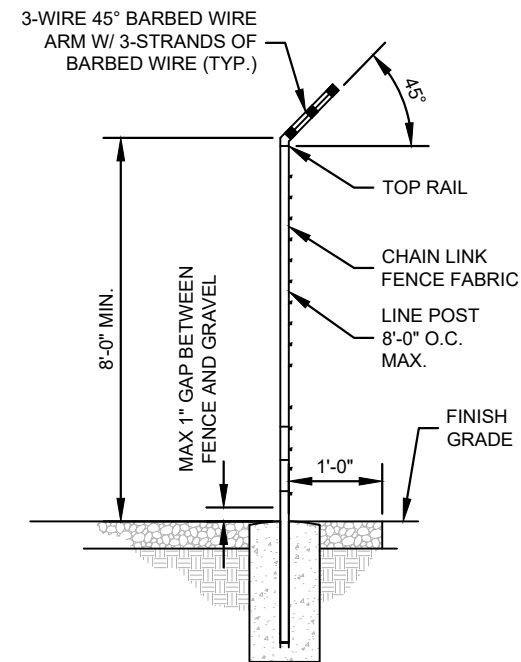


3

SITE COMPOUND SURFACE DETAIL

C6

NOT TO SCALE



4

SECTION AT FENCE

C6

NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
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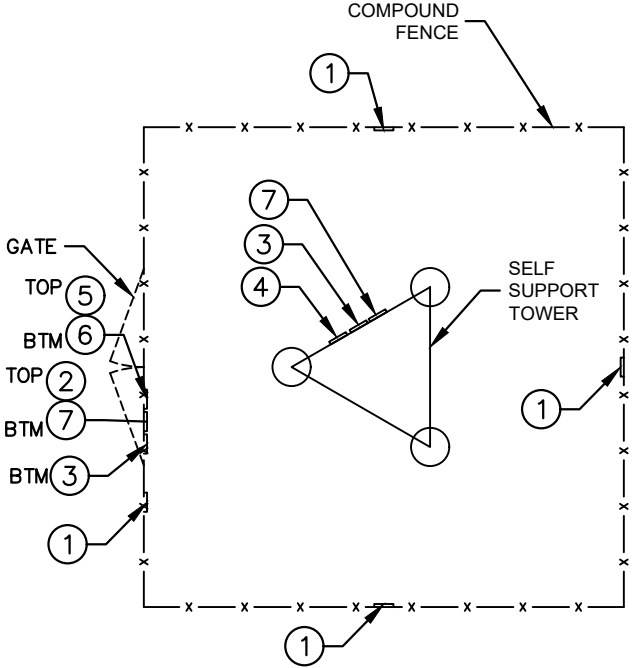
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**FENCE, GATE AND
COMPOUND
DETAILS**

SHEET NUMBER:

C6

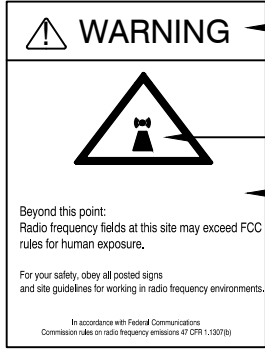
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1 SIGN PLACEMENT PLAN VIEW
C7 NOT TO SCALE



1 NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



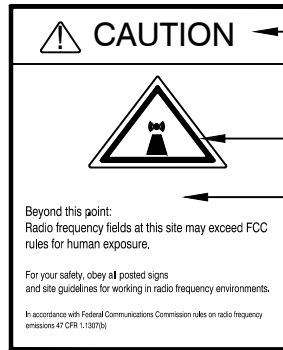
4 WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



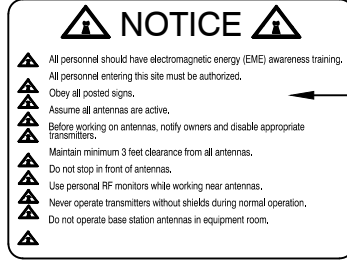
7 FCC REGISTRATION SIGN
20 WIDE X 4" HIGH

SIGN DETAIL PENDING AND TO BE PROVIDED BY TIDAL NETWORK AT A LATER DATE

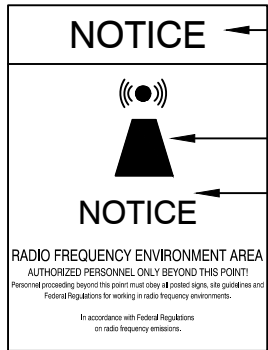
2 TIDAL NETWORK - SITE ID SIGN



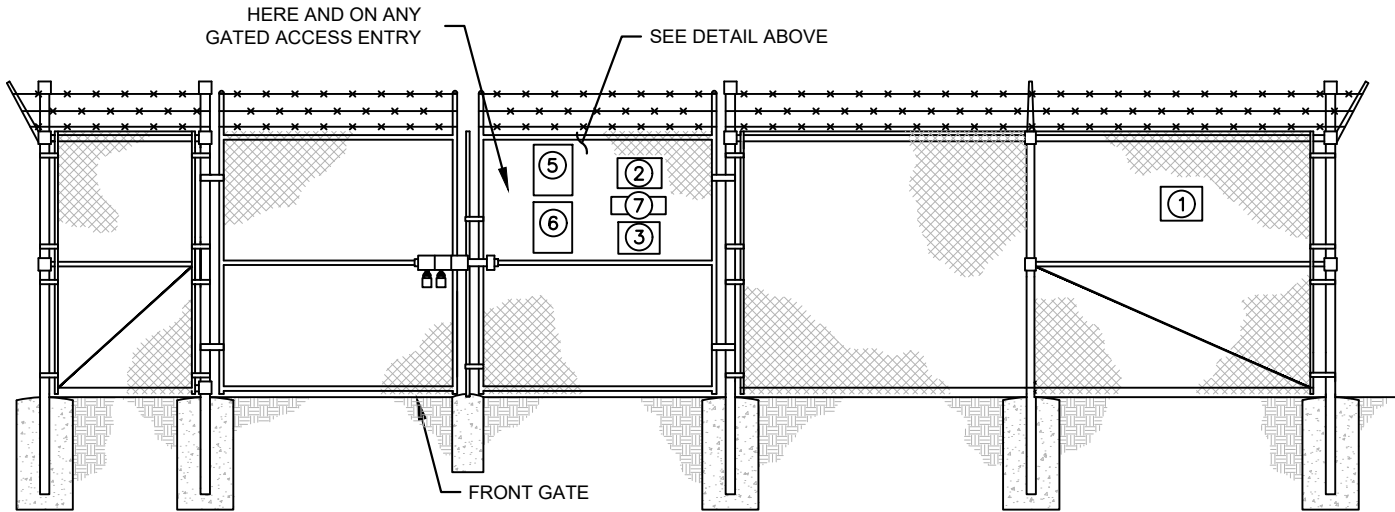
5 CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH



3 NOTICE-RFE SIGN
12" WIDE X 18" HIGH
(OPERATIONS PROVIDED)



6 NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



3 SIGN PLACEMENT FRONT GATE VIEW
C7 NOT TO SCALE

SIGNAGE NOTES:

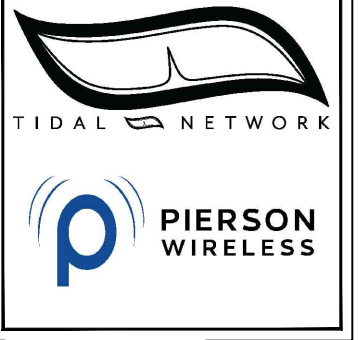
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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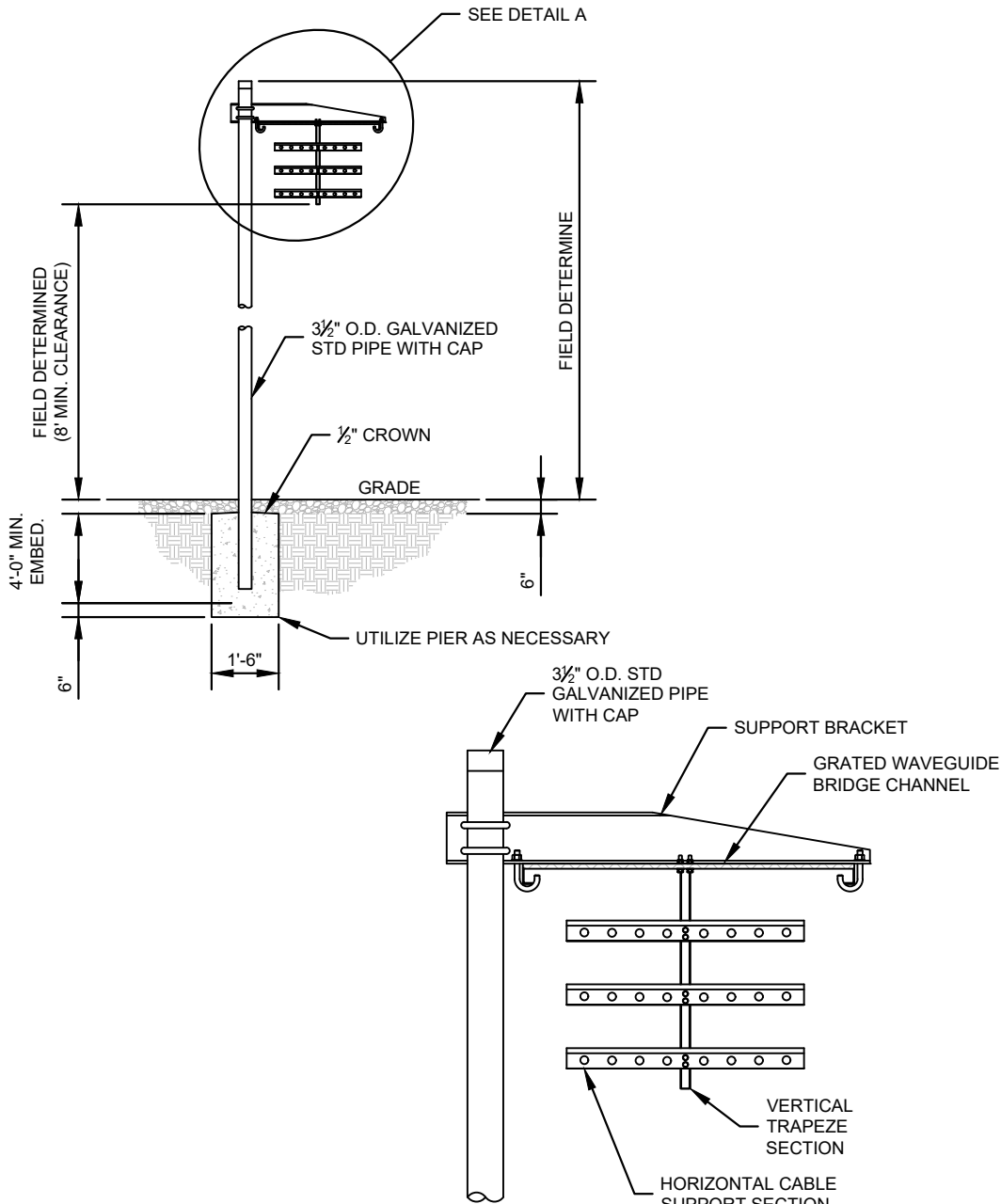
SHEET TITLE:

SITE SIGN DETAILS

SHEET NUMBER:

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DETAIL A

COMMSCOPE 1 POST WAVEGUIDE BRIDGE
KIT WITH BASE SHOW (PART #s:WB-K210-B15
& WB-BS, OR APPROVED EQUIVALENTS)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

2
C8

WAVEGUIDE BRIDGE DETAIL WITH ALT DESIGN

NOT TO SCALE

WB-BS



Base Shoe for 3-1/2 in OD pipe, hardware included

Product Classification

Product Type Shoe

General Specifications

Application Base shoe

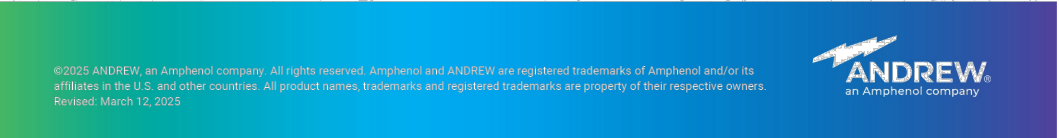
Mounting Pipe, 88.9 mm (3-1/2 in) OD

Dimensions

Height 152.4 mm | 6 in

Width 203.2 mm | 8 in

Length 203.2 mm | 8 in



Page 1 of 3

PROJECT INFORMATION:

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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
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KHA PROJECT NUMBER:

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SHEET TITLE:

WAVEGUIDE
BRIDGE DETAILS

SHEET NUMBER:

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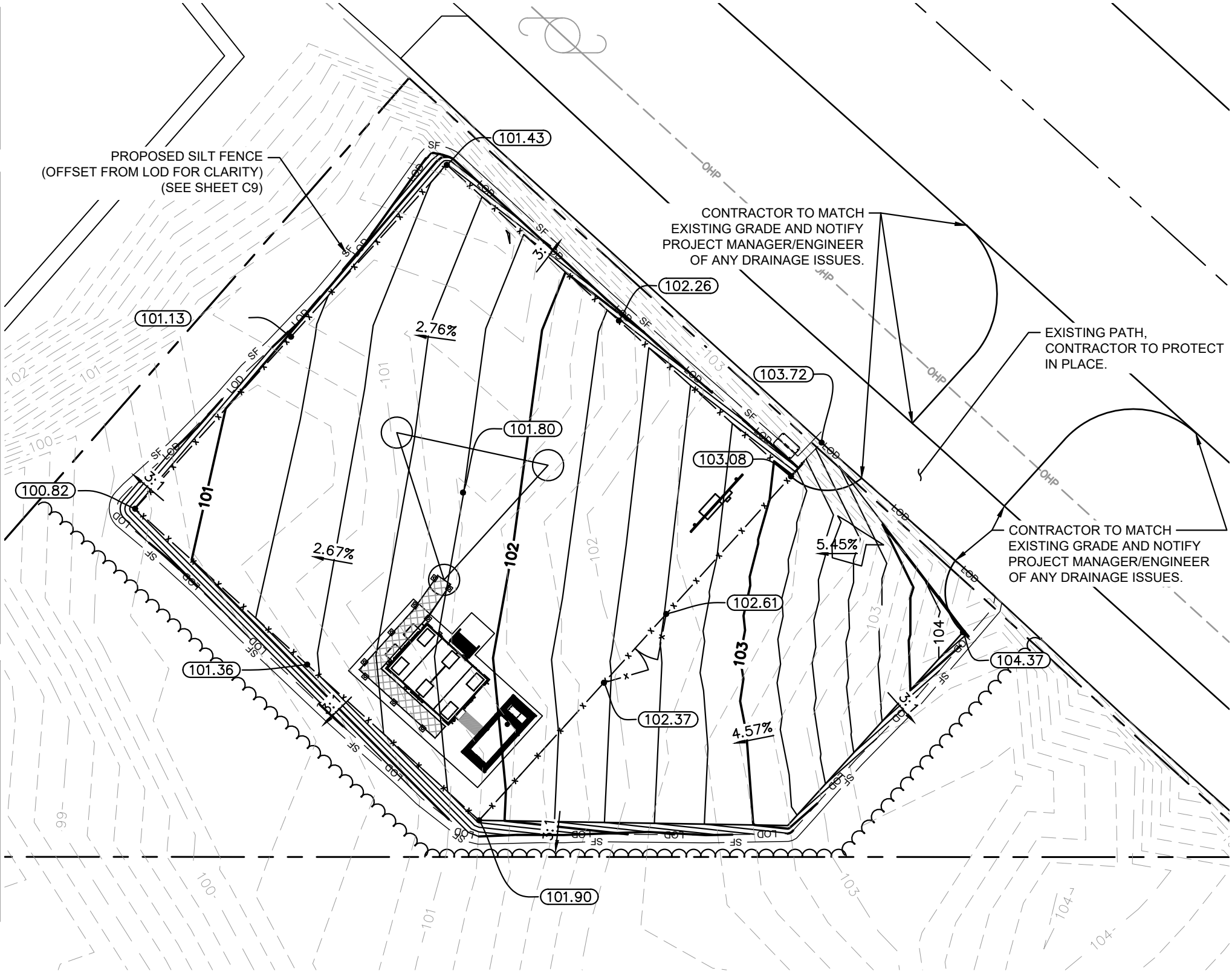
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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 5,597± SQ. FT. (0.13 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER.

- GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
 2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 3. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
 4. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
 5. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
 6. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL. REFER TO SEEDING SCHEDULE ON SHEET C9.
 7. MAXIMUM CUT SLOPE = 3H:1V UNLESS OTHERWISE NOTED.
 8. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

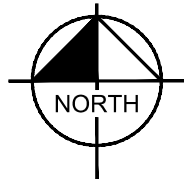
- EXISTING CONTOURS ————
- PROPOSED CONTOURS ————
- LIMITS OF DISTURBANCE ———— LOD ————
- SILT FENCE ———— SF ————
- TREE PROTECTION FENCE ———— TPF ————
- PROPOSED SPOT ELEVATION ● (XX.XX)



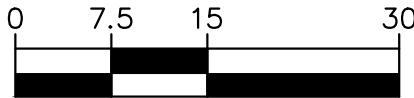
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C9

GRADING AND EROSION CONTROL PLAN



GRAPHIC SCALE IN FEET



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

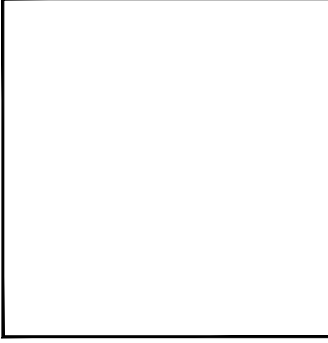


11720 AMBER PARK DRIVE, SUITE 600
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PHONE: 770-619-4280
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LICENSER:



KHA PROJECT NUMBER:

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SHEET TITLE:

GRADING AND
EROSION
CONTROL PLAN

SHEET NUMBER:

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EROSION CONTROL NOTES:

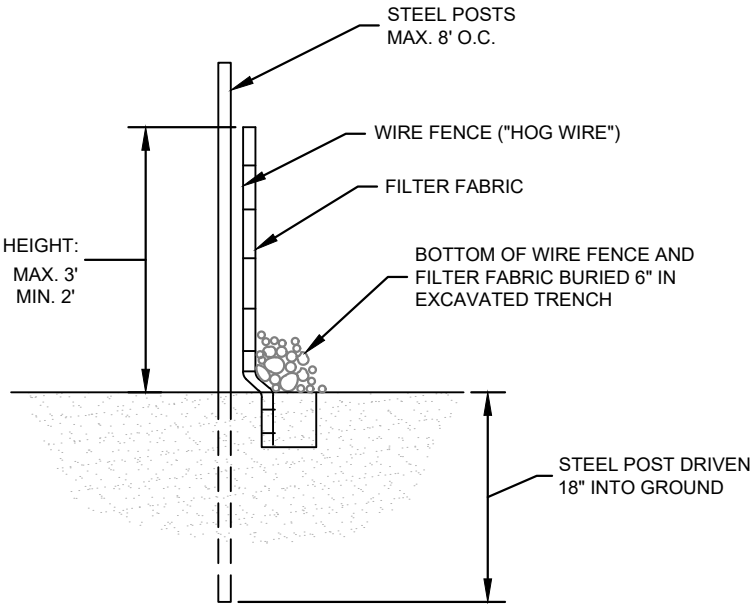
1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

SEEDING SCHEDULE			
SOIL MOISTURE	SOIL GROUP	SPECIES/CULTIVAR SELECTIONS	SEEDING RATE LB./AC.
ALL	ALL	1 NORCOAST BERING HAIRGRASS 1 BOREAL RED FESCUE 2 ARCTARED RED FESCUE 2 NORTTRAN TUFTED HAIRGRASS 2 CAIGGLUK TILSY SAGEBRUSH 3 SOURDOUGH BLUEJOINT GRASS 3 PENNLAWN RED FESCUE	40
NOTES		1. PT SOILS ARE NOT HIGHLY ERODIBLE. RECOMMEND NO SEEDING, ONLY FERTILIZER APPLICATION. IF SEEDING IS RECOMMEND, USE STANDARD SOUTHWEST SCHEDULE. 2. GW AND GP SOILS ARE NOT HIGHLY ERODIBLE. RECOMMEND FERTILIZER AND SCARFICATION ONLY. IF SEEDING IS RECOMMENDED, USE SOUTHWEST SCHEDULE. 3. IF THE AREA TO BE REVEGETATED IS ADJACENT TO A COASTLINE, CONSIDER USING BEACH WILDRYE TRANSPLANTS.	

1

C10

SEEDING SCHEDULES



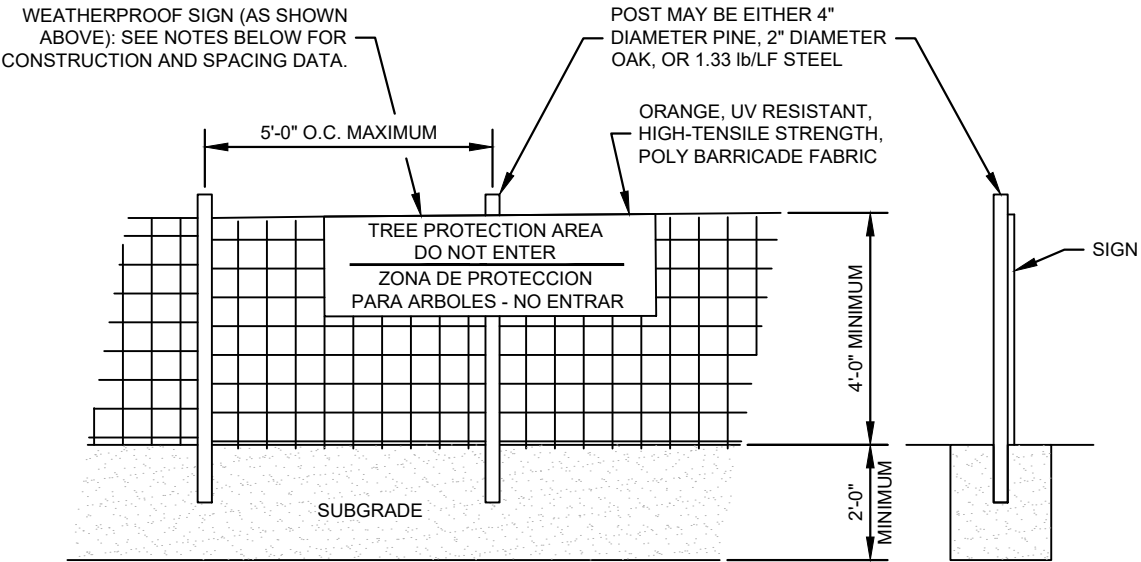
SECTION

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C10

SILT FENCE DETAIL

NOT TO SCALE



NOTES
INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

3

C10

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

PROJECT INFORMATION:

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PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

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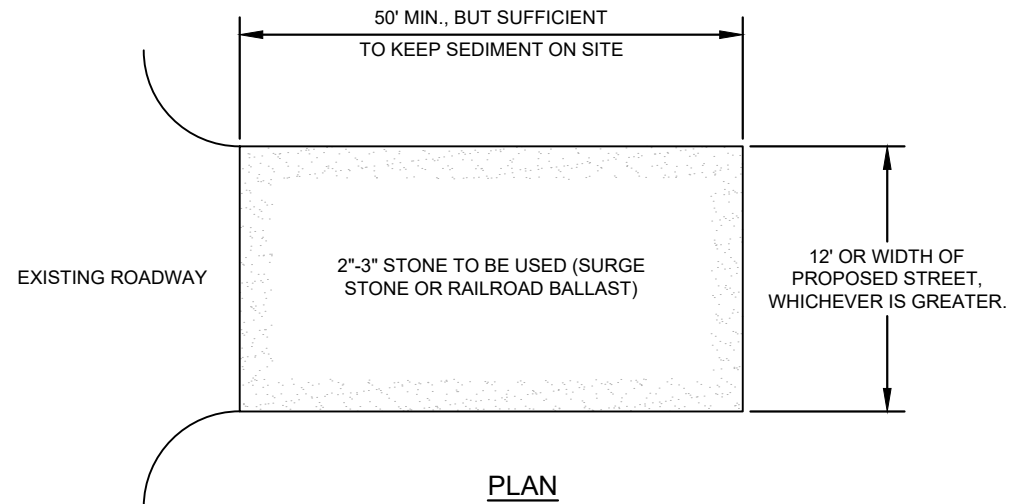
SHEET TITLE:

GRADING AND
EROSION
CONTROL DETAILS

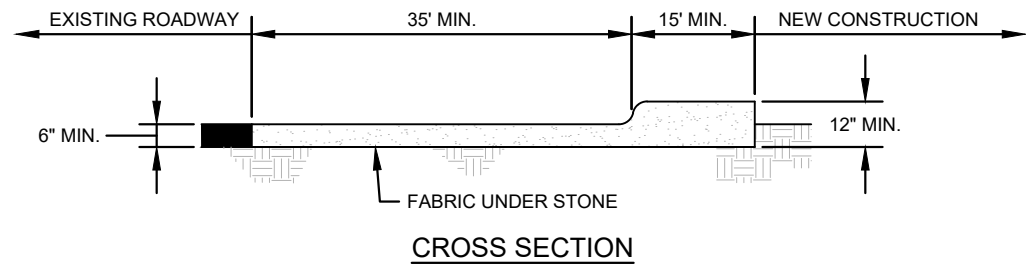
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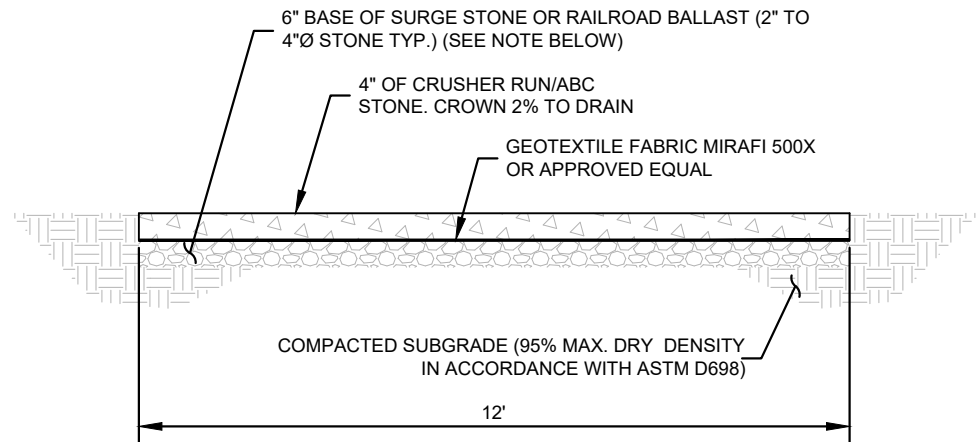
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- NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
 2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
 3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



1
C11 CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE:
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE TIDAL NETWORK PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"Ø STONE TYP.)

1
C11 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL
NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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A	12/16/25	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

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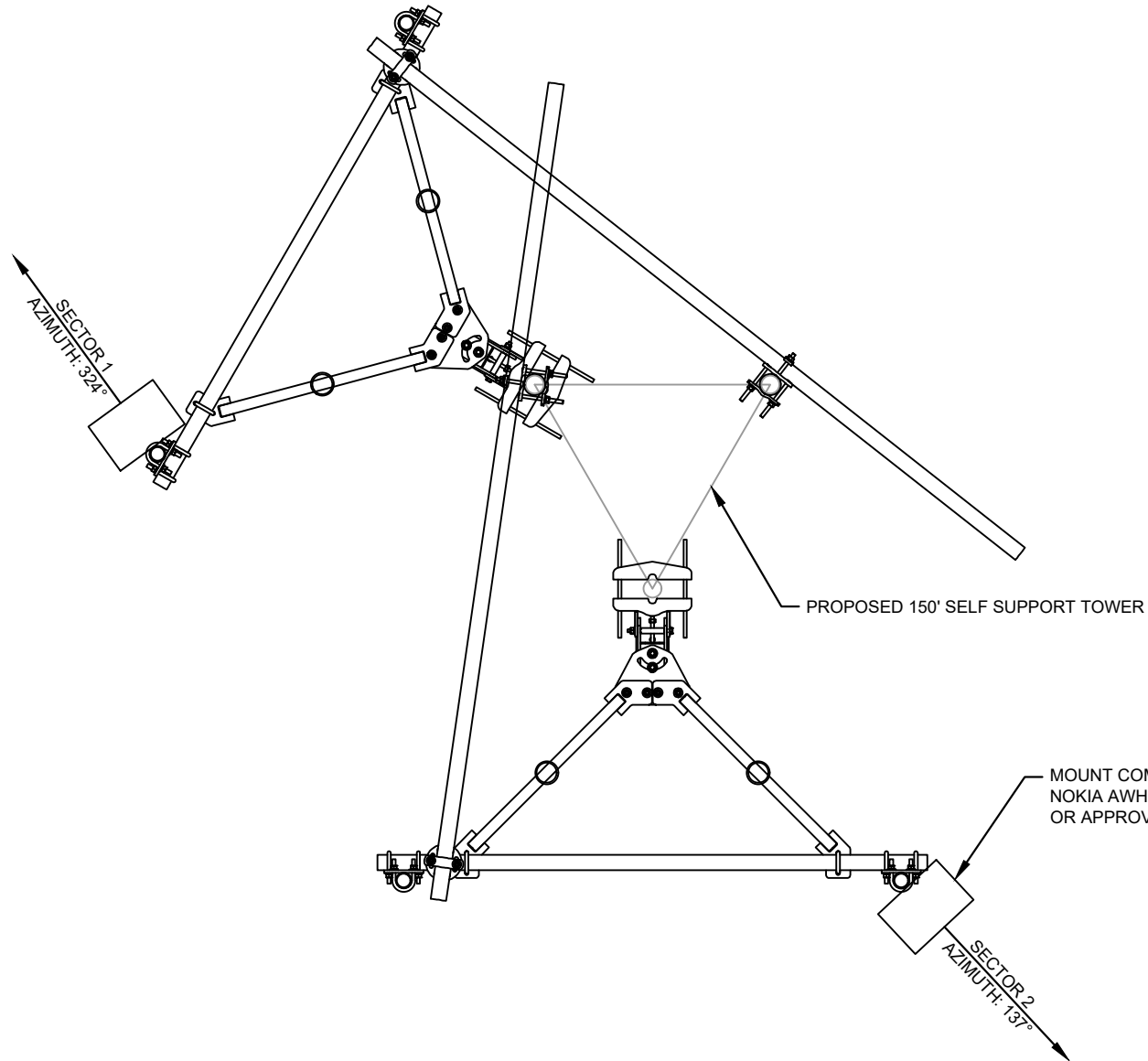
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**ACCESS ROAD
DETAILS**

SHEET NUMBER:

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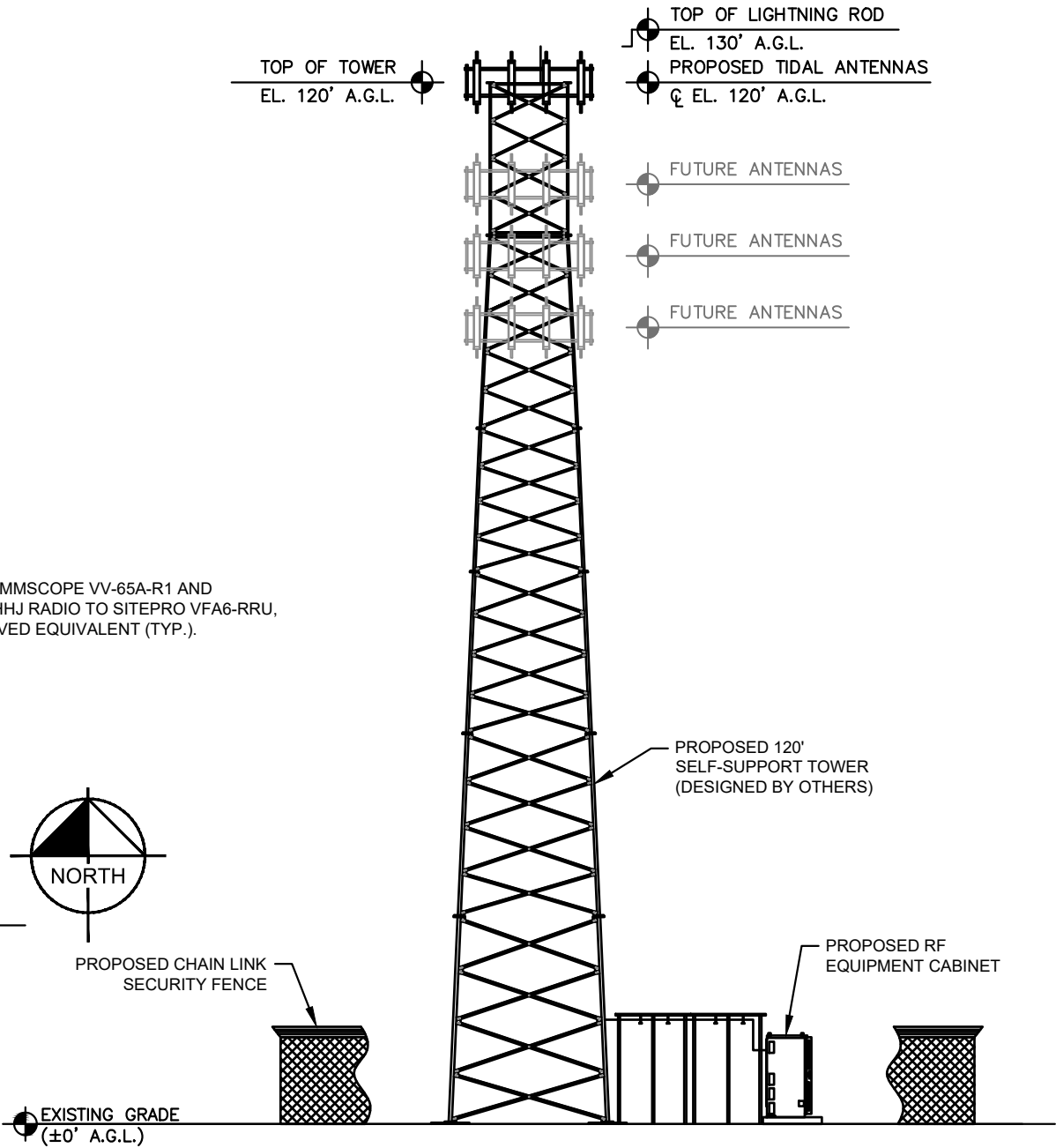
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1 ANTENNA ORIENTATION PLAN
C12 NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE TIDAL WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



1 SELF-SUPPORT TOWER ELEVATION
C12 NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET G2).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

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KHA PROJECT NUMBER:

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SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER:

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1.00 FOUNDATION NOTES

- 1.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 1.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO OWNER/CARRIER.
- 1.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 1.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 1.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 1.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 1.07 AT THE REQUEST OF THE OWNER/CARRIER PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 1.08 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 1.09 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 1.10 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 1.11 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.
- 1.12 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 1.13 CONCRETE REINFORCEMENT SHALL HAVE THE FOLLOWING PROTECTIVE COVER:
 - CONCRETE PLACED AGAINST EARTH OF GROUND...3"
 - ALL OTHER LOCATIONS...2"
- 1.14 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.
- 1.15 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM OWNER/CARRIER PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

2.00 GENERAL STRUCTURAL NOTES

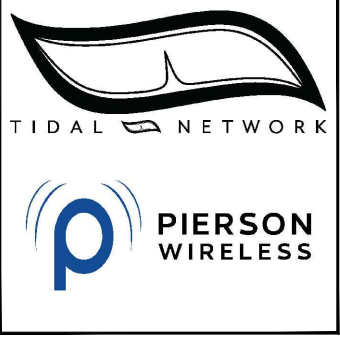
- 2.01 DESIGN: 2021 INTERNATIONAL BUILDING CODE WITH ALASKA AMENDMENTS.
- 2.02 STRUCTURAL STEEL W SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A992 GR. 50. TUBING SHALL CONFORM TO ASTM A-500 GR. B. PIPE SHALL CONFORM TO ASTM A53 GR. B. CHANNELS AND ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED.
- 2.03 ALL DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, LATEST EDITION.
- 2.04 WELDING SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1 ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
- 2.05 UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS MADE WITH ¾" DIAMETER HIGH STRENGTH BOLTS (ASTM A325-X).
- 2.06 CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE.
- 2.07 HOT DIP GALVANIZE ALL STRUCTURAL STEEL, GRATING, HANDRAILS, AND HARDWARE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH GALVANIZING PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO THE LATEST VERSION OF ASTM A780-93A.
- 2.08 GALVANIZED STEEL SUBJECTED TO FIELD WELDING FOR STRUCTURAL CONNECTIONS SHALL BE PROPERLY PREPARED FOR A MINIMUM DISTANCE OF 1 INCH FROM THE WELD. APPROVED METHODS OF PREPARATION INCLUDE USING SUITABLE MASKING MATERIALS PRIOR TO GALVANIZING IN THE SHOP OR GRINDING THE COATING OFF IN THE FIELD. AFTER WELDING, APPLY EPOXY ZINC COATING SYSTEM SHERWIN-WILLIAMS AEROSOL ZINC CLAD 5 OR ENGINEER APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS.
- 2.09 CONTRACTOR / STEEL FABRICATOR SHALL VERIFY ALL DIMENSIONS, EXISTING COLUMN LOCATIONS, AND LOAD BEARING COLUMNS AS REQUIRED BEFORE FABRICATION OF ANY STEEL.
- 2.10 CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- 2.11 ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
- 2.12 CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES/TUBES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- 2.13 CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.
- 2.14 AT THE CONTRACTORS OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
- 2.15 GRATING SHALL BE 1¼"x⅝" MCNICHOLS (OR APPROVED EQUAL). GRATING TO BE ATTACHED TO THE STRUCTURAL STEEL PLATFORM FRAMING USING STANDARD GRATING CLIPS IN ACCORDANCE WITH GRATING MANUFACTURERS' STANDARDS AND RECOMMENDATIONS.

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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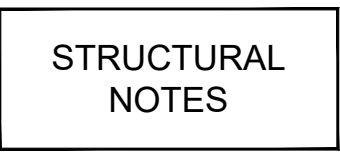
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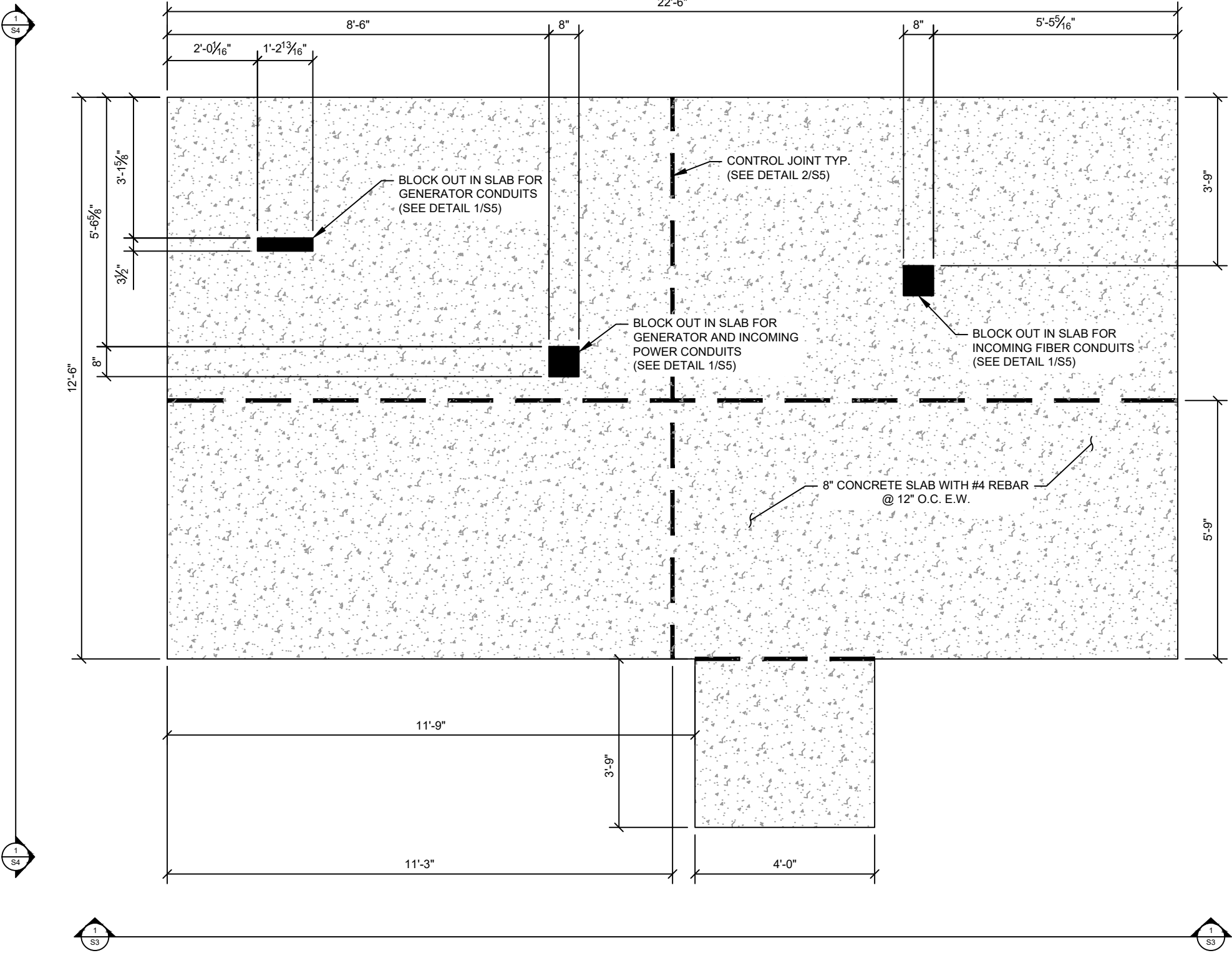
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FOUNDATION PLAN



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
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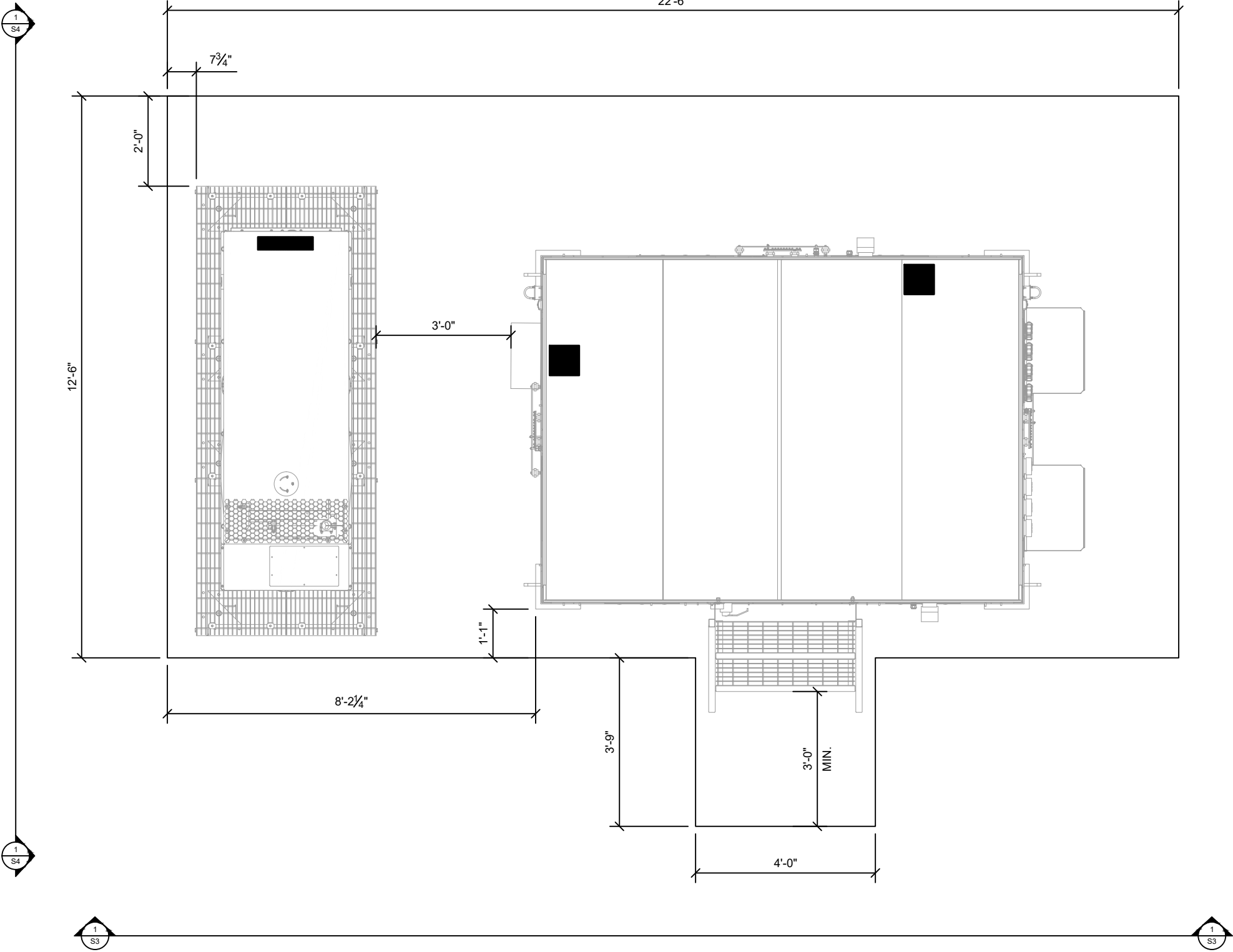
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FOUNDATION EQUIPMENT PLAN



PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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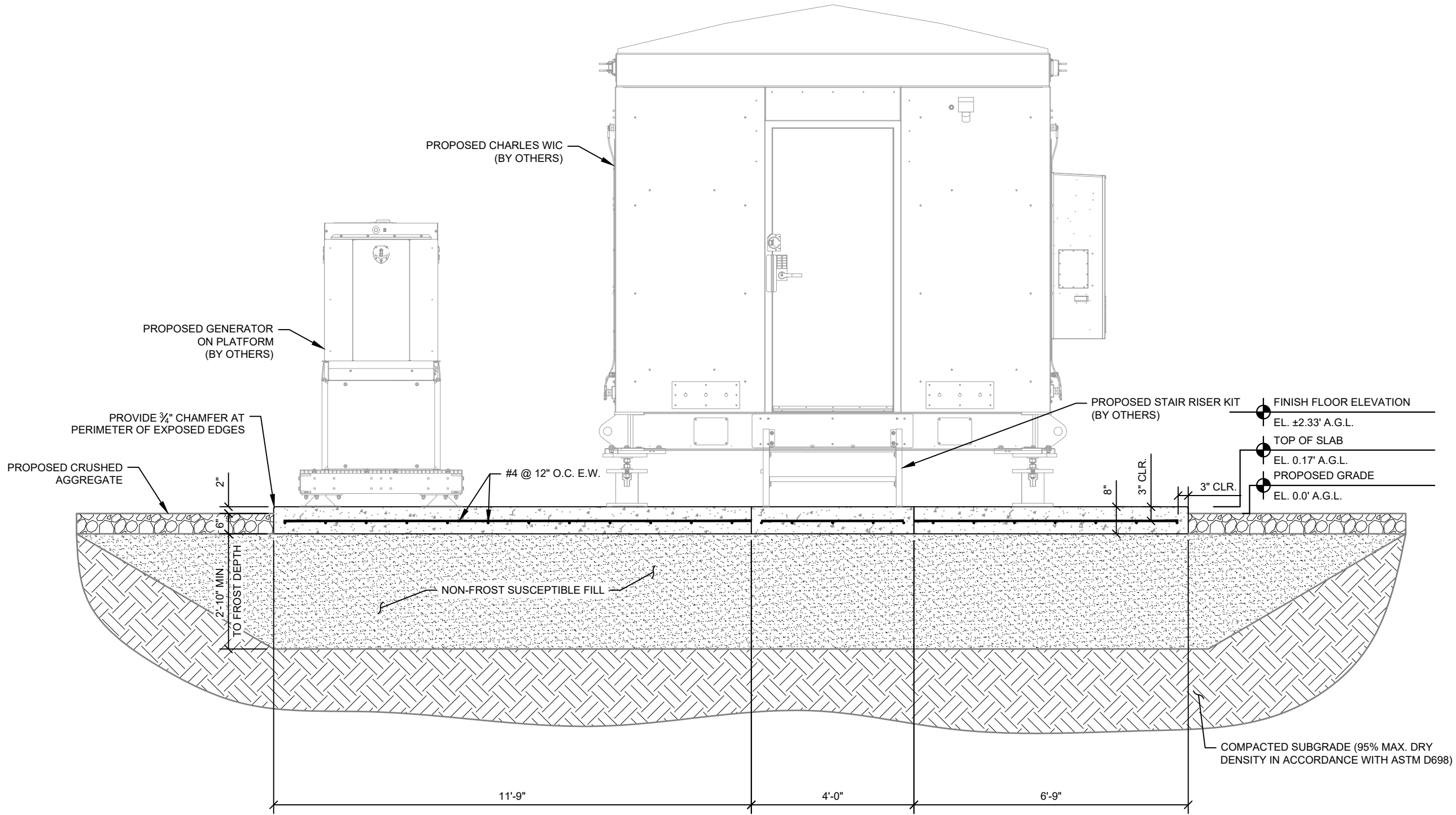
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1 FOUNDATION ELEVATION
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PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
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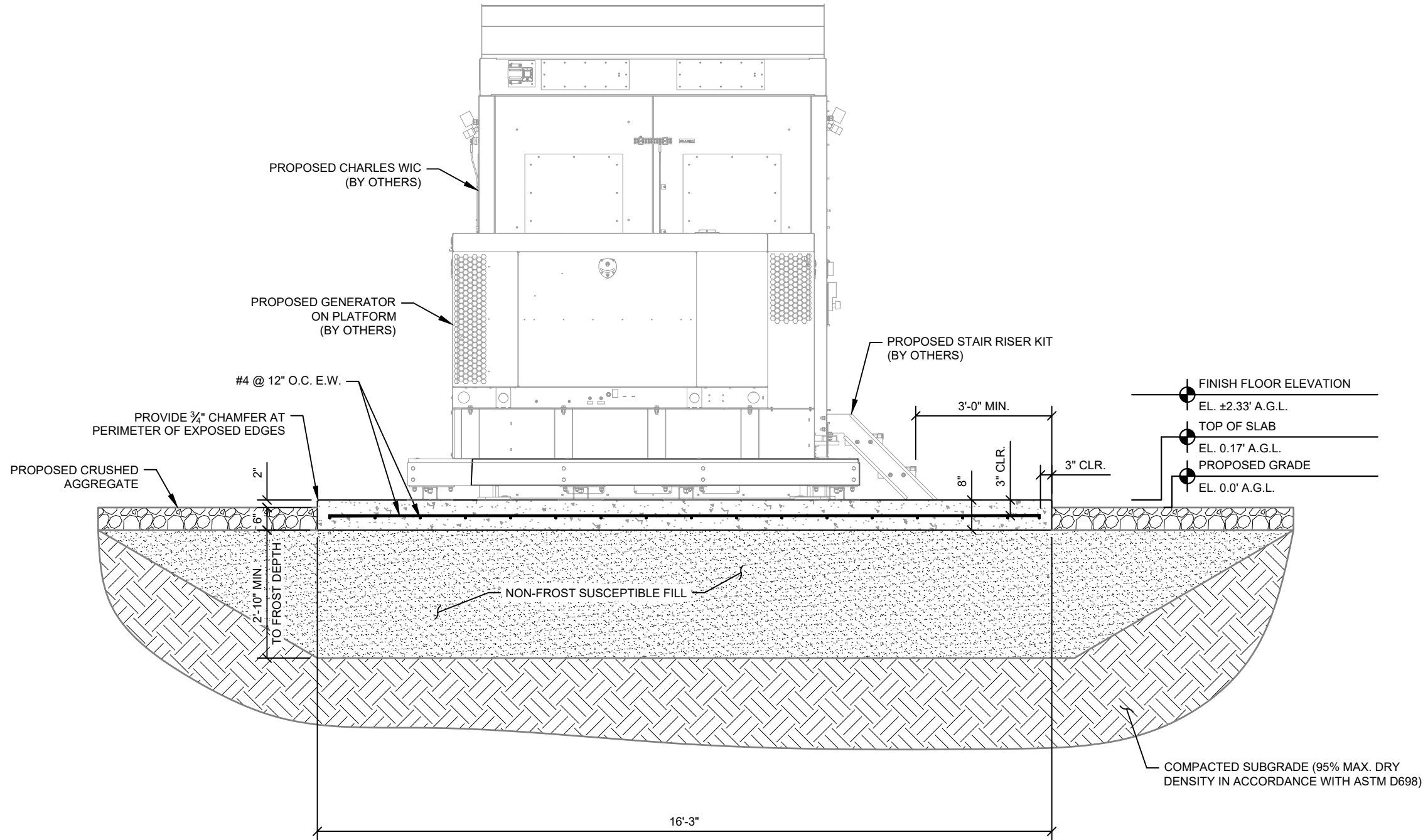
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1 FOUNDATION ELEVATION
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PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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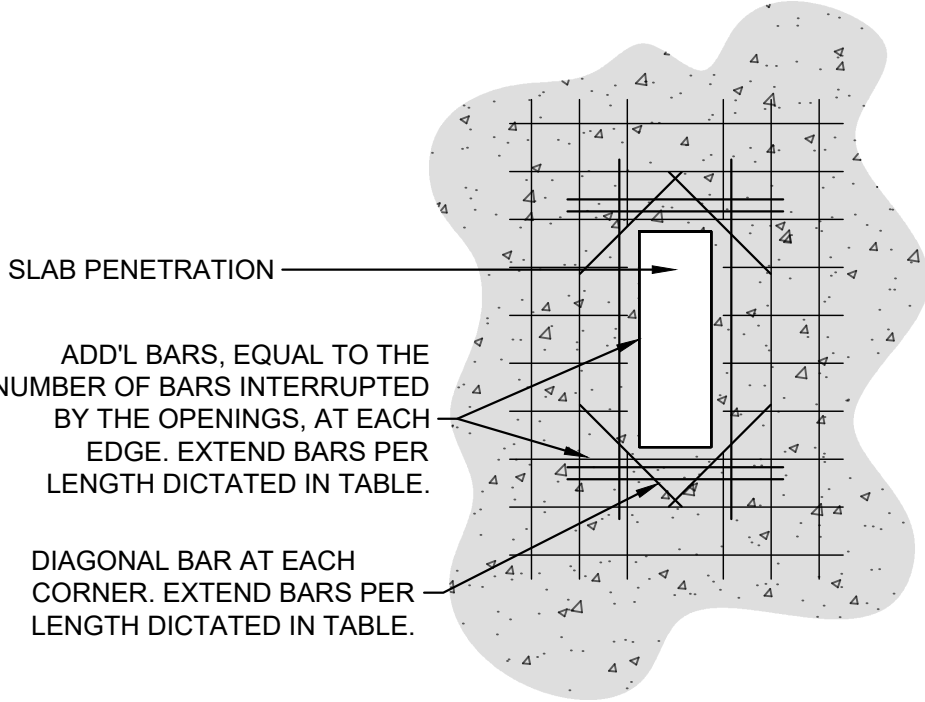
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NOTE: PROVIDE 1-1/2" MINIMUM COVER FOR ALL REINFORCEMENT TO THE PENETRATION OPENINGS.

NOTE: OPENINGS SHALL BE A MINIMUM OF 6" FROM ALL CONCRETE EDGES. WHEN OPENINGS ARE CLOSER THAN 24" FROM CONCRETE EDGE, EXTEND ADD'L BARS TO WITHIN 2" OF CONCRETE EDGE AND BEND THE REMAINING LENGTH TO RUN PARALLEL WITH CONCRETE EDGE.

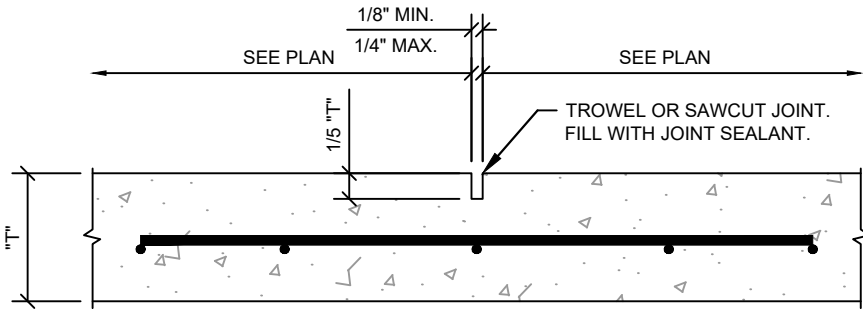
CONCRETE STRENGTH (psi)	≤ #6 BARS	≥ #7 BARS
4000	38d _b	47d _b
4500	36d _b	45d _b

d_b = BAR DIAMETER

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BLOCK OUT REINFORCEMENT - TYPICAL



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S5

SLAB CONTROL JOINT

PROJECT INFORMATION:

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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
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PLANS PREPARED FOR:



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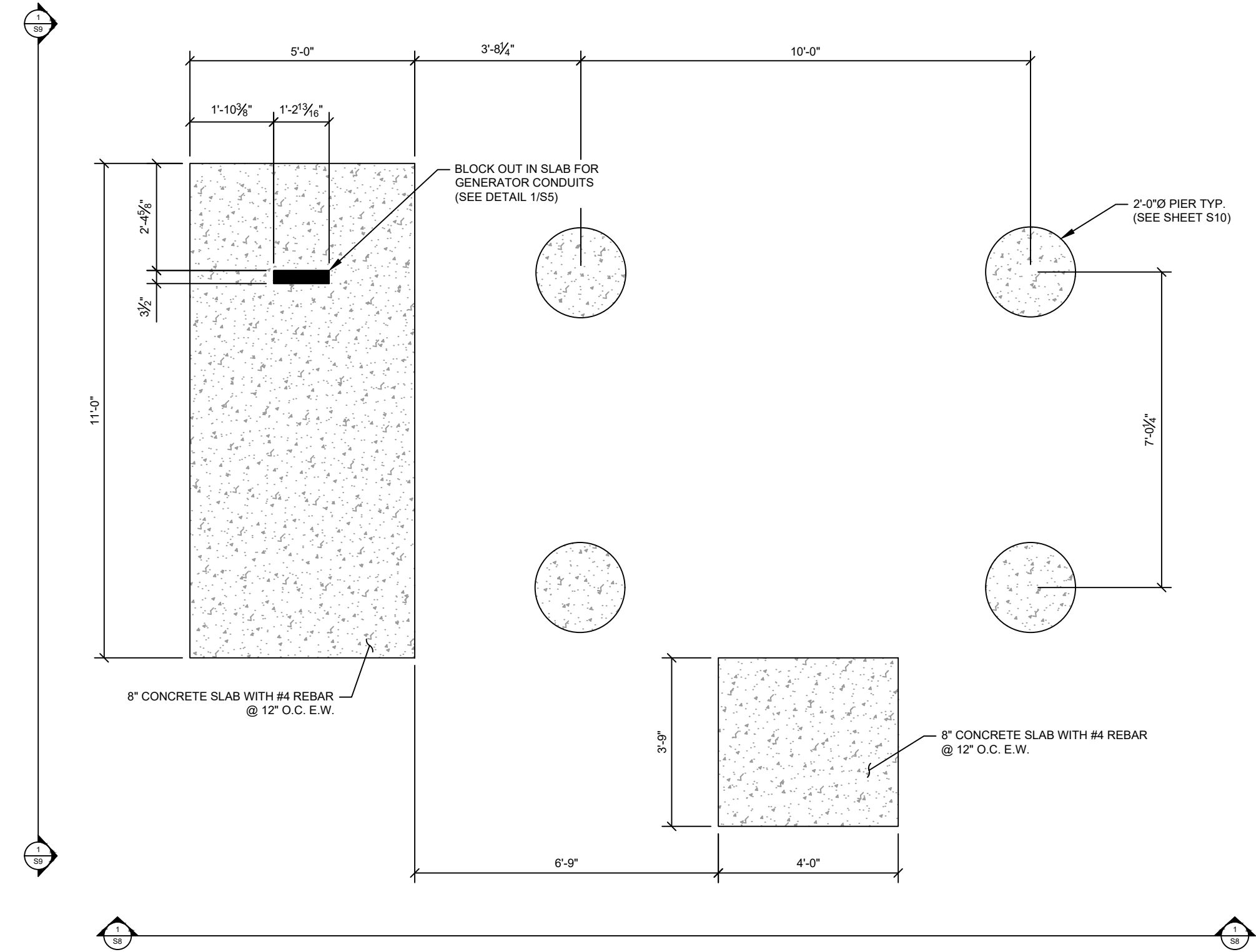
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ALT. FOUNDATION PLAN

PROJECT INFORMATION:

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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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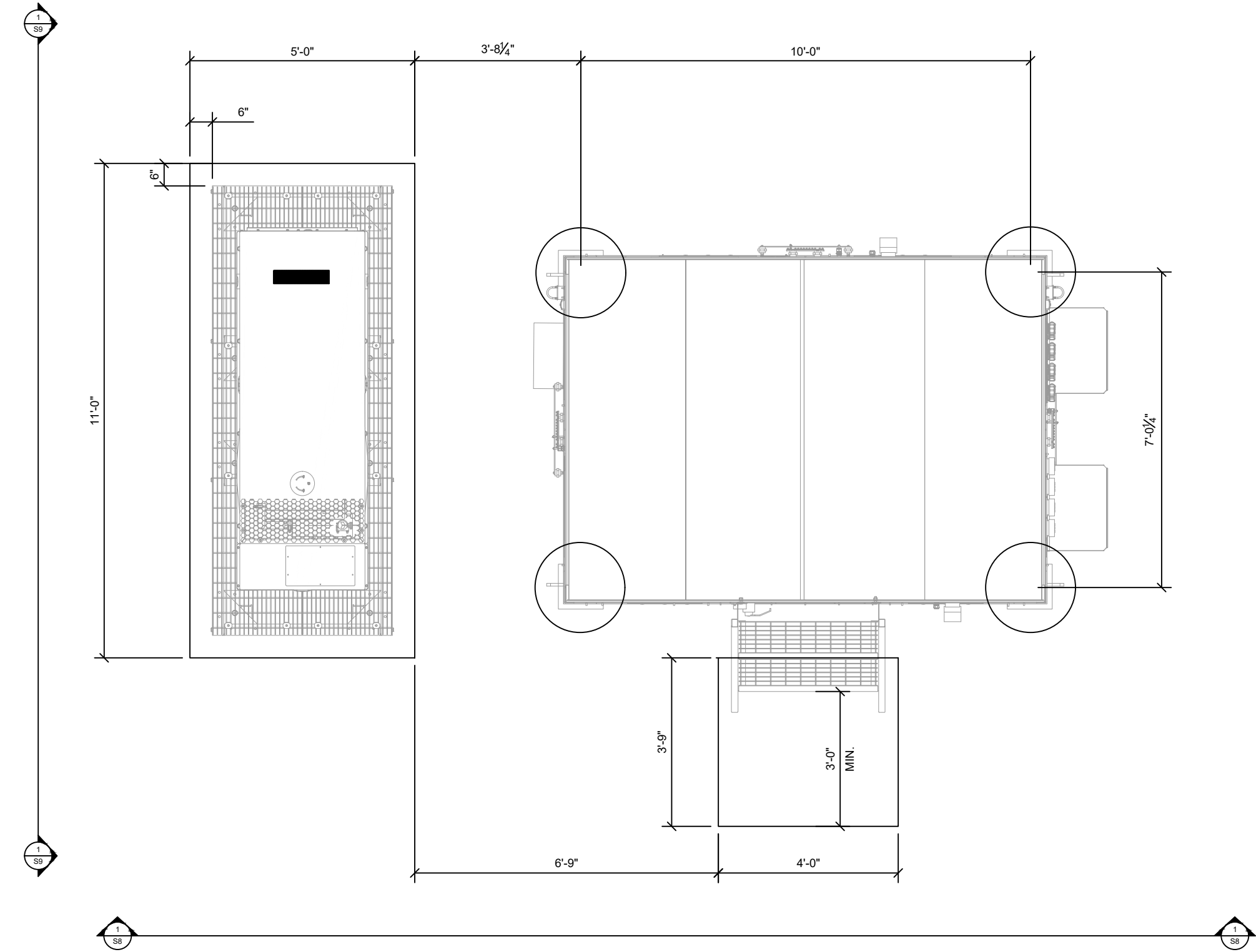
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1 ALT. FOUNDATION EQUIPMENT PLAN
S7

PROJECT INFORMATION:

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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

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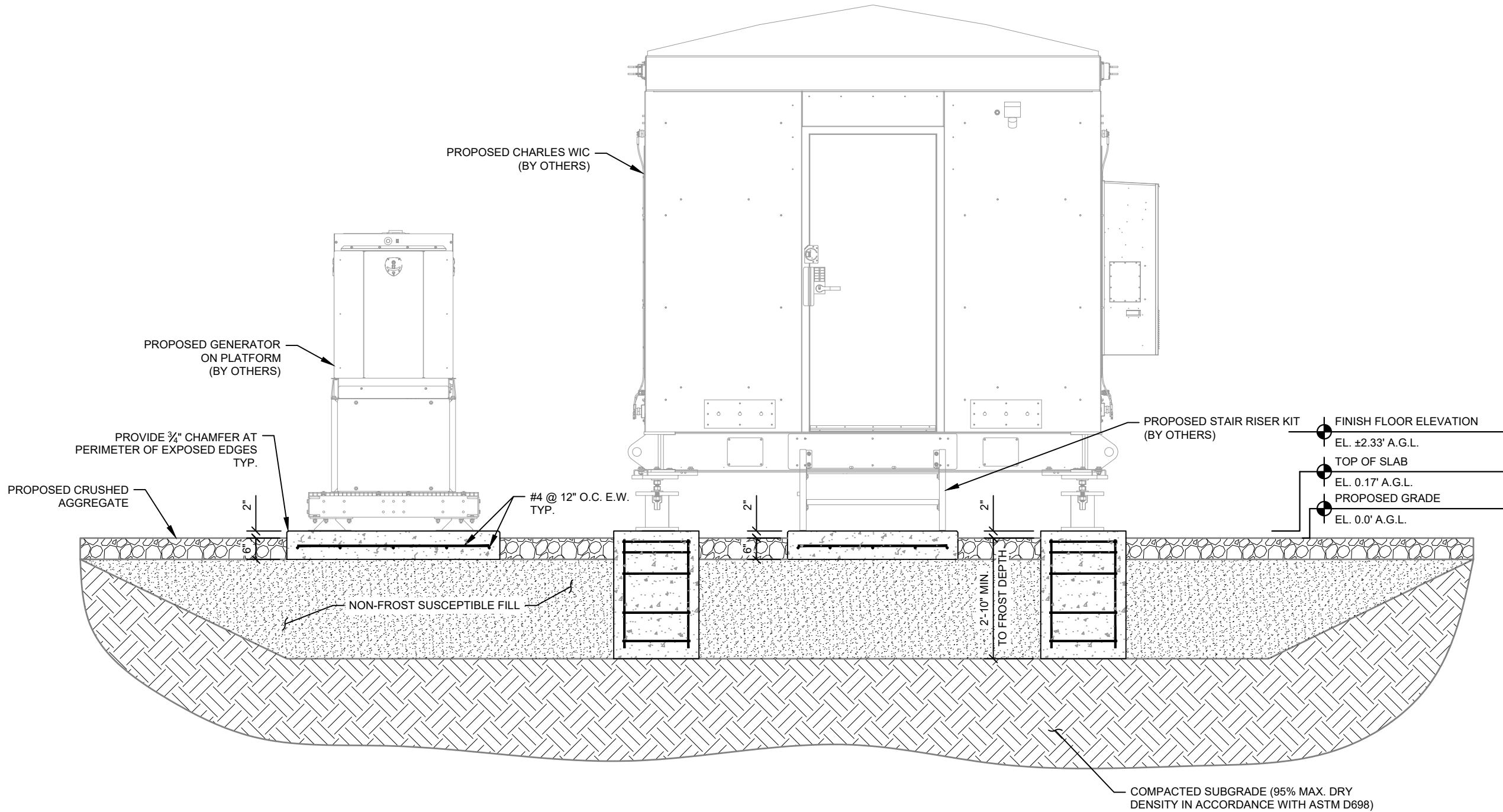
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**ALT. FOUNDATION
EQUIPMENT PLAN**

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1 ALT. FOUNDATION ELEVATION
S8

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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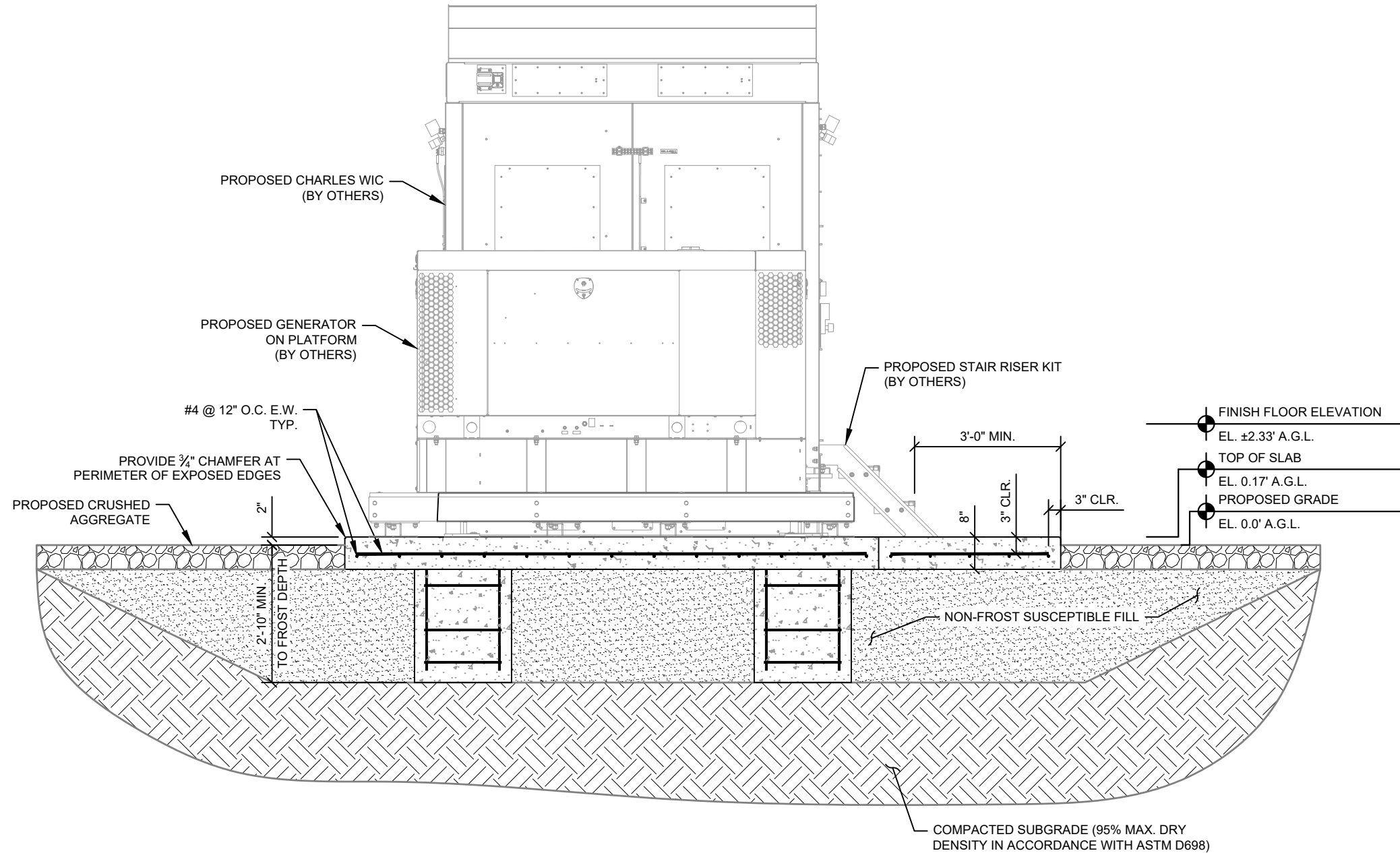
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1 ALT. FOUNDATION ELEVATION
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PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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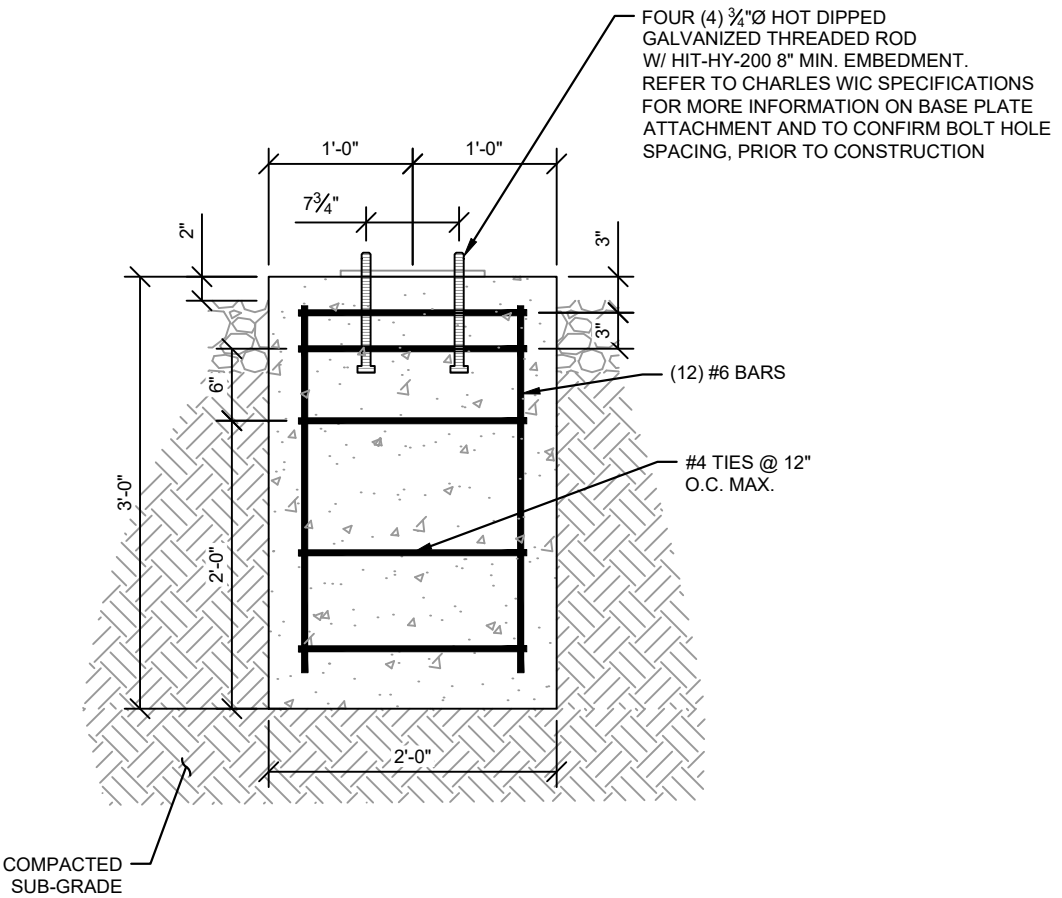
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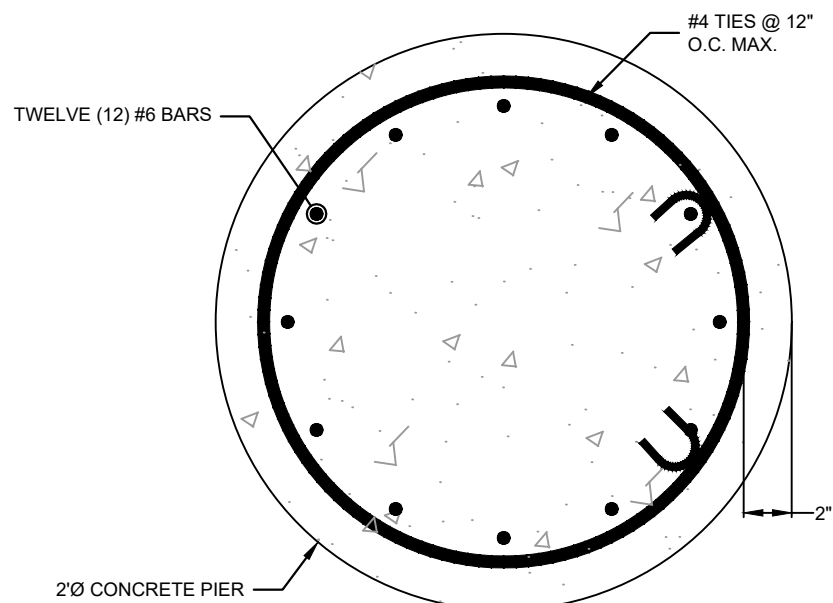
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S10 PIER DETAIL



2
S10 CONCRETE PIER REINFORCEMENT

PROJECT INFORMATION:

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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
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**ALT. STRUCTURAL
DETAILS**

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ELECTRICAL NOTES

1.00 CODES, STANDARDS, & SPECIFICATIONS

- 1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
- 1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.
- 1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.
- 1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.
- 1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.
- 1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

2.00 GENERAL

- 2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.
- 2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
- 2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- 2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
- 2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.
- 2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.
- 2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.
- 2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

3.00 MATERIALS

- 3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- 3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY VERIZON.
- 3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANELBOARD DIRECTORY FOR THE PANEL FROM WHICH THE NEW VERIZON EQUIPMENT CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT UPDATED DIRECTORY IN A PLASTIC COVER TO THE BUILDING OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 3.04 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.
- 3.05 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.
- 3.06 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.
- 3.07 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
- 3.08 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.
- 3.09 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.
- 3.10 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.
- 3.11 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.
- 3.12 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.
- 3.13 CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED PHENOLIC PLATE ON THE FRONT OF THE INTEGRATED LOAD CENTER. THE WORDING ON THE PLATE SHALL READ AS FOLLOWS: "MAXIMUM DRAW OF ALL RECTIFIERS AND EQUIPMENT ON THE LOAD CENTER CANNOT EXCEED 30kW. IF ADDITIONAL POWER IS REQUIRED, THE EXISTING 30kW GENERATOR MUST BE REPLACED."

4.00 PRE-CONSTRUCTION COORDINATION

- 4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.
- 4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.
- 4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.
- 4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.
- 4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.
- 4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.
- 4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



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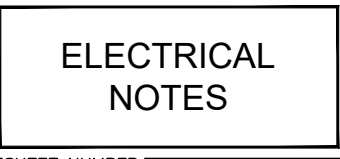
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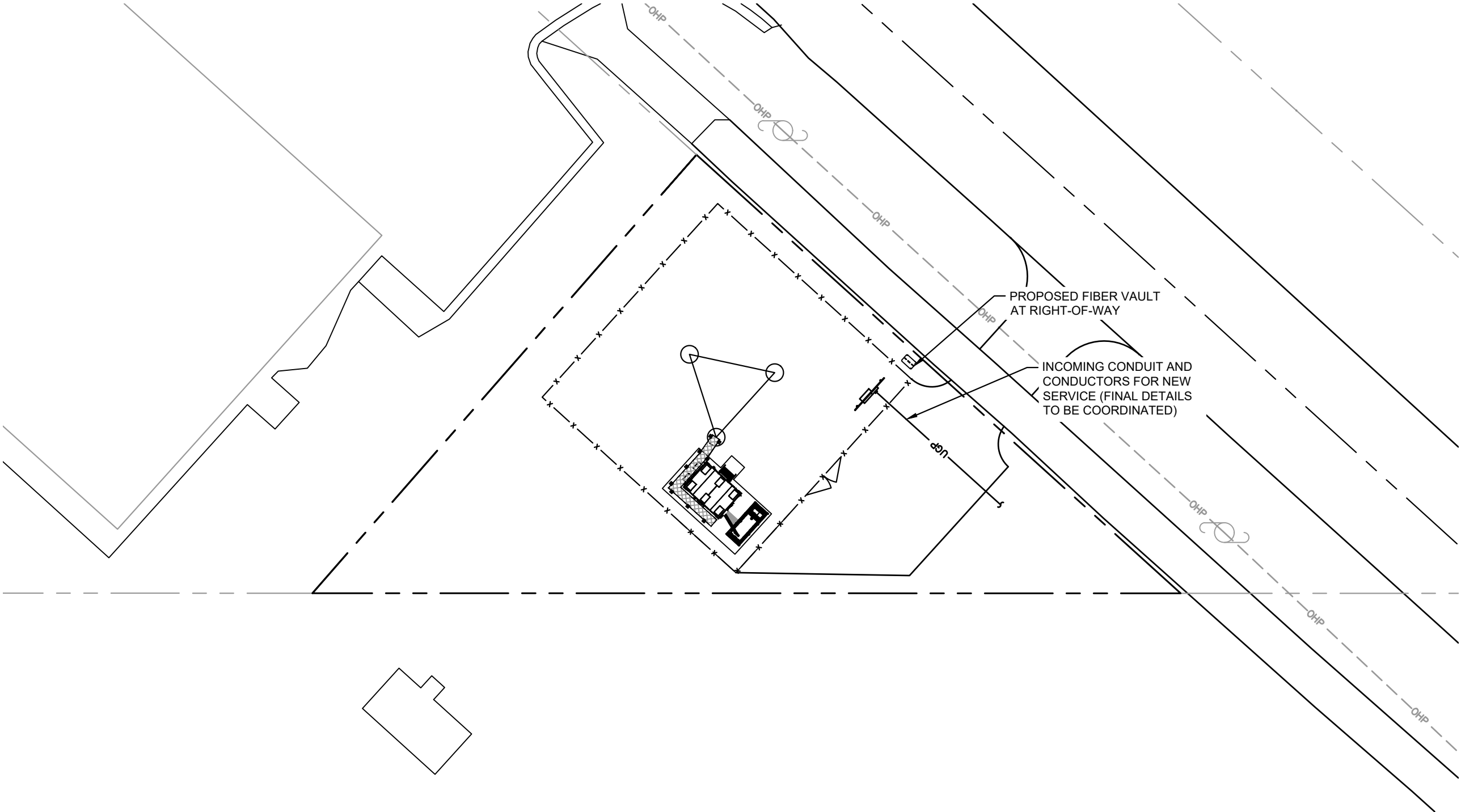
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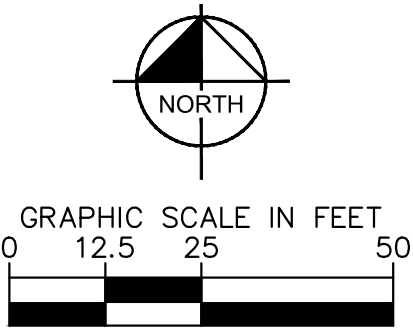
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OVERALL UTILITY SERVICE ROUTING PLAN

POWER NOTES:
PENDING POWER COORDINATION.



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PETERSBURG ZONE 01
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1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



TIDAL NETWORK



PIERSON WIRELESS

PLANS PREPARED BY:



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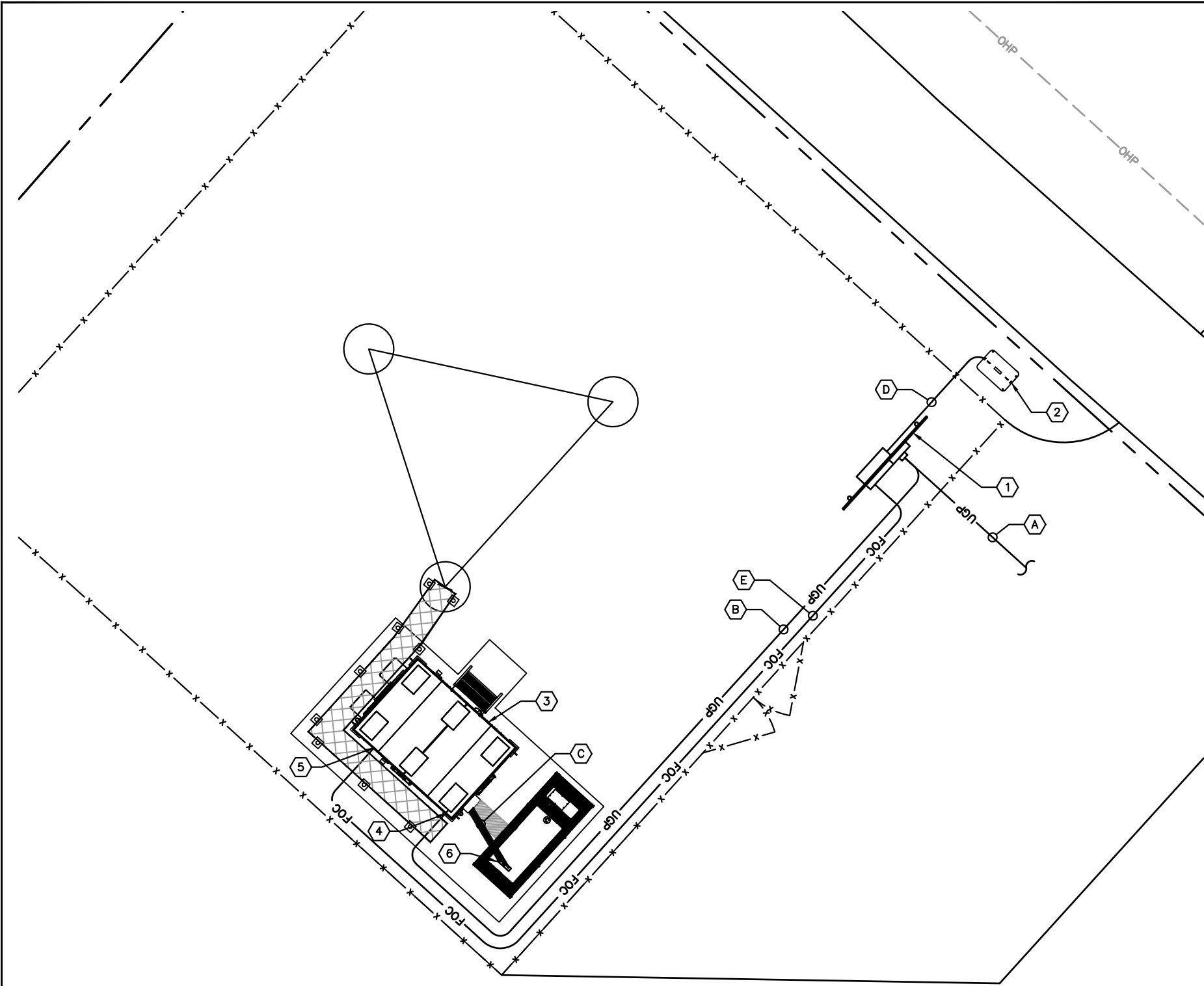
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OVERALL UTILITY
SERVICE ROUTING
PLAN

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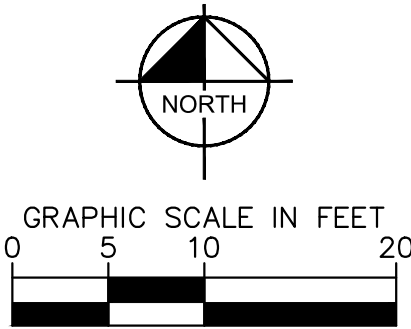
COMPOUND UTILITY ROUTING PLAN

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 UTILITY METER H-FRAME (SEE DETAIL 1/E3).
- 2 PROPOSED FIBER HANDHOLE.
- 3 PROPOSED CHARLES WIC.
- 4 PROPOSED BLOCK-OUT LOCATION FOR POWER CONDUITS NEAR ATS. BENEATH WIC.
- 5 PROPOSED BLOCK-OUT LOCATION FOR FIBER CONDUITS BENEATH WIC.
- 6 PROPOSED GENERATOR WITH BLOCK-OUT FOR INCOMING CONDUITS.

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- A TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E5).
- B ONE (1) 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO ATS (±66 LF) (SEE TRENCH DETAIL 2/E5).
- C ONE (1) 1½" PVC CONDUIT AND (2) 1" PVC CONDUITS FROM ATS TO GENERATOR FOR POWER AND COMMUNICATION CABLES (±6 LF PER) (SEE SINGLE LINE 1/E4) (SEE TRENCH DETAIL 2/E5).
- D TWO (2) 4" PVC CONDUITS, FOR FIBER, FROM FIBER HANDHOLE TO MULTI-TENANT NEMA BOX ON H-FRAME (±12 LF PER) (SEE TRENCH DETAIL 2/E5).
- E ONE (1) 2" PVC CONDUIT, FOR FIBER, FROM MULTI-TENANT NEMA BOX ON H-FRAME BLOCK-OUT IN TIDAL NETWORK EQUIPMENT AREA (±70 LF) (SEE TRENCH DETAIL 2/E5).



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PLANS PREPARED BY:

Kimley»Horn

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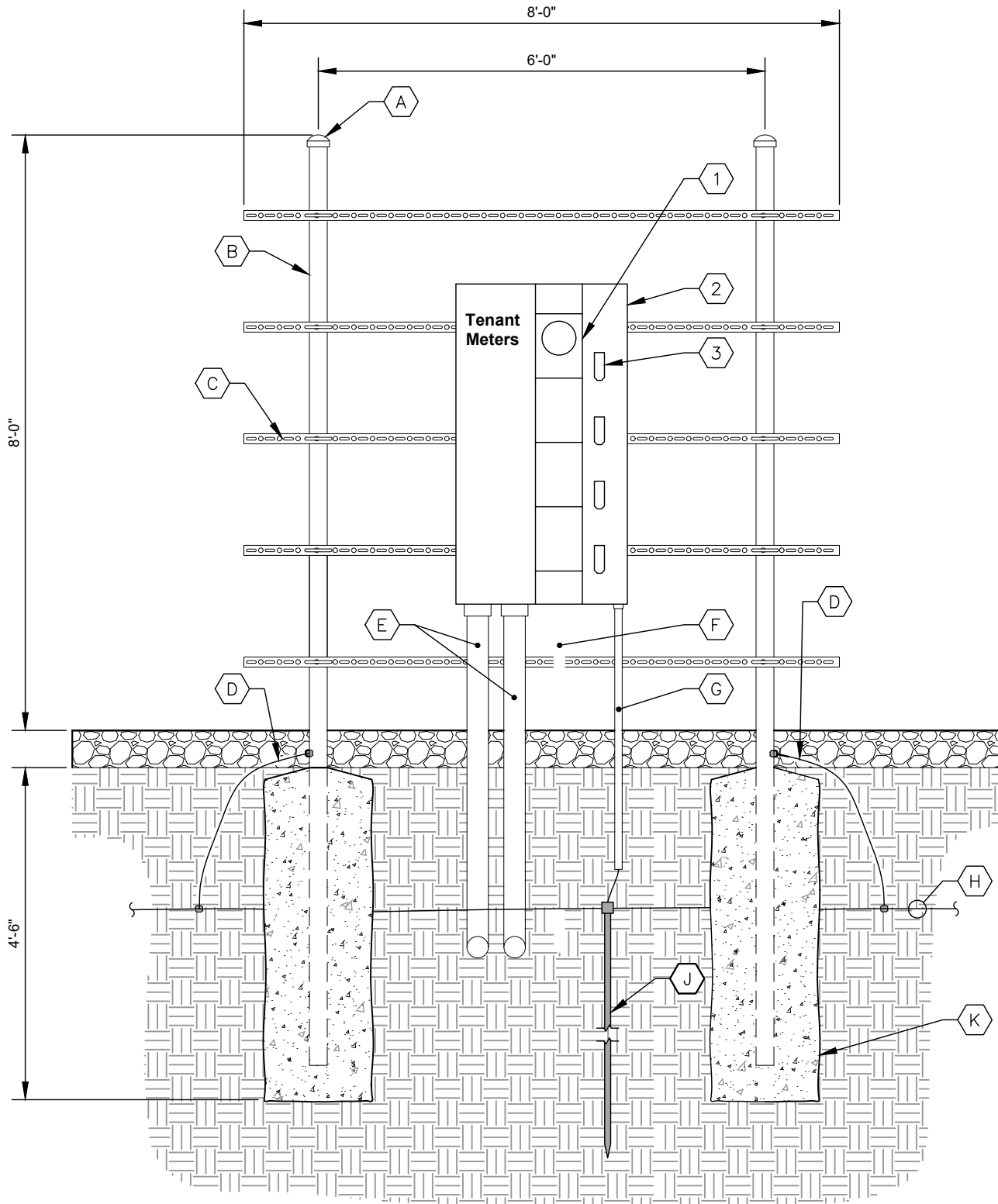
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**COMPOUND
UTILITY ROUTING
PLAN**

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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GALVANIZED RIGID STEEL CAP, TYPICAL.
- B 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C 1½" x 1½" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E 4" PVC CONDUIT FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY, TYPICAL OF 2.
- F 1" PVC WITH ONE (1) - 2/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G GROUND RING (SEE SHEETS E8-E9).
- H GROUND ROD, EXOTHERMIC WELD TO GROUND RING
- J CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4. ONLY TOP WILL RECEIVE METER UNDER THIS CONTRACT.
- 2 600 AMP, 22KAIC (VERIFY FAULT CURRENT WITH LOCAL UTILITY), 4 GANG, SERVICE ENTRANCE RATER METER CENTER IN NEMA 3R ENCLOSURE. BOND TO RACK PER NEC.
- 3 200 AMP, 2 POLE, 22KAIC (VERIFY FAULT CURRENT WITH LOCAL UTILITY) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.

NOTE
INSTALL 36"X36"X12" MULTI-TENANT NEMA BOX ON THE REAR SIDE OF THE H-FRAME. FRONT SIDE ONLY SHOWN, FOR CLARITY

1 METER RACK DETAILS
E3 NOT TO SCALE

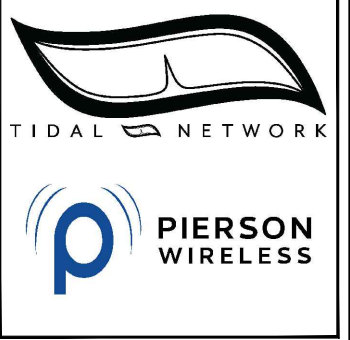
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PROJECT INFORMATION:

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PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
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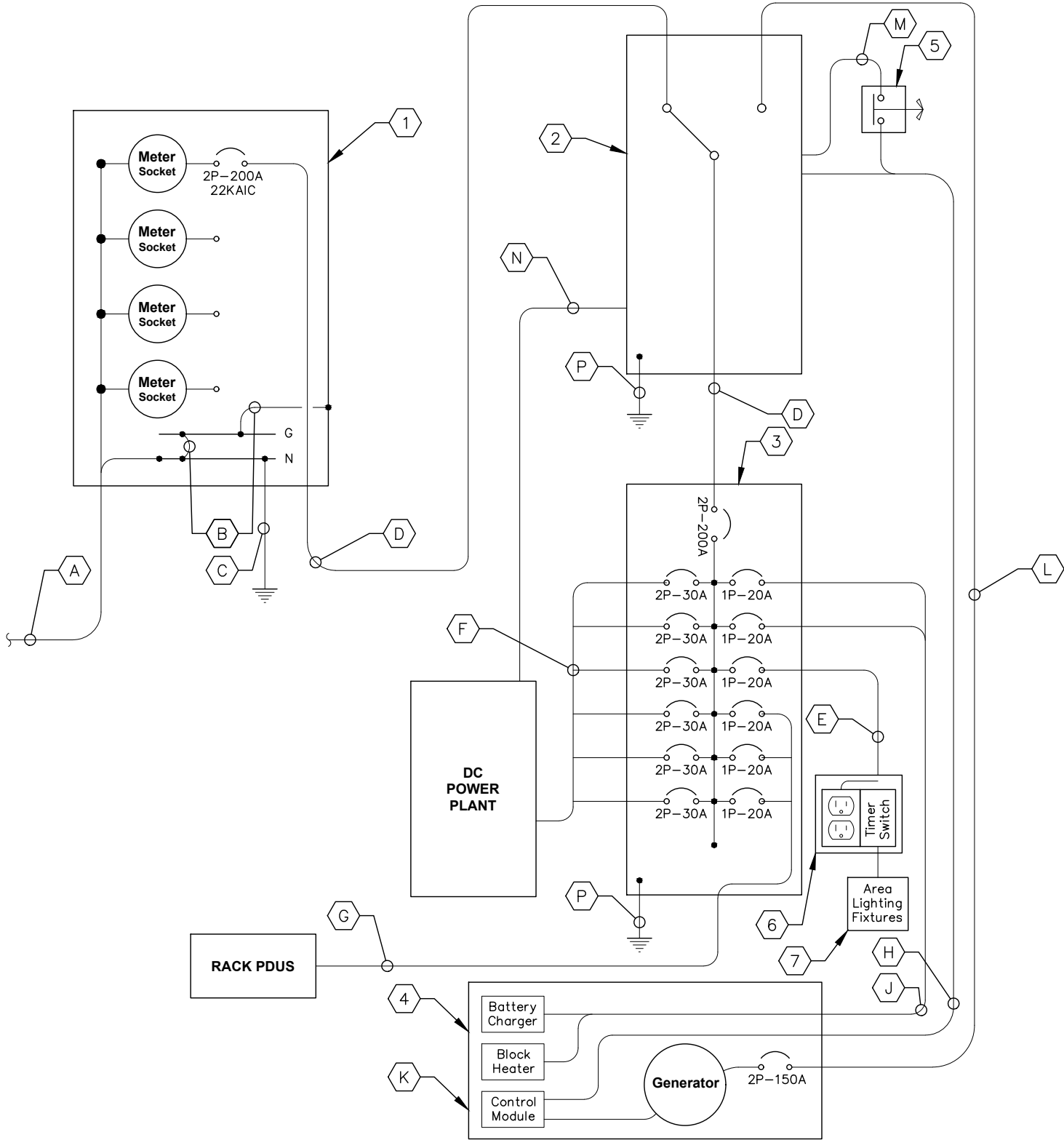
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**METER RACK
DETAILS**

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REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT

"WARNING: Shock hazard exists if grounding electrode conductor or bonding jumper connection in this equipment is removed while alternate source(s) is energized. Opening the equipment disconnect will cause the stand-by generator to start. To remove power entirely from the equipment, the generator must be turned OFF and the generator circuit breaker must be open."

1
E4 ELECTRICAL SINGLE LINE DIAGRAM
NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A TWO (2) 4" CONDUITS EA. WITH THREE (3) 3/0 CONDUCTORS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 600 AMP, 120/240 VOLT SINGLE PHASE SERVICE.
- B BOND GROUND BUS TO NEUTRAL BUS AND GROUND BUS TO ENCLOSURE WITH 2/0 BONDING JUMPERS.
- C ONE (1) 2/0 AWG BARE TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- D THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- E TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- F TWO (2) #10 AWG CONDUCTORS AND ONE (1) #10 AWG GROUND FOR 30 AMP RECTIFIER CIRCUITS. CONDUCTORS TO ROUTE DIRECTLY TO DC POWER PLANT FROM POWER PANEL WITHIN CHARLES WIC.
- G SIX (6) #12 AWG CONDUCTORS AND THREE (3) #12 AWG GROUNDS FOR 20 AMP FOR RACK PDUS EA. IN 1/2" CONDUIT.
- H AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- J FOUR (4) #12 CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- K THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY DERIVED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- L THREE (3) 1/0 AWG CONDUCTORS AND ONE (1) #6 AWG EG IN 1/2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 150 AMPS.
- M 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- N ALARM CABLES IN 1" PVC CONDUIT.
- P ONE (1) #2 AWG BARE TINNED COPPER GROUND LEAD FROM GROUNDING LUG IN TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 FURNISH AND INSTALL 600 AMP, 3-WIRE, SINGLE PHASE, 120/240 VOLT, 22KAIC (VERIFY FAULT CURRENT WITH LOCAL UTILITY), FOUR-SPACE MULTI-GANG METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE, SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY EXISTING.
- 2 FURNISH AND INSTALL 200 AMP, 120/240V VOLT, ILC BY GENERAC (RXSC200A3 OR APPROVED EQUIVALENT) WITH 20 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH. ALL CIRCUITS BREAKERS SHALL BE RATED 10KAIC MINIMUM. LOCATE ATS ON EXTERIOR OF CHARLES WIC PER SITE PLAN.
- 3 FURNISH AND INSTALL 125 AMP, 120/240V VOLT, 20 SPACE MCB LOAD CENTER INSIDE CHARLES WIC. ALL CIRCUITS BREAKERS SHALL BE RATED 10KAIC MINIMUM.
- 4 FURNISH AND INSTALL 30 KW DIESEL GENERATOR (GENERAC RA03022ADAL OR APPROVED EQUIVALENT). CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERATOR BREAKER SIZED AND PROVIDED BY GENERATOR MANUFACTURER.
- 5 FURNISH AND INSTALL EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE.
- 6 FURNISH AND INSTALL 20 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TIMER SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE.
- 7 FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR-250M-TA120-DNA-LP1), (OR APPROVED EQUIVALENT).

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

017619024

DRAWN BY: CHECKED BY:

RBV

TRN

SHEET TITLE:

ELECTRICAL
SINGLE LINE
DIAGRAM

SHEET NUMBER:

E4

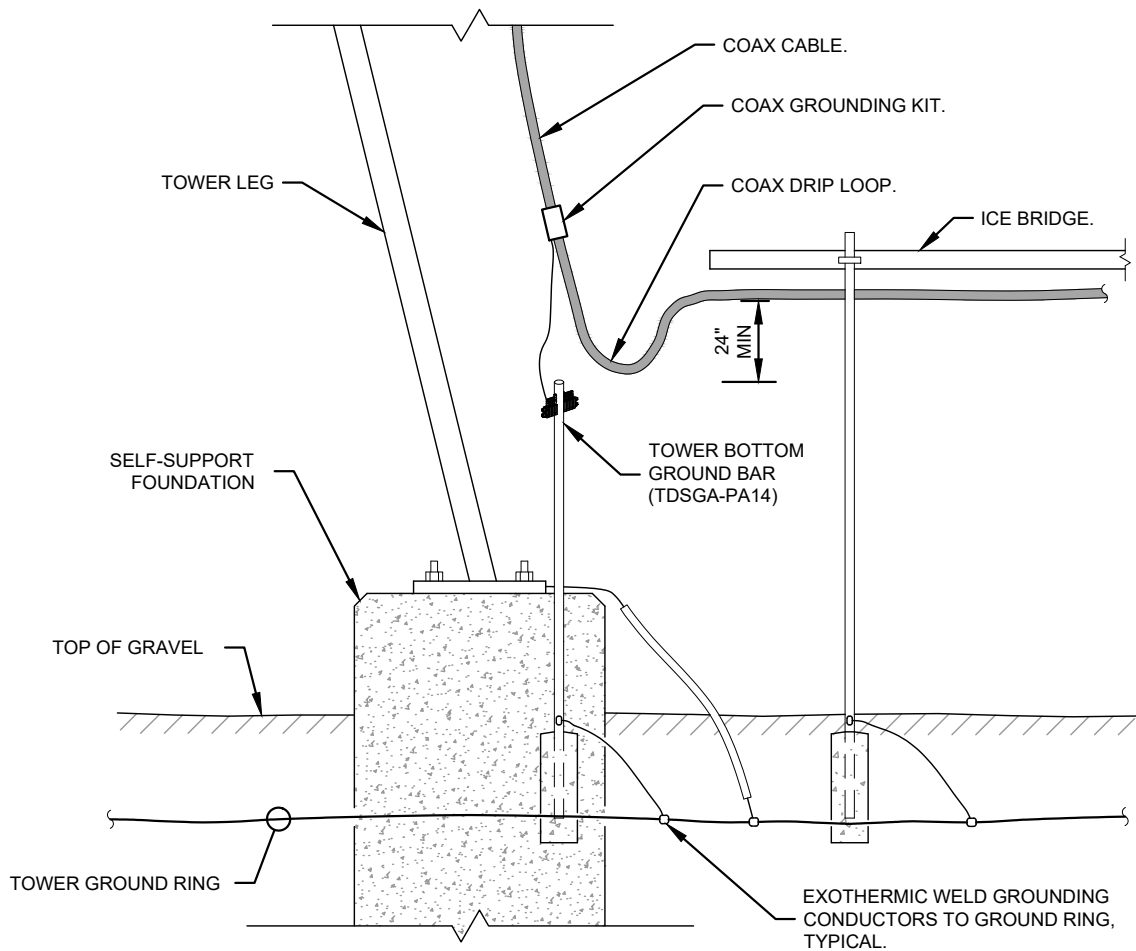
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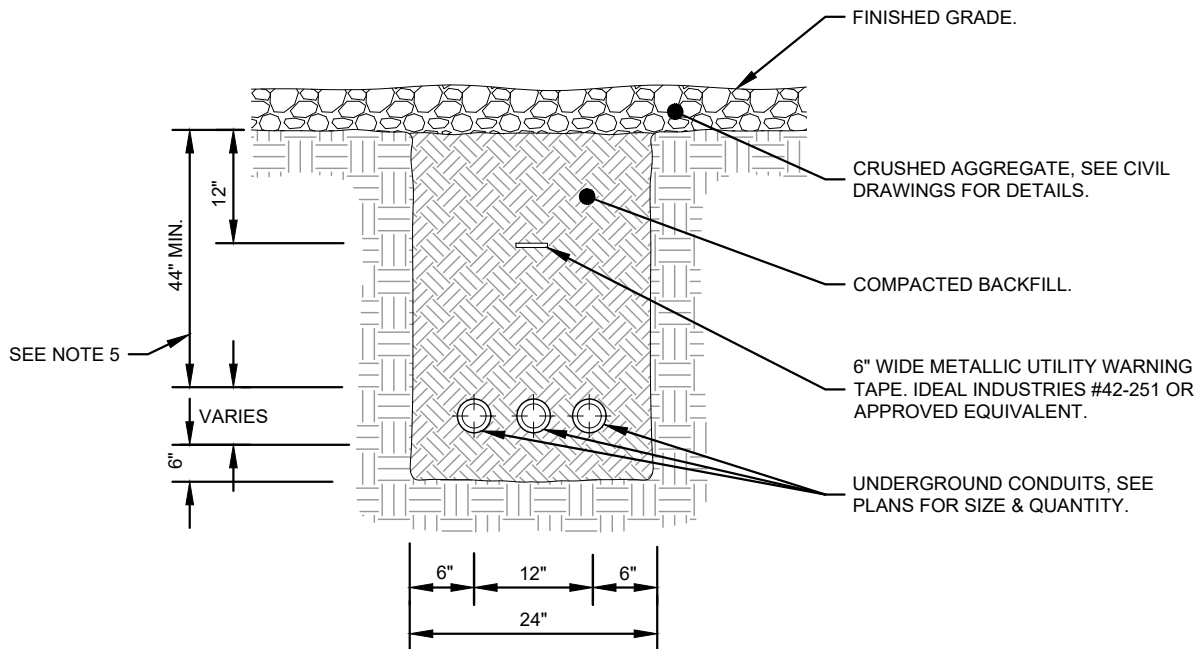
PANEL SCHEDULES

TIDAL NETWORK - PSG-Z01											
Voltage: 240/120 Volts						MCB Size: 200 A					
Phase, Wires: Single Phase, 3 Wire						AIC Rating: 10,000 Amps min					
Mounting Type: Surface						Bus Rating: 200 A					
Enclosure Type: NEMA 3R						Neurtal Rating: 100%					
Load Served	Load (kVA)		Circuit Bkr Size	Ckt Nbr	Phase		Ckt Nbr	Circuit Bkr Size	Load (kVA)		Load Served
	A	B			A	B			A	B	
Rectifier #1	1.00		2P-30	1	*		2	2P-30	1.00		Rectifier #2
		1.00		3	*		4			1.00	
Rectifier #3	1.00		2P-30	5	*		6	2P-30	1.00		Rectifier #4
		1.00		7	*		8			1.00	
Rectifier #5	1.00		2P-30	9	*		10	2P-30	1.00		Rectifier #6
		1.00		11	*		12			1.00	
Rack PDU #1	0.22		1P-20	13	*		14	1P-20	0.22		Lights/GFCI
Rack PDU #2		0.22	1P-20	15	*		16	1P-20		0.22	Rack PDU #3
Space			---	17	*		18	1P-20	1.50		*Generator Block Heater
Space			---	19	*		20	1P-20		0.30	*Generator Battery Charger
Space			---	21	*		22	---			Space
Space			---	23	*		24	---			Space
Space			---	25	*		26	---			Space
Space			---	27	*		28	---			Space
Space			---	29	*		30	---			Space
Sub-Total (kVA)	3.22	3.22							4.72	3.52	Sub-Total (kVA)

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1
E6 DRIP LOOP DETAIL
NOT TO SCALE



2
E6 TYPICAL TRENCH DETAIL
NOT TO SCALE

- NOTES:
1. IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
 2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
 3. PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
 4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.
 5. PERMAFROST DEPTH ASSUMED TO BE 32". CONTRACTOR TO VERIFY LOCAL PERMAFROST DEPTH AND BURY CONDUITS A MINIMUM OF 12" BELOW PERMAFROST DEPTH.

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SITE No.: PSG-Z01

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RBV

TRN

SHEET TITLE:

ELECTRICAL
DETAILS

SHEET NUMBER:

E6

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GROUNDING NOTES

1.

THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 34" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
1.

INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).
2.

EQUIPMENT PLATFORM GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS, EXCEPT USE 4 RODS AT A MONOPOLE TOWER. WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER PVC SLEEVES EMBEDDED IN FOOTING TO ALLOW INSTALLATION OF GROUND RODS.
3.

EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.
4.

BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS WITH #2 STC GROUND LEAD. SELF SUPPORT TOWERS SHALL HAVE EACH LEG BONDED TO GROUND RING, MONOPOLES AND GUYED TOWERS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEADS TO TOP OF BASE PLATES, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.
5.

PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CORNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. THE GROUND ROD AT THE END OF EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST. EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA AND TOWER GROUND RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POSTS TO WHICH THE EQUIPMENT AREA IS CLOSER THAN THE TOWER.
6.

MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.
7.

GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.
8.

ALL #2 STC GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM WHERE RUNNING INTO THE GROUND, AND SHALL BE FILLED WITH SEALANT AT ANY ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE. THE PORTION OF THE SECURING FASTENER WHICH ENCIRCLES THE GROUNDING CONDUCTOR SHALL BE NON-METALLIC.
9.

BOND EACH PLATFORM SUPPORT COLUMN AND EACH STAIR STRINGER / LADDER RAIL TO GROUND RING WITH #2 STC GROUND LEAD. EXOTHERMICALLY WELD #2 STC TO TOP OF COLUMN BASE PLATE OR SIDE OF STRINGER / LADDER RAIL. RUN PVC CONDUIT AND GROUND WIRE ALONG TOP OF FOOTING OR PIER USING SHORTEST PATH TO EDGE OF CONCRETE, AND THEN DOWN TO GROUND RING.
- 11A.

AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.
- 11B.

AT MONOPOLE TOWERS CLAMP TDSGA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS BANDED TO TOWER. BOND TDSGA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.
12.

AT EQUIPMENT PLATFORM, MOUNT TDSGA-BC14 MAIN EXTERIOR GROUND BAR TO BOTTOM FLANGE OF PLATFORM PERIMETER BEAM BELOW CABLE LADDER FOR COAX/HYBRID CABLES COMING DOWN FROM ICE BRIDGE. ISOLATE GROUND BAR FROM PLATFORM STEEL. BOND TDSGA-BC14 TO EQUIPMENT PLATFORM GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING. RUN PVC CONDUIT AND GROUND WIRE ALONG BOTTOM OF STEEL BEAM, DOWN STEEL COLUMN AND CONCRETE PIER INTO GRAVEL AREA AND THEN DOWN TO GROUND RING.
13.

ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST.
14.

BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING - DO NOT DAISY CHAIN POSTS TOGETHER.
15.

BOND EACH RF CABINET TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND TO GROUND BAR. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.
16.

BOND EACH BATTERY CABINET (WHERE USED) TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND TO GROUND BAR. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.
17.

BOND H-FRAME MOUNTED SERVICE DISCONNECT (OR METER BASE) AND INTEGRATED LOAD CENTER TO DEDICATED GROUND ROD(S) OR TO GROUND RING AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS. RUN PVC CONDUIT AND GROUND WIRE ALONG BOTTOM OF PLATFORM, DOWN NEAREST PLATFORM PIER, AND THEN DOWN TO GROUND RING.
18.

BOND GENERATOR TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 STC LUGGED TO GENERATOR BODY AND TO GROUND BAR. BOND #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS ON GENERATOR BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.
19.

WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD OR PLATFORM TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.
20.

BOND GPS ANTENNA AND GPS ANTENNA MOUNT TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 GREEN INSULATED STRANDED GROUND WIRE.
21.

PROVIDE TWO GROUND RODS OUTSIDE GATES OF COMPOUND. DISTANCE BETWEEN GROUND RODS SHALL MATCH WIDTH OF GATE OPENING, AND DISTANCE FROM FENCE SHALL MATCH LENGTH OF LONGEST INDIVIDUAL GATE LEAF. BOND GATE POSTS TOGETHER WITH #2 STC LEAD WHICH RUNS PAST AND CONNECTS TO GROUND RODS OUTSIDE GATES.
22.

BOND EACH GATE POST WITH #2 STC TO NEAREST PORTION OF GROUNDING SYSTEM INSIDE COMPOUND.
23.

BOND EACH GATE TO GATE POST WITH FLEXIBLE INSULATED OR BRAIDED #4/0 COPPER STRAP. EXOTHERMICALLY WELD STRAP TO BOTH GATE AND GATE POST.
24.

ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE NEAREST GROUND RING. ANY METAL FENCE WITHIN 6FT OF A GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.
25.

WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSGA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.
26.

NOTIFY VZW CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.
27.

REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.
28.

GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.

PROJECT INFORMATION:

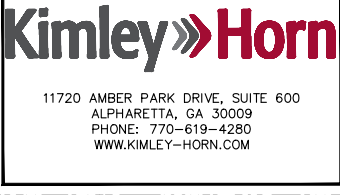
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SITE No.: PSG-Z01

1200 HAUGEN DRIVE
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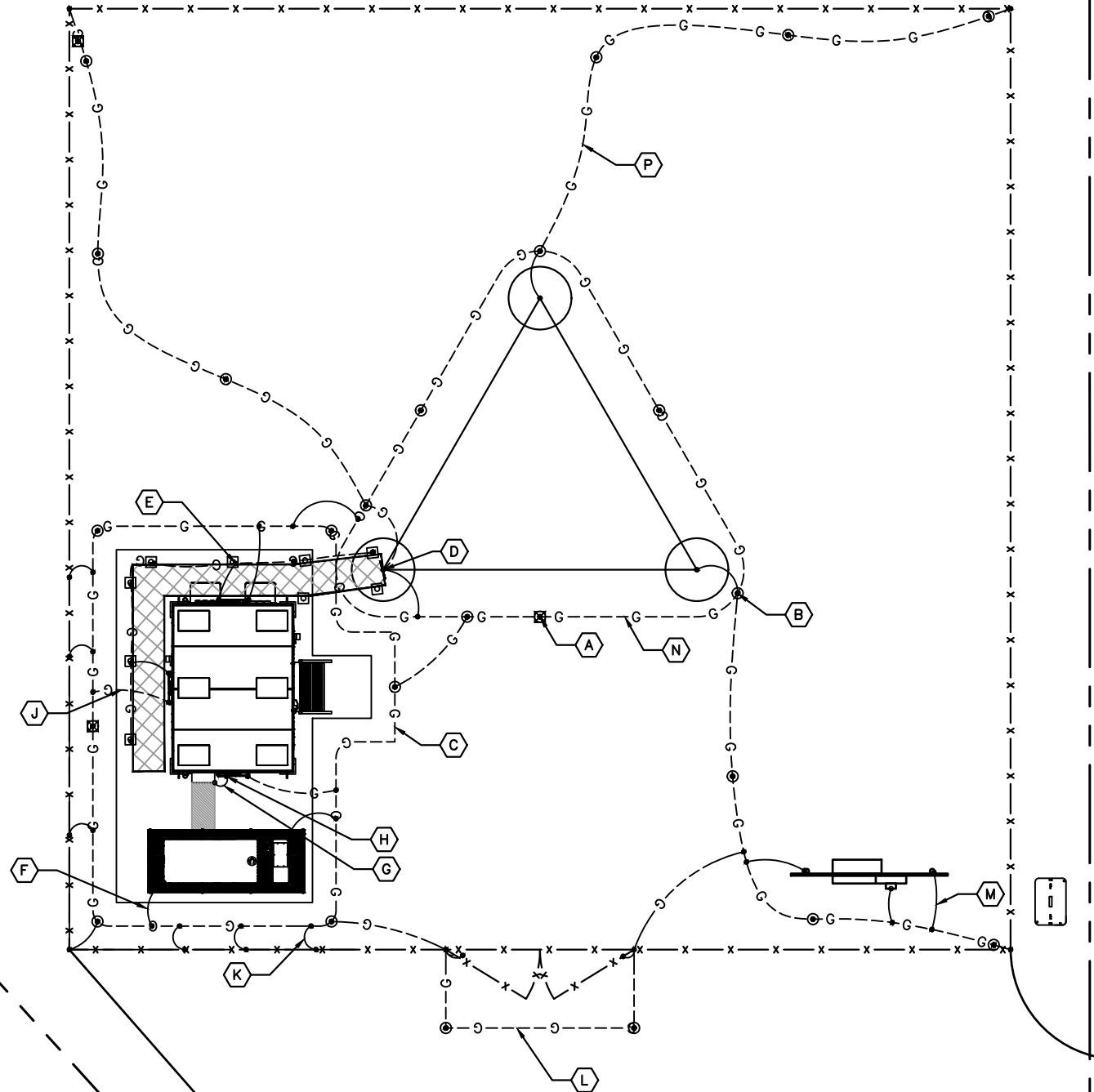
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GROUNDING
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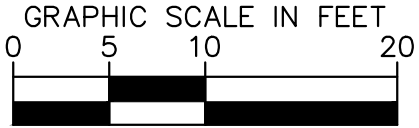
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E8
GROUNDING PLAN

KEY NOTES - GROUNDING EQUIPMENT

- A GROUND ROD TEST WELL (SEE DETAIL 1/E9).
- B GROUND ROD, TYPICAL (SEE DETAIL 2/E9).
- C TOWER AND EQUIPMENT GROUND RING
- D TDSGA-PA14 OR TDSGA-BC14 WHERE APPLICABLE
- E ICE BRIDGE POST BOND TO GROUND RING, TYPICAL
- F GENERATOR GROUNDING.
- G ATS GROUNDING.
- H SHELTER PROVIDED GROUND BAR TYPICAL.
- J SHELTER GROUNDING.
- K FENCE POST GROUNDING, TYPICAL.
- L GATE GROUNDING, TYPICAL.
- M UTILITY H-FRAME GROUNDING, TYPICAL.
- N TOWER GROUNDING, TYPICAL.
- P GROUND RADIALS, TYPICAL.
- Q REFER TO SHEETS E7, E8, E9, E10 & E11 FOR GROUNDING NOTES, DETAILS, AND SPECIFICATIONS.

LEGEND:

- GROUND RING
- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- EXOTHERMIC WELD
- GROUND ROD TEST WELL (SEE DETAIL 1/E10)
- MECHANICAL CONNECTION



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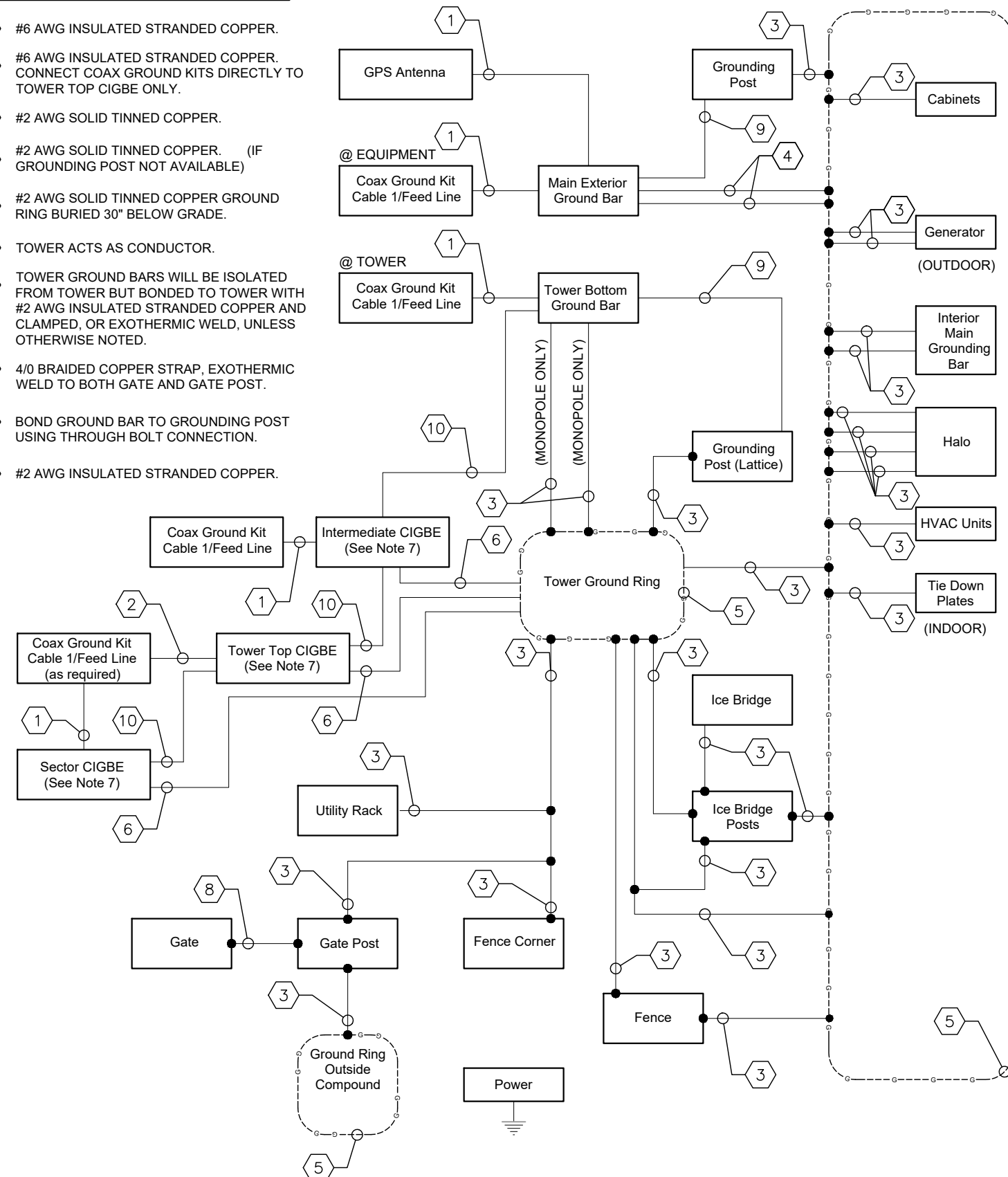
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GROUNDING PLAN

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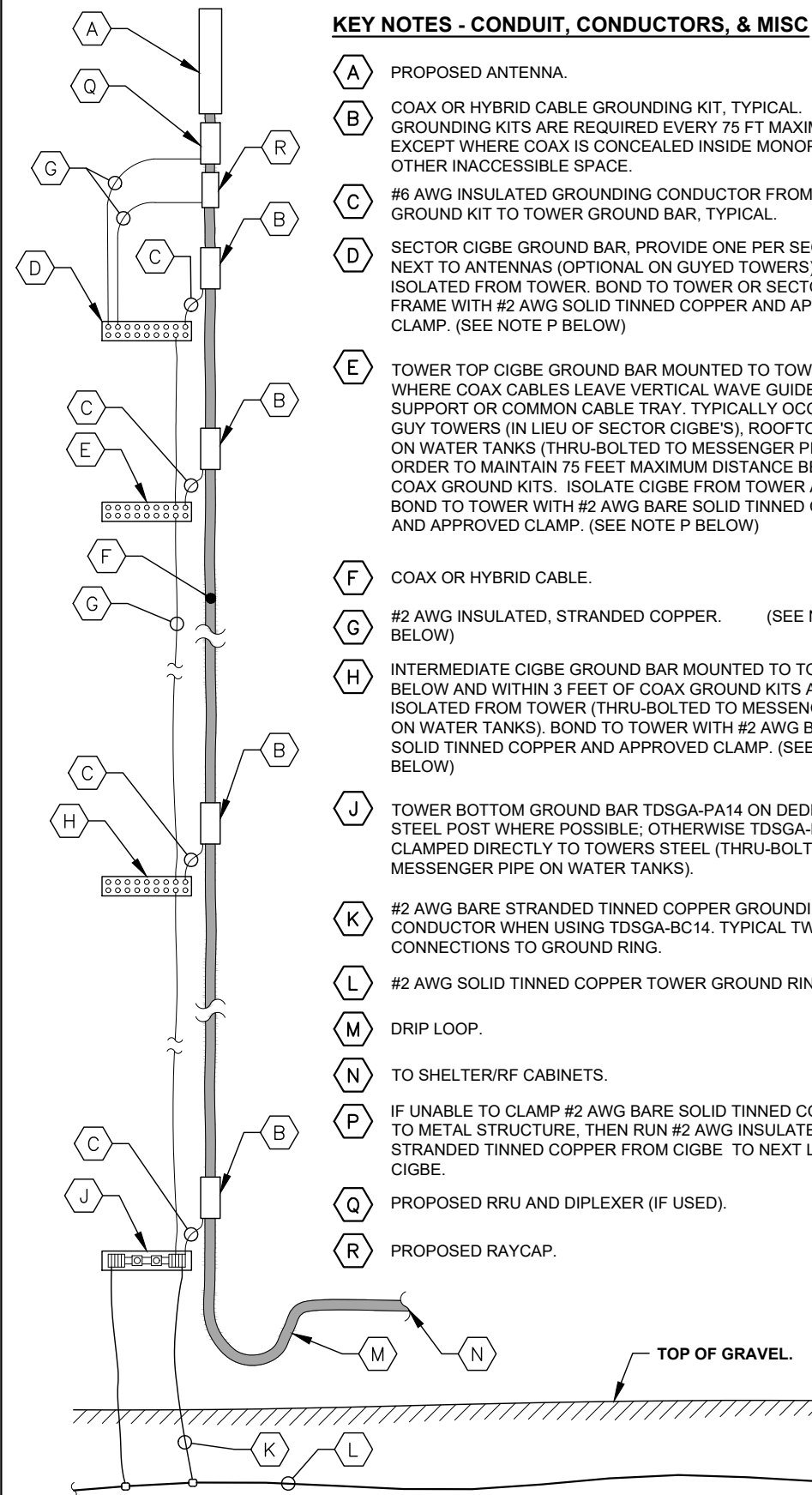
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- 1 #6 AWG INSULATED STRANDED COPPER.
- 2 #6 AWG INSULATED STRANDED COPPER. CONNECT COAX GROUND KITS DIRECTLY TO TOWER TOP CIGBE ONLY.
- 3 #2 AWG SOLID TINNED COPPER.
- 4 #2 AWG SOLID TINNED COPPER. (IF GROUNDING POST NOT AVAILABLE)
- 5 #2 AWG SOLID TINNED COPPER GROUND RING BURIED 30" BELOW GRADE.
- 6 TOWER ACTS AS CONDUCTOR.
- 7 TOWER GROUND BARS WILL BE ISOLATED FROM TOWER BUT BONDED TO TOWER WITH #2 AWG INSULATED STRANDED COPPER AND CLAMPED, OR EXOTHERMIC WELD, UNLESS OTHERWISE NOTED.
- 8 4/0 BRAIDED COPPER STRAP, EXOTHERMIC WELD TO BOTH GATE AND GATE POST.
- 9 BOND GROUND BAR TO GROUNDING POST USING THROUGH BOLT CONNECTION.
- 10 #2 AWG INSULATED STRANDED COPPER.



1 GROUNDING SINGLE LINE DIAGRAM

- A** PROPOSED ANTENNA.
- B** COAX OR HYBRID CABLE GROUNDING KIT, TYPICAL. GROUNDING KITS ARE REQUIRED EVERY 75 FT MAXIMUM EXCEPT WHERE COAX IS CONCEALED INSIDE MONOPOLE OR OTHER INACCESSIBLE SPACE.
- C** #6 AWG INSULATED GROUNDING CONDUCTOR FROM COAX GROUND KIT TO TOWER GROUND BAR, TYPICAL.
- D** SECTOR CIGBE GROUND BAR, PROVIDE ONE PER SECTOR NEXT TO ANTENNAS (OPTIONAL ON GUYED TOWERS) AND ISOLATED FROM TOWER. BOND TO TOWER OR SECTOR FRAME WITH #2 AWG SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- E** TOWER TOP CIGBE GROUND BAR MOUNTED TO TOWER WHERE COAX CABLES LEAVE VERTICAL WAVE GUIDE SUPPORT OR COMMON CABLE TRAY. TYPICALLY OCCURS ON GUY TOWERS (IN LIEU OF SECTOR CIGBE'S), ROOFTOPS, OR ON WATER TANKS (THRU-BOLTED TO MESSENGER PIPE) IN ORDER TO MAINTAIN 75 FEET MAXIMUM DISTANCE BETWEEN COAX GROUND KITS. ISOLATE CIGBE FROM TOWER AND BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- F** COAX OR HYBRID CABLE.
- G** #2 AWG INSULATED, STRANDED COPPER. (SEE NOTE P BELOW)
- H** INTERMEDIATE CIGBE GROUND BAR MOUNTED TO TOWER BELOW AND WITHIN 3 FEET OF COAX GROUND KITS AND ISOLATED FROM TOWER (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS). BOND TO TOWER WITH #2 AWG BARE SOLID TINNED COPPER AND APPROVED CLAMP. (SEE NOTE P BELOW)
- J** TOWER BOTTOM GROUND BAR TDSCA-PA14 ON DEDICATED STEEL POST WHERE POSSIBLE; OTHERWISE TDSCA-BC14 CLAMPED DIRECTLY TO TOWERS STEEL (THRU-BOLTED TO MESSENGER PIPE ON WATER TANKS).
- K** #2 AWG BARE STRANDED TINNED COPPER GROUNDING CONDUCTOR WHEN USING TDSCA-BC14. TYPICAL TWO CONNECTIONS TO GROUND RING.
- L** #2 AWG SOLID TINNED COPPER TOWER GROUND RING.
- M** DRIP LOOP.
- N** TO SHELTER/RF CABINETS.
- P** IF UNABLE TO CLAMP #2 AWG BARE SOLID TINNED COPPER TO METAL STRUCTURE, THEN RUN #2 AWG INSULATED STRANDED TINNED COPPER FROM CIGBE TO NEXT LOWEST CIGBE.
- Q** PROPOSED RRU AND DIPLEXER (IF USED).
- R** PROPOSED RAYCAP.

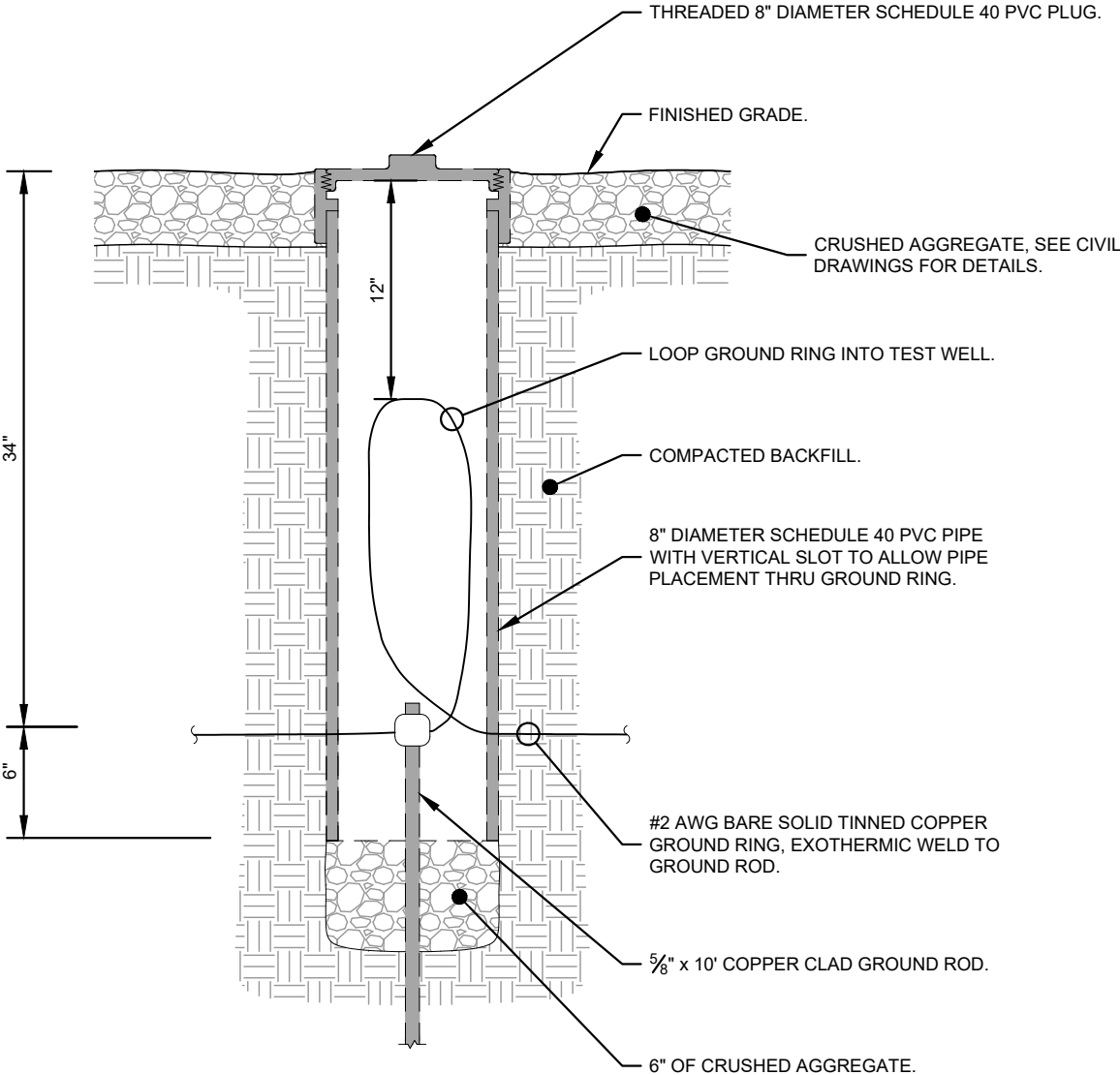


2 COAX-TOWER GROUNDING SCHEMATIC

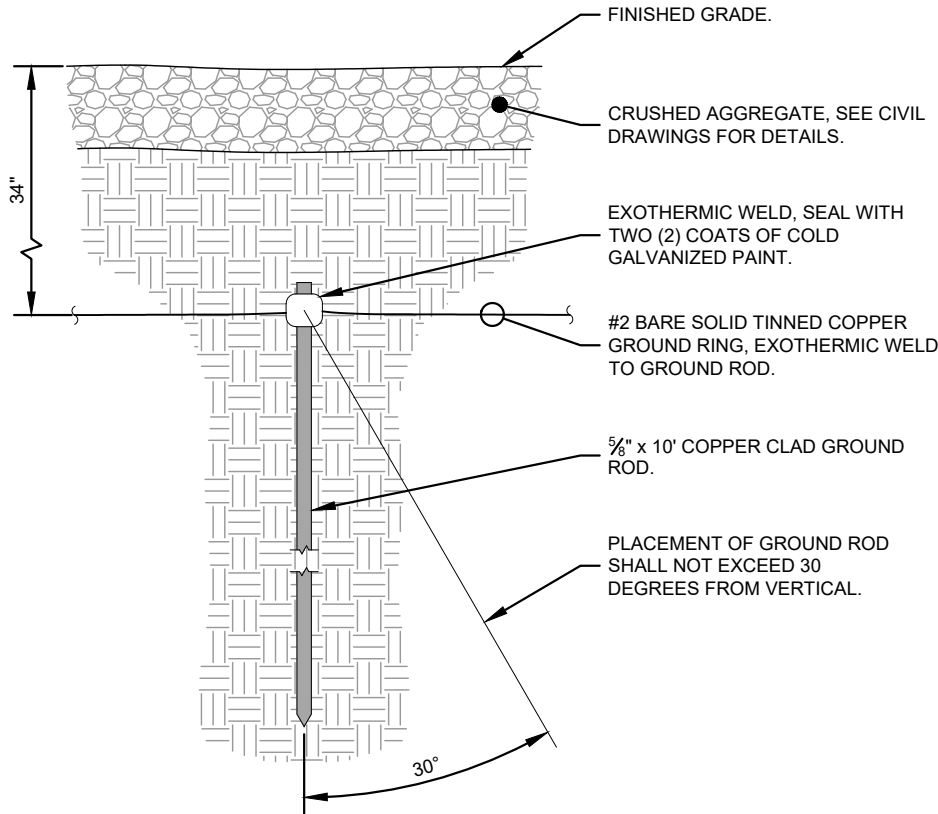
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1 GROUND ROD TEST WELL DETAIL
E10 NOT TO SCALE



2 GROUND ROD INSTALLATION DETAIL
E10 NOT TO SCALE

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WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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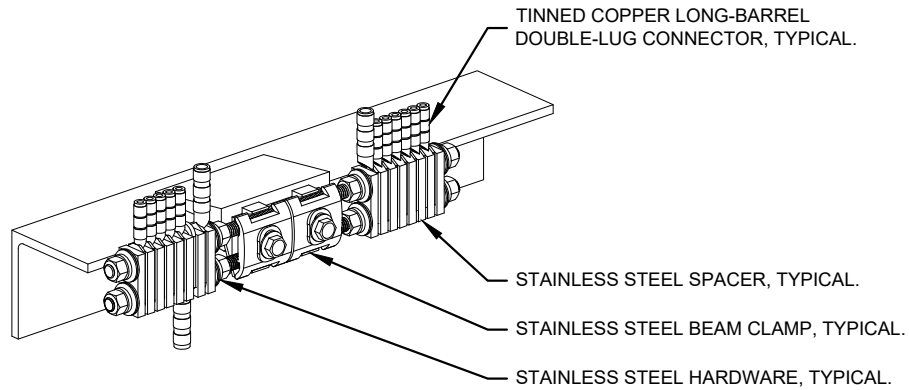
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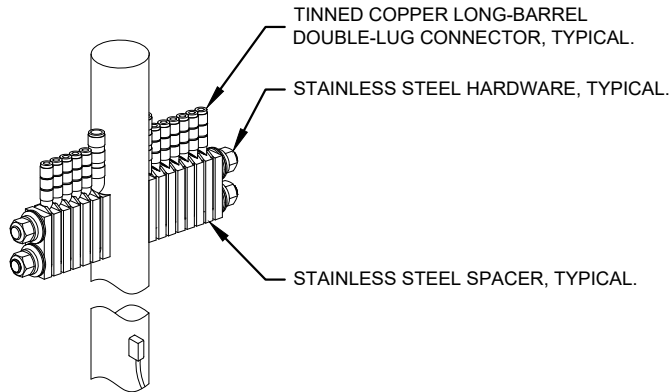
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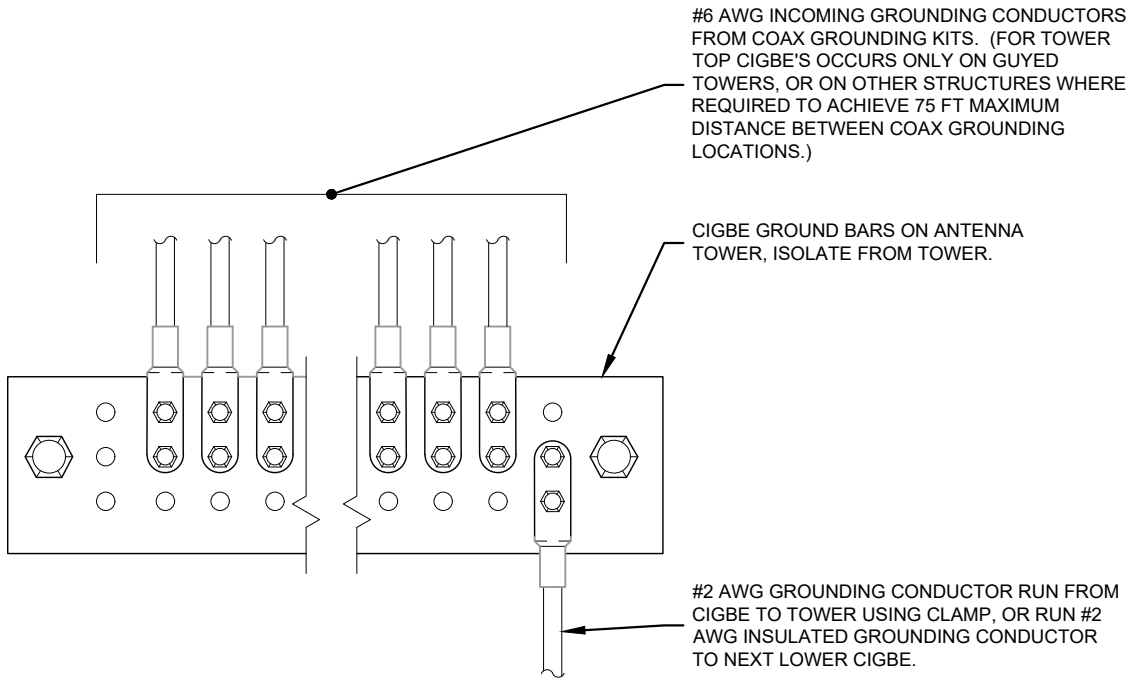
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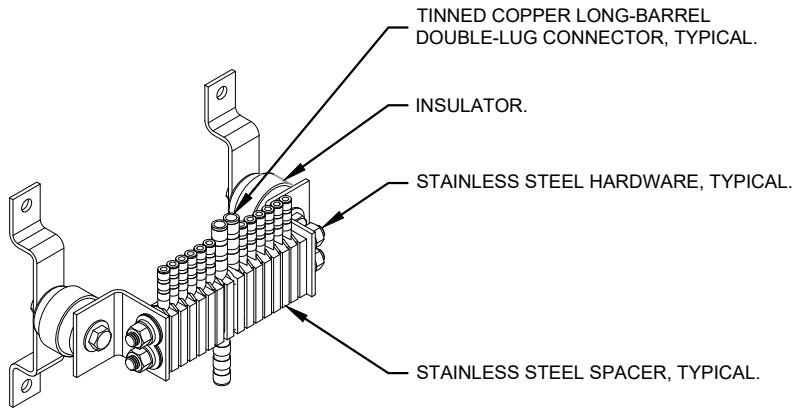
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NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
2. IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALIC TIES AT SAME SPACING AS COAX SUPPORTS.



4
E11 BAR NONE INSULATED (TDSGA-WB17)
NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
PETERSBURG ZONE 01
SITE No.: PSG-Z01

1200 HAUGEN DRIVE
PETERSBURG, AK 99833
PETERSBURG COUNTY

PLANS PREPARED FOR:



PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

017619024

DRAWN BY: CHECKED BY:

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SHEET TITLE:

**GROUNDING
DETAILS**

SHEET NUMBER:

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EXECUTIVE COUNCIL OF THE
CENTRAL COUNCIL OF THE TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 26-55

Title: Limited Waiver of Sovereign Immunity Related to Contract of Sale with Petersburg Borough for Parcel Acquisition

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska (Tlingit & Haida) is a federally recognized tribe with more than 38,000 citizens; and

WHEREAS, pursuant to the Tlingit & Haida Constitution, the Executive Council is the governing body of Tlingit & Haida when the Tribal Assembly is not in session; and

WHEREAS, the Tribal Assembly is not in session; and

WHEREAS, Tlingit & Haida wishes to enter into a Contract of Sale with the Petersburg Borough to purchase an unsubdivided parcel of approximately .23 acres (the "Property") for Tidal Network to install a communications tower for the expansion of fixed wireless broadband (the "Project"); and

WHEREAS, the Contract of Sale requires Tlingit & Haida to grant a limited waiver of sovereign immunity solely to permit an action to be brought against it by the Petersburg Borough in the State of Alaska, located in Petersburg, AK to enforce the Contract of Sale, as set forth in Section 15 therein; and

WHEREAS, Article V, Section 4(a)(2) of Tlingit & Haida's constitution states that waivers of sovereign immunity are "disfavored" and are only to be granted when it is "necessary to secure a substantial advantage or benefit to Tlingit & Haida;"

NOW THEREFORE BE IT RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby determines that the Limited Waiver as described below is necessary to secure a substantial benefit to Tlingit & Haida by enabling the purchase of the Property from the Petersburg Borough to facilitate the expansion of broadband coverage via Tidal Network; and



BE IT FURTHER RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby irrevocably waives its sovereign immunity (and any defense based thereon) solely to the extent expressly set forth herein and for no other purpose, to permit the Petersburg Borough to bring an action in the State Courts of the State of Alaska, located in Petersburg, Alaska, to enforce the Contract of Sale, subject to the following limitations:

1. This Limited Waiver shall survive closing of the sale contemplated by the Contract of Sale, to the extent necessary solely to enforce the provisions of the Contract of Sale;
2. This Limited Waiver is solely in favor of the Petersburg Borough and shall not extend to any other person, agency, or entity;
3. This Limited Waiver does not waive the sovereign immunity of Tlingit & Haida's employees, officers, agents, citizens, and Community Councils;
4. This Limited Waiver is not to be construed as a waiver of or consent to the attachment, execution, levy, encumbrance, or other judicial process upon:
 - a. any real property, or interest in any real property, of Tlingit & Haida or its sub-entities, whether held in fee, in trust for the benefit of Tlingit & Haida or any tribal citizen by the United States, or as restricted fee simple land; provided, however, that solely with respect to the specific Property that is the subject of the Contract of Sale, the Petersburg Borough may seek such judicial relief as is necessary to effectuate, confirm, convey, vest, or record title to the Property in the name of the Borough in accordance with the Contract of Sale. This exception applies only to the Property and does not extend to any other real property of Tlingit & Haida or its sub-entities; or
 - b. any federal, state, or grant funds held, or to be received, by Tlingit & Haida, in trust or otherwise;
5. This Limited Waiver does not entitle or authorize the Petersburg Borough to recover punitive, consequential, incidental, special, or exemplary damages. The Petersburg Borough may seek declaratory relief, injunctive relief, specific performance, damages, and any other rights or remedies available at law or in equity, as may be appropriate to enforce, remedy any breach of, or otherwise give effect to the Contract of Sale, and such remedies shall be cumulative and not exclusive; and
6. Before any action may be filed in a court of competent jurisdiction, Tlingit & Haida and Petersburg Borough shall meet and attempt to resolve any claim(s) through good faith negotiations;

7. No broader waiver than is set out herein shall be implied from this Resolution, the Contract of Sale, or any other document, communication, or conduct.

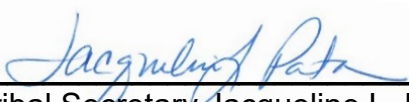
ADOPTED this 11th day of May 2026, by the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska, by a vote of 5 yeas, 0 nays, 0 abstentions and 1 absence.

CERTIFY



President Richard J. Peterson

ATTEST



Tribal Secretary Jacqueline L. Pata

**PETERSBURG BOROUGH
RESOLUTION #2026-17**

**A RESOLUTION OF THE PETERSBURG BOROUGH ASSEMBLY AMENDING THE
CURRENT REGULAR ASSEMBLY MEETING SCHEDULE TO PROVIDE THAT
BOTH REGULAR MEETINGS IN THE MONTHS OF MAY THROUGH SEPTEMBER
WILL BE HELD AT 6:00 P.M.**

WHEREAS, the Petersburg Borough Assembly currently holds regular meetings at 12:00 p.m. on the first Monday of each month and at 6:00 p.m. on the third Monday of each month; and

WHEREAS, the Assembly finds that evening meeting times may improve public accessibility and participation during certain months of the year; and

WHEREAS, the Assembly desires to modify its regular meeting schedule to hold all regular meetings at 6:00 p.m. in May through September of each year;

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

1. Change to Meeting Times.

All regular meetings of the Petersburg Borough Assembly shall be held at 6:00 p.m. during the months of May through September. In October through April, all regular meetings will continue to be held at 12:00 p.m. on the first Monday of each month and at 6:00 p.m. on the third Monday of each month.

2. Effective Date.

This resolution shall take effect immediately upon adoption.

ADOPTED by the Petersburg Borough Assembly this 15th day of June, 2026.

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk

From: William Davidson <ak1troller@gmail.com>
Sent: Saturday, May 30, 2026 5:45 PM
To: Assembly <assembly@petersburgak.gov>
Subject: Vote No For Data Centers

Assembly members please take a look at the following URLs. These are a small sample of the negative information concerning Data Centers. In addition to using a large amount of electricity, these plants also use a tremendous volume of fresh water for cooling. Some of you might remember the dry years when the canneries were forced to use seawater to continue operations in the summer. I strongly urge you not to go forward with this plan

Sincerely,
Bill and Hoopie Davidson

[7 Ways Data Centers Affect US Communities | World Resources Institute](#)

[Global data center expansion and human health: A call for empirical research - PMC](#)

[Why are communities pushing back against data centers? — Harvard Gazette](#)

**Comments
of Rebecca Knight
to Petersburg Borough Assembly
June 1, 2026**

My comments regard Ordinance 2026-12 – Wireless Communication Facilities.

First, I'd like to thank those, who gave their time and voiced their concerns about the harmful impacts that wireless communication facility expansion will create on Borough residents. Their efforts will at least put **“some”** regulatory teeth into future expansion, but we are still being forced to swallow a long-term, irreversible, poison pill and including negative impacts on our community by an entity (Tlingit Haida) *not subject* to this ordinance and which has no demonstrated interest in voluntary compliance.

This situation is compounded because the FCC is out of compliance with a court order by the U.S. Court of Appeals for the Washington D.C. Circuit Court (Environmental Health Trust (EHF) v. Federal Communications Commission (FCC)). The Court's mandate requires the FCC to address six specific areas where its existing 1996 RF radiation human exposure regulations were found deficient. Those regulations are 30 years old and are sorely in need of updating.

On May 18, 2026 the Environmental Health Trust and co-Petitioners filed a Complaint for Mandamus with the Court, demanding that, after five years of waiting, the Court compel these agencies to obey its 2021 ruling. The FCC and FDA have been served with the Writ and now have 60 days to take action: either to comply with the original court order or to explain why they have not.

I object that the public must be forced fed unnecessary, unhealthy infrastructure, governed by FCC regulations which are grossly outdated and unlawful.

by the applicant to ensure projects comply with all FCC safety rules regarding exposure to radio frequency. Such scrutiny should not be left to the WCF provider, but those services should be the wireless provider's cost of doing business.

5. Please include language to specifically cover 'Small cells.' Small cell facilities contain telecommunication equipment like antennas and radios that are typically placed on light poles, traffic signals, or new poles within the public right-of-way.⁴ Perhaps the Ordinance term "WCF" implicitly includes such inevitable infrastructure, but specific naming to regulate and monitor would be helpful for clarification.
6. There is no language in the ordinance that address the devaluation of resident's personal property due to the construction and installation of nearby cell infrastructure. A process should be identified, whether it be through the property tax appeal process or other avenues. Shouldn't Tlingit Haida, with their 50 million dollars of taxpayer funds, be responsible for the loss in property value and compensate property owners for that loss?
7. The ordinance contains no specific maximum height restriction. It defers to existing height regulations, which requires a reader to dig up elsewhere.

Sincerely,



Rebecca Knight

⁴ City of Irvine. 5G and Small Cell Frequently Asked Questions <https://cityofirvine.gov/community-development/5g-and-small-cell-wireless-frequently-asked-questions>

From: James Kerr <jkerr@petersburgak.gov>

Sent: Monday, June 8, 2026 4:05 PM

To: Assembly <assembly@petersburgak.gov>

Subject: Missed Public Safety Opportunity with the Tidal Network Land Sale

Mayor and Members of the Petersburg Borough Assembly,

I want to express concerns regarding the Assembly's decision to reject the sale of Borough-owned land adjacent to the Haugen Drive Fire Hall for the proposed Tidal Network communications tower.

My concern is not centered on Tidal Network itself. My concern is the missed opportunity to secure long-term public safety benefits for the Borough and its taxpayers.

As discussed throughout this process, the proposed land sale agreement contained language that would have provided the Petersburg Borough with the ability to place public safety communications equipment on Tidal Network towers located on Mitkof Island. This provision represented a significant opportunity to improve emergency communications coverage for Police, Fire, EMS, Search and Rescue, and 911 Dispatch operations without requiring the Borough to construct and maintain its own tower infrastructure.

Today, there are known areas within the Borough where radio coverage is unreliable. In some locations, responders must rely on vehicle-mounted radios instead of portable radios to communicate with dispatch. These communication gaps affect responder safety, operational effectiveness, and ultimately public safety.

Had the agreement been approved, the Borough would have secured access to communications infrastructure that could have been utilized for decades into the future. Instead, the Borough may now face substantially higher costs if it later determines that additional radio coverage is necessary. Taxpayers could ultimately be required to fund the construction of Borough-owned towers, lease space on privately owned towers, or develop alternative communications infrastructure that may have been available through the negotiated agreement.

The public discussion surrounding these towers gave very little consideration to the long-term public safety benefits and financial advantages that the agreement could have provided to Borough residents.

As Chief of Police, I view communications infrastructure the same way I view roads, utilities, or emergency equipment it is foundational public safety infrastructure. Reliable communications are not a luxury. They are essential to effective emergency response.

The Assembly's decision may ultimately prove to be far more costly than the sale of a small parcel of Borough land. More importantly, it may have delayed an opportunity to significantly improve emergency communications coverage throughout Mitkof Island at a time when the Borough could have secured those benefits through negotiation rather than future expenditure.

I hope future discussions regarding communications infrastructure will place greater emphasis on public safety needs, responder safety, long-term planning, and fiscal responsibility to the taxpayers of Petersburg.

Respectfully,

**Chief James Kerr
Petersburg Police Department
PO Box 329
Petersburg Alaska, 99833**



File Code: 1560
Date: June 8, 2026

Rebecca Regula
Petersburg Borough Clerk
12 South Nordic Drive
PO Box 329
Petersburg, AK 99833
bregula@petersburgak.gov

Dear Ms. Regula:

I would like to share with the Petersburg Borough and its citizens, a list of activities the Forest Service is planning and/or implementing on the Petersburg Ranger District in the next two years. Activities include young-growth timber harvest, recreation improvements, invasive species management, road and bridge maintenance, stream restoration, and more. Attached is a document with more details.

If the Borough has questions or feedback, please contact me at carey.case@usda.gov.

The District thanks you for your time and interest.

Sincerely,

CAREY
CASE

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CAREY CASE
District Ranger

Enclosure: Projects and Activities on the Petersburg Ranger District - FY 2026 and 2027



Petersburg Ranger District
Projects and Activities for FY 2026 and FY 2027

Table 1 . Developing proposals/activities on the Petersburg Ranger District in FY 2026-2027

Project / Activity	Location	Remarks
Forest Products		
Mitkof Island Young Growth Timber Sale	Mitkof Island	Planning and field reconnaissance FY 2026 and 2027.
Tree harvest for log culverts	Tonka Road System, Kupreanof Island	Develop proposal and complete environmental review.
Infrastructure		
Camden Rock Ramp and Three-sided Shelter	Kuiu Island	FY 2027 develop proposal; complete environmental review. Complimentary project in the Kuiu Watershed Restoration Action Plan.
Thomas Bay Log Transfer Facility Expansion	Mainland, Thomas Bay	Develop proposal and complete environmental review.
Recreation		
Devil's Elbow Cabin	Kuiu Island	Complete environmental review to install a new outhouse.
Grave Island Maintenance and Improvements	Grave Island, outside of Kake	Maintenance and site assessment; design staircase, complete environmental review
Kadake Creek Fishing Hole Trail	Kuiu Island	Complete environmental review. Complimentary project in the Kuiu Watershed Restoration Action Plan.
Port Camden Kayak Portage Enhancement	Kuiu Island	FY 2027 or FY 2028. Complimentary project in the Kuiu Watershed Restoration Action Plan.
Soddeberg Camp Project	Near Kake, Kupreanof Island	Develop proposed action; complete environmental review.
Special Use Authorizations		
Outfitter/Guide youth kayak trip	Mitkof Island	Complete Section 106 review.
Outhouse replacement for East Island special uses cabin	East Island, Tebenkof Bay	Complete environmental review
Travel Management		
Tonka Road System Repairs	Tonka Road System, Kupreanof Island	Complete environmental review to repair two road washouts with the installation of log culverts.

Petersburg Ranger District
Projects and Activities for FY 2026 and FY 2027

Table 2. Activities potentially occurring on the Petersburg Ranger District in FY 2026-2027

Activity	Location	Remarks
Aquatics		
Chum salmon otolith collection for wild/hatchery stray assessment for ADFG	Mainland, Dry Bay Creek	Annual activity
Fish Pass Maintenance and Monitoring	Mitkof, Kupreanof and Kuiu Islands	Annual activity
Hand Crew Stream Restoration w/ KKCFP	Kuiu Island	Upper Dean Creek (FY 2026)
Mitkof Island Aquatic Organism Passage Improvements	Sumner Pass and Woodpecker Cove (Mitkof Island road system)	Survey and design
Port Camden Estuary/Pond Rehabilitation	Kuiu Island, Port Camden	FY 2027 or FY 2028
Sockeye Salmon Escapement Monitoring with ADF&G and tribal communities	Kah Sheets, Kupreanof Island	Not being planned for at this time
Snow surveys at Ravens Ridge and above Petersburg Reservoir	Mitkof Island	Surveys conducted once a month from November to April
Tongass National Forest Fish Passage Restoration	Tongass-wide	Replace culverts and bridges to improve fish passage as needs and funding arise
Community Events		
Kake Kid's Fishing Derby and Community Event	Kake	Annual event; tentatively planned Aug 1, 2026
Facilities Management		
Petersburg Scow Bay Office	Petersburg	Maintenance work for building upgrades.
Rowan Bay Admin Site Deferred Maintenance	Kuiu Island, Rowan Bay	FY 2027
Forest Products		
Central Kupreanof tree harvest	Kupreanof Island, Kake Road System	Package sales for firewood and biomass
Individual tree selection for cultural uses	Kupreanof Island, Kake Road System	
Green saw-timber free-use permits (issue and administer)	PRD wide, focused on Mitkof, in Thomas Bay, and the Kake road system	Ongoing
Kake Commercial Firewood or Individual Tree Sales	Kupreanof Island, Kake road system	Ongoing; up to 70 acres of harvest
Individual Tree Small Sales	Mitkof Island, Kake and Tonka Road Systems	Sales less than 50 MBF, by request from local purchasers.

Petersburg Ranger District
Projects and Activities for FY 2026 and FY 2027

Activity	Location	Remarks
Spruce Tip Collection	Along Mitkof Island and Tonka Road Systems	Permittee to collect up to 1,700 lbs within 20 feet of roadside
Thomas Bay Tree Harvest for Log Culvert	Mainland, Thomas Bay	Harvest up to 8 old-growth trees to build temporary log culvert; logs will be available for purchase after culvert disassembled
Thomas Bay Integrated Resource Stewardship Contract	Mainland, Thomas Bay	Activities to include young-growth harvest, wildlife and fish habitat improvements.
Thomas Bay Good Neighbor Authority	Mainland, Thomas Bay	Planning underway. May include young-growth harvest, soil remediation, dock repairs, and upland log storage development.
Upper Falls Young Growth Timber Harvest	Mitkof Island	Under contract until October 31, 2027, 14 acres, logging has not started.
Recreation		
Blind Slough Picnic Area	Mitkof Island Road System	Install new grill
Big John Bay Trail	Kupreanof Island, Kake Road System	Log and brush trail
Castle River Cabin	Kupreanof Island, Duncan Canal	Oil stove installation, cut hazard tree
Cathedral Falls Trail	Kupreanof Island, Kake road system	Cut hazard tree
Crane Lake Trail Reconstruction	Mitkof Island, Three Lakes trail system	Trailwork
Devil's Elbow Cabin	Kuiu Island	Install new outhouse and new door on cabin
Grave Island Maintenance and Improvements	Grave Island, outside of Kake	Brush trail
Harvey Lake Cabin Repairs	Woewodski Island	In partnership with PIA
Harvey Lake Trail Mtnc	Woewodski Island	In partnership with PIA
Hill Lake Bridge	Three Lakes Loop Trail System, Mitkof Island, Ideal Cove Trail	Install railing on bridge
LeConte Glacier Overlook	Mitkof Island Road System	Tree thinning to improve the viewshed
Man Made Hole	Mitkof Island Road System	Install two new grills
Ohmer Creek Campground	Mitkof Island	Tree thinning
Ohmer Creek Floating Bridge Replacement	Ohmer Creek, Mitkof Island	On hold
Petersburg Lake Trail Improvements	Kupreanof Island, Petersburg Creek/Duncan Salt Chuck Wilderness Area	Continue trail work on upper section of trail in FY 2027.
Portage Bay Cabin	Kupreanof Island, Portage Bay	Install new flooring in cabin and outhouse

Petersburg Ranger District
Projects and Activities for FY 2026 and FY 2027

Activity	Location	Remarks
Portage Mountain Loop Trail	Central Kupreanof Island	Logout/brush Salt Chuck to 12 Mile section of trail
Ravens Roost Cabin	Mitkof Island	Install oil stove in FY 2026 or 2027
Three Lakes Loop Trail System Mntc and Repair	Mitkof Island	FY 2026 and FY 2027
Towers Arm Cabin	Duncan Canal, Kupreanof Island	Replace outhouse in FY 2026 or 2027
Twin Creek Shelter	Mitkof Island	Install new wood stove
West Point Cabin Repairs	Kupreanof Island, Portage Bay	Ongoing, expected completion in June 2026
Huckleberry Public Use Cabin	Mitkof Island, Woodpecker Road	Cabin site development and cabin construction
Special Use Authorizations		
Blind River Rapids Trail and Parking Lot Use to transport salmon to hatchery	Mitkof Island	This permit was issued in 2024. The use authorized is planned every year going forward.
Cultural Healing Center at Portage Bay Administrative Facility Repairs	Portage Bay, Kupreanof Island	Repairs are the responsibility of OVK
Level Island Federal Aviation Administration Site (FAA)	Level Island	Bunkhouse construction and replacement of the VOR unit (VHF Omnidirectional Range unit)
Outfitter/Guide youth kayak trip	Mitkof Island shoreline	Special use permit
Thomas Bay Gravel Transfer Site Special Use Authorization	Thomas Bay, Mainland	Activity authorized by special use permit to different entities since 1991 to store equipment at the LTF and transport material to Mitkof Island approximately every other year. The transport occurs with 3 to 5 trips spread out over 3 to 5 days.
Travel Management		
Kuiu Road Maintenance and Road Closure Assessments	Kuiu Island road system	In partnership with Keex Kwáan Community Forest (KKCFP); FY 2027 or 2028
Mitkof Island Road Maintenance	Woodpecker Road	FY 2027 - Road conditioning and resurfacing; replace structurally deficient non-fish culverts.
Point Agassiz Road and Parking Area Maintenance	Mainland, Thomas Bay	FY 2027 Road and parking area conditioning and resurfacing
Portage Bay Road Maintenance (agreement with OVK)	Kupreanof Island, Portage Bay	FY 2026 through April 2027

Petersburg Ranger District
Projects and Activities for FY 2026 and FY 2027

Activity	Location	Remarks
Road Risk Assessments, and Aquatic Organism Passage (AOP) surveys	Kuiu Island, Thomas Bay (Mainland), Tonka road system (Kupreanof Island); Kake and Portage Bay road systems (Kupreanof Island)	Ongoing annually
Vegetation Management		
Forest Inventory and Analysis Data Collection	Scattered across Petersburg Ranger District	Data collection on research plots, each approximately 2,000 ft ²
Invasive Plant Treatments	Various Locations on Petersburg Ranger District	Manual, mechanical and chemical treatments
Rare Plant Monitoring and Surveys	Petersburg Ranger District	Occurs annually
Native Seed Collection	Various locations on Petersburg Ranger District	Seed collection to support the development of a locally adapted seed mix
Riparian thinning along fish-bearing streams	Mitkof Island, Kupreanof Island on Kake Road System, and Kuiu Island	Complete riparian thinning in FY26 along Upper Dean Creek in association with hand crew project.
Young-growth stand improvement treatments	Kake road system (Kupreanof Island)	160 acres of treatment in FY 2026-2027
Young-growth stand improvement treatments	Portage Bay road system (Kupreanof Island)	600 acres of treatment in FY 2026
Wildlife Management		
Breeding bird surveys	Mitkof Island	Ongoing
NABat surveys in coordination with ADFG	Mitkof Island	Ongoing
Wildlife surveys and monitoring, including goshawk surveys	Mitkof Island, Kake road system, Tonka road system (Kupreanof Island), Thomas Bay	As needed for environmental project planning reviews

Monthly Department Presentation Topics (Requested by Member Meucci)

- A) Department overview related to mission and purpose: organizational chart and staffing levels, major responsibilities and service provided.
- B) Accomplishments from the past year: service improvements, grants received, cost savings or efficiencies achieved and performance measures and outcomes.
- C) Current Operations: workload, number of customers served, permits issued, roads maintained, inspections completed and trends.
- D) Financial Overview: current operating budget, major expenditure categories, revenue sources, grant funding and outside funding opportunities and comparison of actual spending vs budget.
- E) Capital Projects: current CIPs, project statuses and timelines, funding sources, and future capital needs.
- F) Challenges and Risks: staffing shortages, aging infrastructure, regulation requirements, replacement needs, operational risks if funding remains flat.
- G) Planning Priorities: top priorities for the next 3 years, long range goals (5-10 years) and community needs being addressed.
- H) Performance Measures: Response times, customer satisfaction, permit turnaround time and infrastructure condition.
- I) Future Trends: population trends, economic development trends, technology improvements and expected service demands.
- J) Community Benefits: how does the department support residents, public safety benefits and quality of life improvements.