



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Borough Assembly Regular Meeting

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Tuesday, January 20, 2026

6:00 PM

Assembly Chambers

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You are invited to a Zoom webinar!

When: Jan 20, 2026 6:00 PM Alaska

Topic: 1.20.2026 Assembly Meeting

<https://petersburgak-gov.zoom.us/j/81414982665?pwd=pyZIXn3kyXCf78StHI4EW5GOrG5Ba8.1>

Passcode:600820

Join via audio: (720) 707-2699 or (253) 215-8782

Webinar ID: 814 1498 2665

Passcode: 600820

**1. Call To Order/Roll Call**

**2. Voluntary Pledge of Allegiance**

**3. Approval of Minutes**

**A. Regular Assembly Meeting Minutes for January 5, 2026**

**4. Amendment and Approval of Meeting Agenda**

**5. Public Hearings**

**A. Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes**

Any public testimony regarding Ordinance #2026-01 should be given during this public hearing. A copy of Ordinance #2026-01 may be found under agenda item 14A.

**6. Bid Awards**

**7. Persons to be Heard Related to Agenda**

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

**8. Persons to be Heard Unrelated to Agenda**

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

## 9. Boards, Commission and Committee Reports

### 10. Consent Agenda

#### A. Kito's Kave Inc. Package Store Liquor License Renewal

Kito's Kave Inc. has applied with the Alcohol & Marijuana Control Office (AMCO) to renew their package store liquor license. The Assembly may support or protest the application within 60 days of the date of notice of the application filing.

### 11. Report of Other Officers

#### A. Blind Slough Owner's Dam Safety Plan (ODSP)

Utility Director Hagerman will present information regarding the Owner's Dam Safety Plan (ODSP) and the Emergency Action Plan (EAP) for the Crystal Lake Dam. Per FERC guidelines, this information must be presented to the Assembly every two years, or after new Assembly members are elected.

### 12. Mayor's Report

#### A. January 20, 2026 Mayor's Report

### 13. Manager's Report

#### A. January 20, 2026 Manager's Report

### 14. Unfinished Business

#### A. Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Second Reading

If approved in three readings this supplemental budget would make changes to the following funds:

Transfer \$300,000 from the FY2025 General Fund Surplus to the Parks and Recreation Sewer Repair Capital Project. A memo from Director Payne regarding the transfer is attached.

Transfer the remaining General Fund FY2025 surplus of \$131,365 to the Assisted Living Facility Fund that is operating at a deficit.

Ordinance #2026-01 was unanimously approved in its first reading.

Parks and Recreation Director Payne has provided a memo regarding the recent failure of the electrical panel breaker and is requesting that \$5000 be added to the Parks and Rec maintenance budget.

Suggested motion: *I move to amend Ordinance #2026-01 by increasing the Parks and Recreation Department Maintenance Budget by \$5,000 to cover the unanticipated costs associated with the Aquatic Center electrical panel breaker failure.*

## 15. New Business

**A. Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development - First Reading**

If approved in three readings, Ordinance #2026-02 would allow the Borough to combine the vacated portion of the right-of-way with Block 275 to form a single parcel for future housing. The Planning Commission report is attached to this agenda item.

**B. Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees - First Reading**

If approved in three readings, Ordinance #2026-03 will increase harbor moorage and use fees effective March 1, 2026.

**C. Resolution #2026-01: A Resolution Affirming Continued Support for the Phased Development of a New Hospital Facility in Petersburg, Including the Certificate of Need Process**

If approved, Resolution #2026-01 will reaffirm the Assembly's support for Petersburg Medical Center's phased hospital development, including current construction plans and compliance with the state Certificate of Need process.

**D. Consideration of Diesel Generation Adjustment Charge for December 2025 Billing Period**

The Assembly is asked to consider implementing the diesel generation adjustment charge for the December 2025 billing period. This adjustment would recover unanticipated costs incurred during periods of peak demand when diesel generation was required. A memo from Utility Director Hagerman is attached.

Suggested motion: *I move to apply the diesel generation adjustment charge to the December 2025 utility billing.*

**E. Request to the United States Army Corps of Engineers (USACE) for a General Investigations Study for Scow Bay**

The Borough is requesting the USACE perform a general investigations study regarding development of a harbor basin and breakwater along Borough owned property in Scow Bay. This request is updated for 2026.

**F. Assignment of Alaska Commercial Electronics LLC Lease to Island Refrigeration, LLC**

Alaska Commercial Electronics LLC currently holds a lease with the Borough for Parcel #01-010-041. They have requested to assign this lease to Island Refrigeration LLC.

Island Refrigeration LLC has agreed to assume all terms and conditions of the existing lease agreement. A copy of the lease assignment application and the Assignment and Assumption Agreement is attached to this agenda item.

#### **G. Assembly / School Board Work Session**

In accordance with Petersburg Borough Charter Article 8, Section 8.04, the Assembly and School Board are required to meet at least once annually in a public session to discuss and coordinate financial planning, capital improvement needs, comprehensive education plans, and other matters of mutual concern.

Mayor Lynn requests to schedule a work session with the School Board on Thursday, February 26, 2026, at 6:00 pm in the Assembly Chambers.

#### **H. Tidal Network Work Session**

Mayor Lynn requests to schedule a work session at which Tidal Network will provide a presentation and answer community questions regarding communication towers on Monday, February 2, 2026, at 6:00 pm in the Assembly Chambers. This is a change to a work session from a community meeting that was scheduled at the January 5, 2026 Assembly meeting.

#### **I. Communication Towers Work Session**

Member Meucci requests to schedule a work session at which community members can ask questions and provide input regarding communication towers on Wednesday, January 28, 2026, at 6:00 pm in the Assembly Chambers.

### **16. Communications**

#### **A. Correspondence Received Since January 2, 2026**

### **17. Assembly Discussion Items**

#### **A. Assembly Member Comments**

**B. Marine Passenger Fee:** *Member Meucci requested this agenda item.*

**C. Bear and Trash Awareness - ADF&G June 6, 2026:** *Member Meucci requested this agenda item*

#### **D. Recognitions**

### **18. Adjourn**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Borough Assembly Regular Meeting

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Monday, January 05, 2026

12:00 PM

Assembly Chambers

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### 1. Call To Order/Roll Call

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

#### PRESENT

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

### 2. Voluntary Pledge of Allegiance

The Pledge was recited.

### 3. Approval of Minutes

#### A. Regular Assembly Meeting Minutes December 1, 2025

The minutes of the December 1, 2025 meeting were approved as submitted.

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 Valentine, Assembly Member Meucci, Assembly Member Martin,  
Assembly Member Newman

### 4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

## 5. Public Hearings

There were no public hearings.

## 6. Bid Awards

There were no bid awards.

## 7. Persons to be Heard Related to Agenda

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

Tom Kowalski, representing himself, spoke against the communications towers being built in Petersburg and about his concerns about diminishing property values and the harm that communication towers can cause to children's health.

Chris Cropley, the director of Tidal Network, said that he would be available to answer any questions during the meeting.

David Beebe, representing himself, spoke about health and safety concerns and private property devaluation resulting from communications towers.

## 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.*

Andy Wright, representing himself, spoke against the communications towers in Petersburg and would like to see zoning code updated.

## 9. Boards, Commission and Committee Reports

There were no reports.

## 10. Consent Agenda

There were no consent agenda items.

## 11. Report of Other Officers

**A. SEAPA Update:** Director Hagerman and Mayor Lynn provided a report on the December 3rd SEAPA meeting in Ketchikan. The third turbine project at Tyee Lake was also discussed.

**B. Petersburg Medical Center**

CEO Hofstetter provided an update on Petersburg Medical Center.

**C. Petersburg School District**

Superintendent Taylor provided an update on school activities.

## 12. Mayor's Report

**A. January 5, 2026 Mayor's Report**

Mayor Lynn read his report into the record.

## 13. Manager's Report

### A. January 5, 2026 Manager's Report

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

## 14. Unfinished Business

### A. Ordinance #2025-16: An Ordinance Amending Chapter 4.04 of the Municipal Code, Entitled "Purchasing", to Update Bid and Proposal Submission Procedures - Third Reading

If approved in three readings, Ordinance #2025-16 will amend Chapter 4.04 of the Municipal Code to modernize and clarify the Borough's purchasing requirements by allowing electronic submission of responses to Invitations to Bid and Requests for Proposals.

Ordinance #2025-16 was unanimously approved in its third reading.

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

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

## 15. New Business

### A. Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - First Reading

If approved in three readings this supplemental budget would make changes to the following funds:

Transfer \$300,000 from the FY2025 General Fund Surplus to the Parks and Recreation Sewer Repair Capital Project. A memo from Director Payne regarding the transfer is attached.

Transfer the remaining General Fund FY2025 surplus of \$131,365 to the Assisted Living Facility Fund that is operating at a deficit.

By unanimous roll call vote, Ordinance #2026-01 was approved in its first reading.

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

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

**B. Resolution #2025-22: A Resolution Establishing Documents Which May Be Submitted to Determine Eligibility by Low-Income Senior Residents for a Senior Sales Tax Exemption**

If adopted, Resolution #2025-22 will allow seniors to demonstrate eligibility for a senior sales tax exemption card by providing proof of a pending application for the State of Alaska Senior Benefits Payment program.

By unanimous Roll Call vote, Resolution #2025-22 was approved.

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

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

**C. Resolution #2025-23: A Resolution Adopting an Alternative Allocation Method for the FY26 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in FMA 18: Central Southeast Area**

Each year the Borough approves a version of this Resolution adopting the alternative allocation method for the current fiscal year's Shared Fisheries Business Tax Program. Finance Director Tow is requesting approval of Resolution #2025-23 for FY26.

By unanimous Roll Call vote, Resolution #2025-23 was approved.

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

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

**D. Assembly / Hospital Board Work Session**

Per Petersburg Borough Code 3.50.090, the hospital board shall meet with the assembly at least annually to discuss and coordinate financial planning, capital improvement needs, comprehensive plans for health care and other issues relating to the hospital and associated facilities.

The Assembly unanimously approved to hold the Assembly/Hospital Board Work Session meeting on January 26, 2026, at 5:30 pm.

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

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

## **E. Mayor's Request to Reschedule April Assembly Meeting**

The Assembly unanimously approved to move the April 6, 2026 noon Assembly meeting to Monday, April 13, 2026 at noon due to both clerks attending the SHRM conference in Anchorage.

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

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

## **F. Mayor's Request to Schedule Board of Equalization Hearing**

The Assembly unanimously approved to hold the Board of Equalization meeting on April 14, 2026, at 12:00 pm.

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

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

## **G. Review of Proposed 2026 Capital Projects**

Attached to this meeting packet are two spreadsheets detailing the proposed Capital Projects for Petersburg in 2026.

**Attachment 1:** A prioritized list of the top recommended projects.

**Attachment 2:** A comprehensive list of all Capital Project requests submitted by borough departments.

The Assembly unanimously approved the proposed Capital Projects list.

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 Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

## **H. FY2027 Federal Priority Projects**

The Assembly unanimously approved the FY2027 Federal Priority Projects list.

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

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

## **I. Appointed Member at Large to the Petersburg Economic Development Council**

By unanimous roll call vote, the Assembly appointed Rocio Tejera to the PEDC as the Member at Large for a three-year term that begins January 5, 2026 and ends December 31, 2028.

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

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

## **J. Borough Manager Performance Evaluation Timeline**

The Assembly unanimously approved the Borough Manager performance evaluation timeline.

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 Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

## **K. Appointment of Assembly Member for Borough Manager Evaluation Review**

Scott Newman was appointed to assist Mayor Lynn to review the compiled evaluations for the Borough Manager.

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

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

## **16. Communications**

### **A. Correspondence Received Since 11.27.2025**

## **17. Assembly Discussion Items**

### **A. Discussion on Communications Towers with Tidal Network: Requested by Member Meucci**

Member Meucci has prepared questions for Tidal Network regarding communications towers.

Member Meucci asked the Assembly if they had additional questions to add to his questions for Tidal Network that were included in the Assembly packet.

Member Stanton Gregor said that Tidal Network has an online survey available.

Tidal Network Director Chris Cropley said that anyone is welcome to contact him with questions about the communications towers directly via phone at 907-538-8255, or via email at chris@tidalnet.com.

After discussion about availability and meeting dates, Chris Cropley indicated that he would be available to come to Petersburg for an in-person meeting on February 2, 2026, for a 6:00 pm meeting.

## **B. Assembly Member Comments**

Member Stanton Gregor thanked Borough staff for all of their hard work removing snow over the holidays. He also reminded everyone that Tidal Network is a private business and has been following the rules in regard to the communication towers.

Member Meucci stated that it's time to discuss updating some outdated zoning and ordinances in Petersburg to be able to include language about communications towers.

Member Maritin spoke about what he learned at the Newly Elected Officials training in Anchorage in December. He would like to see more work sessions with the assembly to make sure that the community has a chance to be heard by the Assembly.

Member Valentine said that the opportunity to hear more input from the community and from Mr. Cropley from Tidal Network is an important opportunity.

Member Schwartz encouraged everyone in the community who is concerned about the communication tower issue to contact Tidal Network using the survey, the phone number and email that Mr. Cropley provided.

Member Meucci thanked everyone who has been clearing snow away from the fire hydrants. He also recommended that an evening meeting would be best for the community to be able to participate in a meeting with Tidal Network.

## **C. Recognitions**

### **18. Adjourn**

The meeting was adjourned at 1:40 pm.

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



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 5, 2026

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov); [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov);

Licensee: **Kito's Kave, Inc.**

DBA: Kito's Kave Bar & Liquor

VIA email: [kitoskave@gci.net](mailto:kitoskave@gci.net)

Local Government 1: Petersburg Borough

Via Email: [tiffany.glass@petersburgak.gov](mailto:tiffany.glass@petersburgak.gov); [bregula@petersburgak.gov](mailto:bregula@petersburgak.gov)

Re: Package Store License #590 Combined Renewal Notice for 2026-2027 Renewal Cycle

|                             |  |
|-----------------------------|--|
| <b>License Number:</b>      | #590   |
| <b>License Type:</b>        | Package Store License                                    |
| <b>Licensee:</b>            | Kito's Kave, Inc.  |
| <b>Doing Business As:</b>   | Kito's Kave Bar & Liquor                                 |
| <b>Physical Address:</b>    | 200 Chief John Lott St<br>Petersburg, AK 99833           |
| <b>Designated Licensee:</b> | Diane Otness   |
| <b>Phone Number:</b>        | 425-971-1652   |
| <b>Email Address:</b>       | <a href="mailto:kitoskave@gci.net">kitoskave@gci.net</a> |

License Renewal Application

Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **February 3<sup>rd</sup>, 2026** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to

protest per AS 04.11.480(a). Information about this board meeting can be found on our website closer to the date of the board meeting. [Home, Alcohol & Marijuana Control Office](#)

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,  
Reece Parks, Licensing Examiner II  
For  
Kevin Richard, Director

# BLIND SLOUGH HYDRO

## OWNER'S DAM SAFETY PLAN AND EMERGENCY ACTION PLAN

Presentation to Petersburg Borough Assembly

January 20, 2026

- ▶ Federal Energy Regulatory Commission License Requirements – Safety plans
- ▶ Owner's Dam Safety Plan
- ▶ Emergency Action Plan

# AGENDA

# FERC LICENSE REQUIREMENTS FOR SAFETY

- ▶ Public Safety Plan
- ▶ Dam Safety, Surveillance and Monitoring Plan
- ▶ Owner's Dam Safety Plan
- ▶ Emergency Action Plan

# CRYSTAL LAKE OWNER'S DAM SAFETY PLAN

## STATEMENT OF PURPOSE

- ▶ This plan recognizes the special responsibility that all owners must operate their dams in a safe manner.
- ▶ Crystal Lake Dam is a High Hazard Dam due to potential for loss of life and damage to structures at the Crystal Lake Hatchery and USFS Blind Slough picnic area if a failure were to occur.

# PROJECT DESCRIPTION









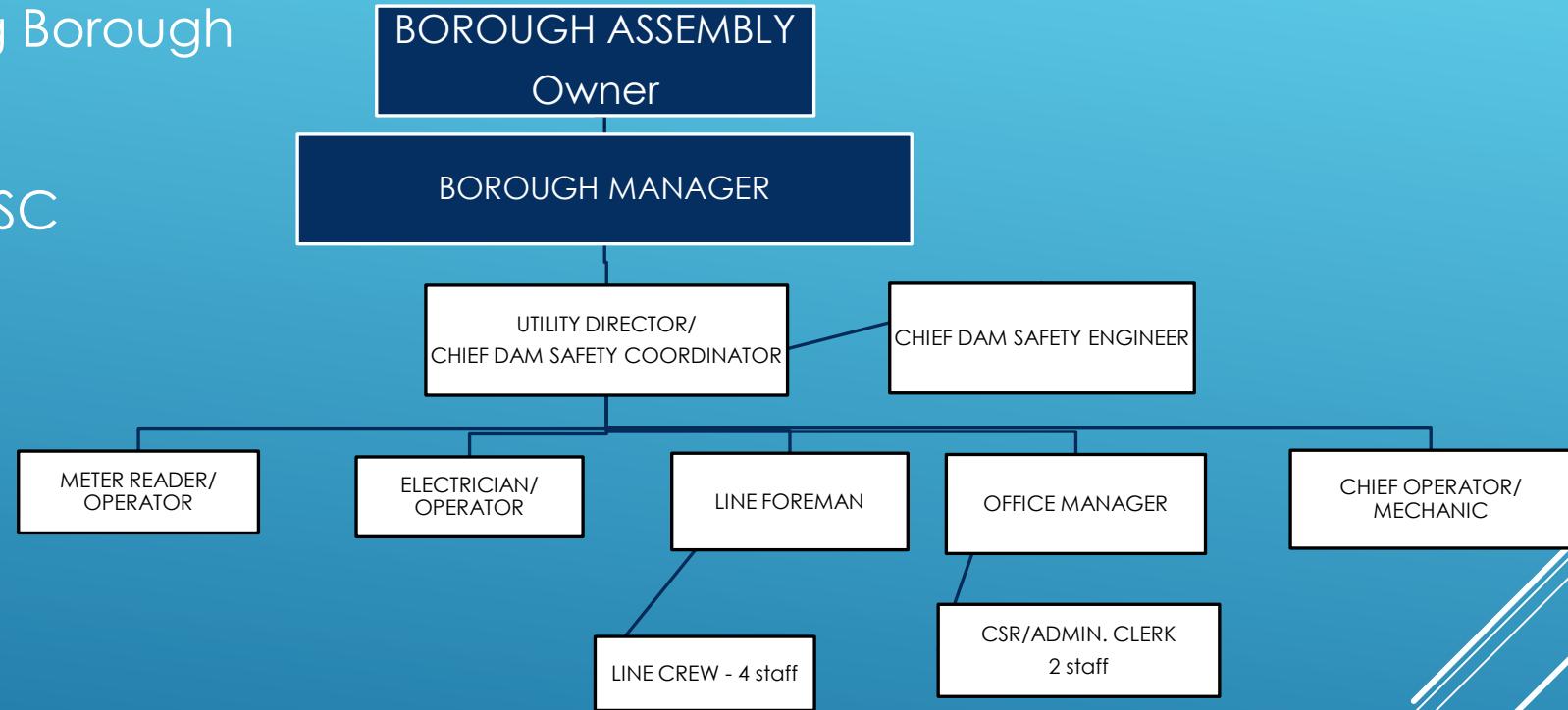


Item 11A.



# RESPONSIBILITY FOR DAM SAFETY

- ▶ Owner – Petersburg Borough
- ▶ Operator – PMPL
- ▶ Utility Director – CDSC
  - ▶ CDSE
- ▶ PMPL Staff



DAM SAFETY TRAINING

COMMUNICATIONS/REPORTING

RECORD KEEPING

CONTINUAL IMPROVEMENTS

ODSP AUDITS

THE ODSP SERVES TO ESTABLISH AND MAINTAIN A SAFE  
HYDROELECTRIC PROJECT FOR THE BOROUGH AND MEMBERS  
OF THE PUBLIC.

# EMERGENCY ACTION PLAN

- ▶ This plan defines responsibilities and provides procedures designed to identify unusual and unlikely conditions which may endanger the Crystal Lake Dam in time to mitigate any hazards and notify affected parties of possible, impending or actual failure of the dam.

# DAM SAFETY EMERGENCY LEVEL CATEGORIES

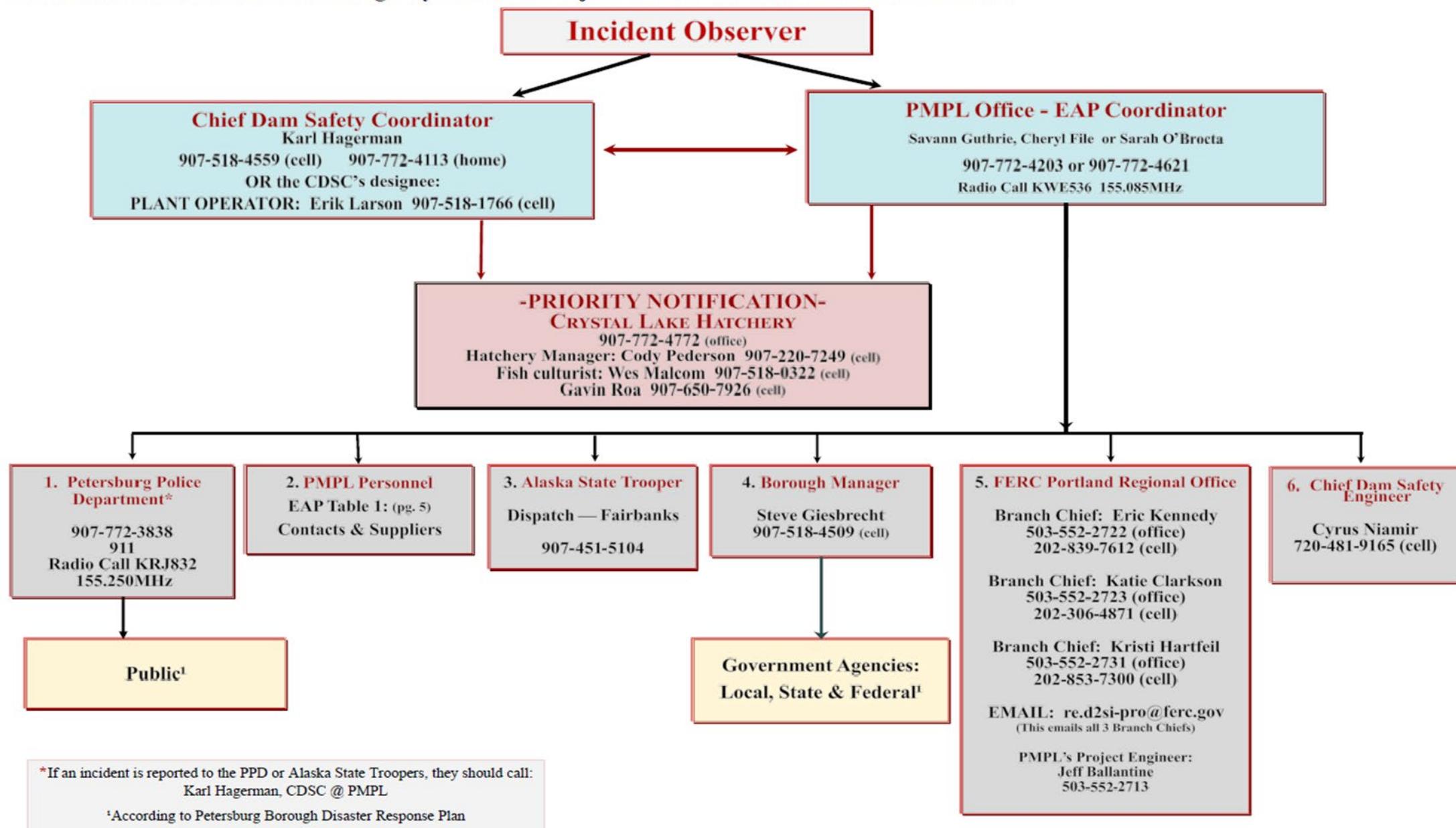
CDSC, IN CONSULTATION WITH CDSE, DETERMINES IF ACTIVATION OF EAP IS NECESSARY AND THE EMERGENCY LEVEL PRIOR TO NOTIFICATIONS

Non-failure

Potential Failure

Imminent Failure

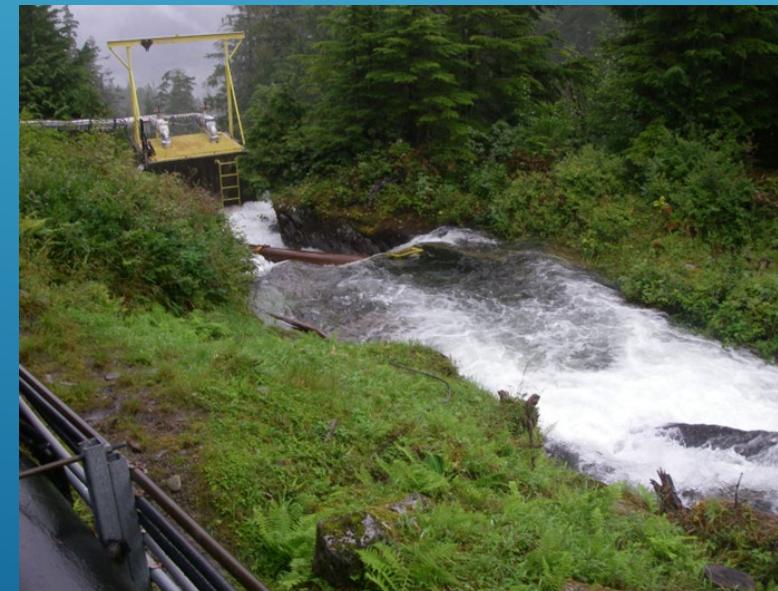
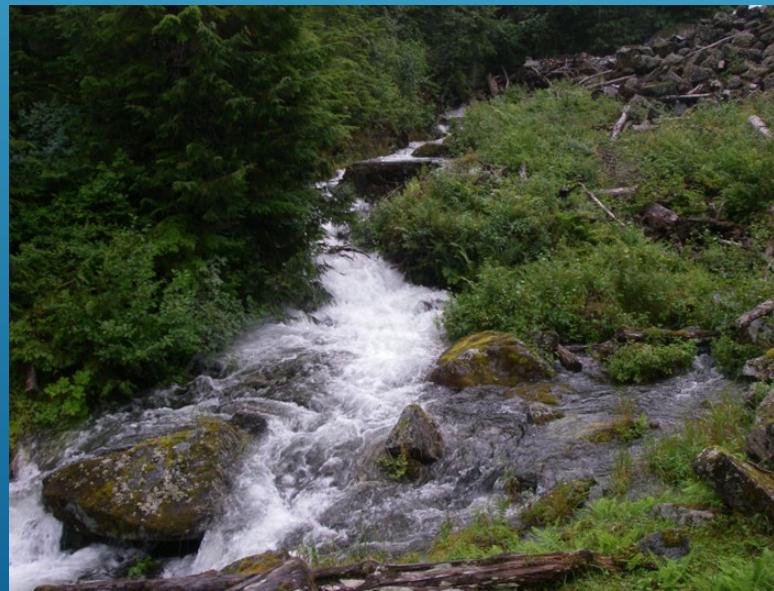
## Notification Flowchart for Blind Slough Hydroelectric Project No. 201—Potential or Imminent Failure



- ▶ EAP Provisions
  - ▶ Detection
  - ▶ Notification and communication
  - ▶ Emergency Actions
  - ▶ Termination and follow-up
  - ▶ Preparedness



Item 11A.



- ▶ FERC mandated safety plans serve to make our hydroelectric project safe for employees and the public, and also guide the Borough in the event of an emergency situation.
- ▶ Thank you
- ▶ Questions?

**Mayor's Report  
For  
January 20, 2026 Assembly Meeting**

1. **Housing Work Session:** The Assembly held a housing work session with borough staff on January 7, 2026 to review progress on housing actions in Petersburg and to discuss potential additional actions. A report summarizing the discussion will be presented at the February 2, 2026 Assembly meeting, where community input will be requested on the topics covered during the work session.
2. **Tidal Network Virtual Meeting:** Tidal Network will host a virtual community outreach event for Petersburg on Tuesday, January 27, 2026, at 5:30 p.m. Community members may join by going to [tidalnet.com/community](http://tidalnet.com/community). The Director of Tidal Network, Chris Cropley, has also provided his contact information for anyone with questions: Cell: 907-538-8255 or Email: [chris@tidalnet.com](mailto:chris@tidalnet.com).
3. **Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling one vacant seat on the Public Safety Advisory Board until the October 2026 Municipal Election. Letters of interest should be submitted to the clerk at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to [bregula@petersburgak.gov](mailto:bregula@petersburgak.gov).



**Borough Manager's Report**  
**Assembly Meeting 20 January 2026**

- ❖ Borough had a second dive at the outfall pipe for the Wastewater plant to gather remaining data for our contracted engineer. HDR is working on design and bid documents that will enable us to move forward with the repairs to the outfall line.
- ❖ We have maintenance staff assisting the streets division at the Manor to prepare rooms for new tenants.
- ❖ Motor Pool is performing year-end fleet inspections and troubleshooting diesel fuel pump issues with Mattingly Electric. We are currently advertising for an open mechanic position.
- ❖ With recent rainfall totals, we observed elevated levels of organics in the water from the Cabin Creek Reservoir which the plant successfully treated using standard protocols.
- ❖ During a recent period of extreme cold, the Clearwell had to be drained to repair several pinhole leaks, highlighting its deteriorating condition and the urgent need for replacement. When the Clearwell is offline, the Baler loses access to both domestic and fire suppression water, creating a significant operational risk.
- ❖ PMPL staff has completed erecting the temporary Scow Bay Gen #2 shelter and has installed heaters and lights in the enclosure. The generator is protected and will be ready for construction in summer of 2026.
- ❖ Dawson Construction and EPS are moving forward on initial value engineering concepts for the Scow Bay Generator #2 building. 65% design is scheduled to be completed by the end of February.
- ❖ PMPL Staff recently assisted Parks and Recreation and Mattingly Electric to help troubleshoot and access the breakers at the Aquatic Center.
- ❖ Crystal Lake is full and spilling due to the rain on snow and warm temperatures. The department continues to maximize output of the Blind Slough Hydro with the plentiful water.
- ❖ Glo wants to recognize her entire staff who worked hard this last month keeping up with the snow removal and communicating well with boat owners and boat watchers. It really paid off well with minimal issues concerning boat sinkings and damage to the facility.
- ❖ The library has expanded passport service hours to better meet community demand; current information is available at [pslib.org/passports](http://pslib.org/passports).
- ❖ Library staff are preparing for the annual inventory closure, scheduled for February 9–12.
- ❖ Preparing grant applications for 2026 projects at the library, including a new library website, a self-checkout kiosk, and library collection materials.

**Borough Administration**

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759  
[www.ci.petersburg.ak.us](http://www.ci.petersburg.ak.us)

- ❖ Power and Light had some water coming into the crew room during the first big meltdown, but staff was able to shovel built up snow and ice to channel the water away. No damage done to the concrete floor in the building.
- ❖ A small entry awning at the Scow Bay storage building was “detached” by a large slide of snow in December. We’ll install a gable awning in the spring to help avoid this in the future.
- ❖ The Fire Hall had water intrusions that affected two bedrooms, the Fire Marshal’s office and a little bit of the communications room. This was due to an ice dam that allowed water to get under the tin of the compound roof. The damage was mostly directed to the carpet and ceiling tiles, with anything of importance being spared.
- ❖ We continue to have a long-standing issue with the garage doors in the apparatus bay (The springs and cables generally are the problem, but two doors are showing issues with the motors.) Also, we do have issues with the building foundation settling, which causes the sheetrock to crack in places.
- ❖ PVFD has an EMT-1 Class scheduled for Jan 25th-March 16th. Interested persons should email Aaron Hankins at [Ahankins@petersburgak.gov](mailto:Ahankins@petersburgak.gov) or call the station at 907-772-3355.
- ❖ Parks and Recreation would like to thank Darby Mattingly and Power & Light for their assistance with the Aquatic Center power outage! The Aquatic Center outage was a result of excessive water draining from the roof onto electrical panels below, saturating the main breaker. A new breaker will be purchased as a backup and an awning built over the panel to reduce chances of happening again.
- ❖ Parks and Recreation will host a Drill Conductor course, in partnership with AMSEA (Alaska Marine Safety Education Association) on Saturday, Feb. 2 from 8a - 7p. Register on AMSEA website, stop by Parks and Rec or speak to Stephanie Payne for more information. Course is free to commercial fishermen and is a USCG approved training requirement for commercial vessels.
- ❖ There will be a swim assessment for youth swim lessons at the Aquatic Center on Tuesday, January 27th during Parent/Tot swim at 6:30p. Check with Parks and Rec for more information.
- ❖ Need First Aid certification? Contact Stephanie Payne at Parks and Recreation to get scheduled for a course.
- ❖ The Police Department continues to have recurring water intrusion issues when snow starts melting on the Borough roof. We have a leak that drips into the area between Dispatch and Booking. The PD will continue to work with Building Maintenance to find a potential solution.
- ❖ The PD has been asked by an Assembly member to address local vehicle headlight/taillight concerns. The PD is addressing the issue through traffic stops and warnings. If the issue is not corrected, the next stop results in a citation. Officers have recently had difficulty conducting traffic stops due to the amount of snow along the roadway edges limiting safe turnaround options.
- ❖ Petersburg Police Department does fingerprinting for several businesses in the community to include childcare locations. As a reminder, Petersburg did try a couple of years ago to be a location where people can get their fingerprinting done for TSA precheck, SIDA badging and other services but were declined by the federal government entity that approves locations. Their reason was that Juneau and Wrangell already provide these services.

**Borough Administration**

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759  
[www.ci.petersburg.ak.us](http://www.ci.petersburg.ak.us)

**PETERSBURG BOROUGH  
ORDINANCE #2026-01**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING  
THE FY 2026 BUDGET FOR KNOWN CHANGES**

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

**Section 2. Purpose:** The purpose of this ordinance is to adjust the FY 2026 budget for known changes.

**Section 3. Substantive Provisions:** In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2025 and ending June 30, 2026 is adjusted as follows:

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

| Account Number  | Account  | Original Budget | Increase (Decrease) | Amended Budget |
|---|--|-----------------|---------------------|----------------|
| <b>FISCAL YEAR 2026 REVENUE / EXPENSE BUDGET ADJUSTMENTS</b>  |  |                 |                     |                |
| <b>General Fund – Parks and Recreation – Sewer Repair Project</b>   |  |                 |                     |                |
|   |  |                 |                     |                |
| 110.000.501962  | Transfer Out to P&R Sewer Repair                                       | \$0             | (\$300,000.)        | (\$300,000.)   |
| 703.000.402272  | Transfer In From General Fund Reserves                                 | \$              | \$300,000.          | \$300,000.     |
| Additional funding is necessary to proceed with the award of the contract for repairs at the Aquatic Center. The Aquatic Center Capital Project currently has an available balance of \$1,002,109. Approval of the proposed transfer from General Fund reserves would increase the total project funding to \$1,302,109. The General Fund closed FY25 with a surplus of \$431,365, from which the \$300,000 proposed transfer would be funded from. |  |                 |                     |                |
| <b>Assisted Living – Operating Transfer</b>   |  |                 |                     |                |
|   |  |                 |                     |                |
| 480.000.402240  | Operating Transfer from the General Fund                               | \$125,000.      | \$131,365.          | \$256,365.     |
| 110.000.501960  | Transfer remaining FY25 surplus out of General Fund to Assisted Living | (\$125,000.)    | (\$131,365.)        | (\$256,365.)   |
| Transfer the remaining General Fund surplus from fiscal year 2025 to the Assisted Living Facility that is operating at a deficit.   |  |                 |                     |                |

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

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

**PETERSBURG BOROUGH  
ORDINANCE #2026-01**

**Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 2<sup>nd</sup> day of February, 2026.**

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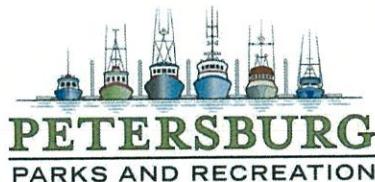
**Bob Lynn, Mayor**

**ATTEST:**

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**Rebecca Regula, Borough Clerk**

Adopted:  
Published:  
Effective:



## MEMORANDUM

TO: MAYOR LYNN AND BOROUGH ASSEMBLY  
FROM: STAPHANIE PAYNE, PARKS AND RECREATION DIRECTOR  
SUBJECT: AQUATIC SEWER LINE REPAIR COST  
DATE: 12.23.25  
CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Parks and Recreation Department has been experiencing disruptions to our aquatic center sewer system for past few years, rendering parts of our facility unusable for health concerns. We have worked with RESPEC Engineering to create bid documents and have received only one bid for the repair project. The bid received was considerably higher than expected. We have worked with both RESPEC and bidding company to reduce costs through negotiations and project adjustments.

The Aquatic Center Fund currently has a balance of \$1,002,109.00. The current bid price is \$1,148,548.21, along with an additional engineering cost of \$32,250 for shoring and access assistance, for a total of \$1,180,798. We would like to request an additional amount of \$300,000 from the General Fund be added to the Aquatic Center Fund to cover these expenses and allow for contingencies, bringing the balance of said fund to \$1,302,109.

Thank you for your consideration.



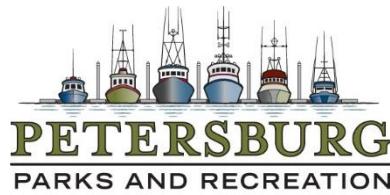
ESPEC

PSG Aquatic - Temp Shoring & Access

12/08/25

SUMMARY

| Phase                      | Project Management | Structural         | ODCs              | Total              |
|----------------------------|--------------------|--------------------|-------------------|--------------------|
| 1 #450 - Temp. Shoring     | \$5,920.00         | \$16,790.00        | \$1,000.00        | \$23,710.00        |
| 2 #450 - Temp. Access Demo | \$0.00             | \$8,540.00         | \$0.00            | \$8,540.00         |
| 3 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 4 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 5 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 6 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 7 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 8 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| 9 #-                       | \$0.00             | \$0.00             | \$0.00            | \$0.00             |
| <b>Subtotal</b>            | <b>\$5,920.00</b>  | <b>\$25,330.00</b> | <b>\$1,000.00</b> | <b>\$32,250.00</b> |
| Est Tax                    |                    |                    |                   | \$0.00             |
| <b>Total</b>               |                    |                    |                   | <b>\$32,250.00</b> |



## MEMORANDUM

TO: MAYOR LYNN AND BOROUGH ASSEMBLY  
FROM: STEPHANIE PAYNE, PARKS AND RECREATION DIRECTOR  
SUBJECT: ELECTRICAL PANEL BREAKER  
DATE: 1.15.2026  
CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Parks and Recreation Department experienced an electrical panel breaker failure during the melting of our recent snow load draining directly onto our outdoor panels. The meltwater and rain saturated the panel breaker, leaving the Aquatic Center without power. The lack of power required the contract labor of an electrician alongside Petersburg Power and Light, an IT technician, and the purchase of a replacement breaker.

This is not a foreseen expense and therefore not budgeted for. We would like to request an additional \$5,000 be included into our maintenance budget for the costs associated with this electrical failure.

Thank you for your consideration.

**PETERSBURG BOROUGH  
ORDINANCE # 2026-02**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY VACATING A  
PORTION OF THE SEVENTH STREET RIGHT-OF-WAY AND AUTHORIZING  
CONVEYANCE OF THE VACATED AREA TO THE BOROUGH, TO BE  
CONSOLIDATED WITH ADJACENT BLOCK 275 TO CREATE A LOT SUITABLE  
FOR RESIDENTIAL DEVELOPMENT**

**WHEREAS**, Seventh Street is platted on U.S. Survey 1252A; and

**WHEREAS**, a portion of Seventh Street, approximately 200' in length at its longest point, is located between Gauffin and Lake Streets, to the west of Block 275 ("the area proposed for vacation"); and

**WHEREAS**, the Borough owns two of the three lots immediately adjacent to the area proposed for vacation, including Block 275; and

**WHEREAS**, the owners of the third lot have indicated to the Borough that they do not wish to purchase the vacated area located immediately adjacent to their lot; and

**WHEREAS**, on October 31, 2025, the Borough submitted an application for a right-of-way vacation, seeking to vacate that portion of Seventh Street in order to consolidate the vacated area to Block 275; and

**WHEREAS**, notice was provided to adjacent property owners, and a public hearing was held by the Planning Commission on December 9, 2025; and

**WHEREAS**, the Planning Commission considered comments from borough staff and the public and determined the portion of Seventh Street proposed for vacation was not valuable for any municipal purpose nor needed for access purposes to any lot, and vacating it would allow for conveyance to the Borough and consolidation with Block 275, creating a sellable lot; and

**WHEREAS**, the Planning Commission approved the vacation of the identified portion of the Seventh Street right-of-way and recommended that the vacated area be conveyed to the Borough, for consolidation with adjacent Block 275, USS 1252A (as newly created Lot 2A), referring the matter to the Borough Assembly; and

**WHEREAS**, the borough intends to sell the newly created lot for residential development; and

**WHEREAS**, the borough assessor has determined the full and true assessed value of the vacated portion of Seventh Street is \$59,200.

**PETERSBURG BOROUGH  
ORDINANCE # 2026-02**

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:**

**Section 1. Classification.**

This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

**Section 2. Purpose.**

The purpose of this Ordinance is to accept the Platting Board's vacation of a portion of the Seventh Street right-of-way and authorize conveyance of the vacated area to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A, creating a lot suitable for residential development.

**Section 3. Substantive Provisions.**

A. In accordance with the approval of the Planning Commission, a portion of the Seventh Street right-of-way, reflected on attached Exhibit A, is hereby vacated.

B. In accordance with the Planning Commission's recommendation, the vacated area shall be conveyed to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A.

C. The Borough Manager is authorized to execute all documents necessary to effectuate the vacation and conveyance of the area vacated.

**Section 4. Where Record to be Maintained.**

This non-Code ordinance, and the enactment of the vacation and consolidation referenced under Section 3 of this ordinance, shall be maintained with the land records of the Borough.

**Section 5. Effective Date.**

This Ordinance will take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this  
16th day of February, 2026.**

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**Bob Lynn, Mayor**

**ATTEST:**

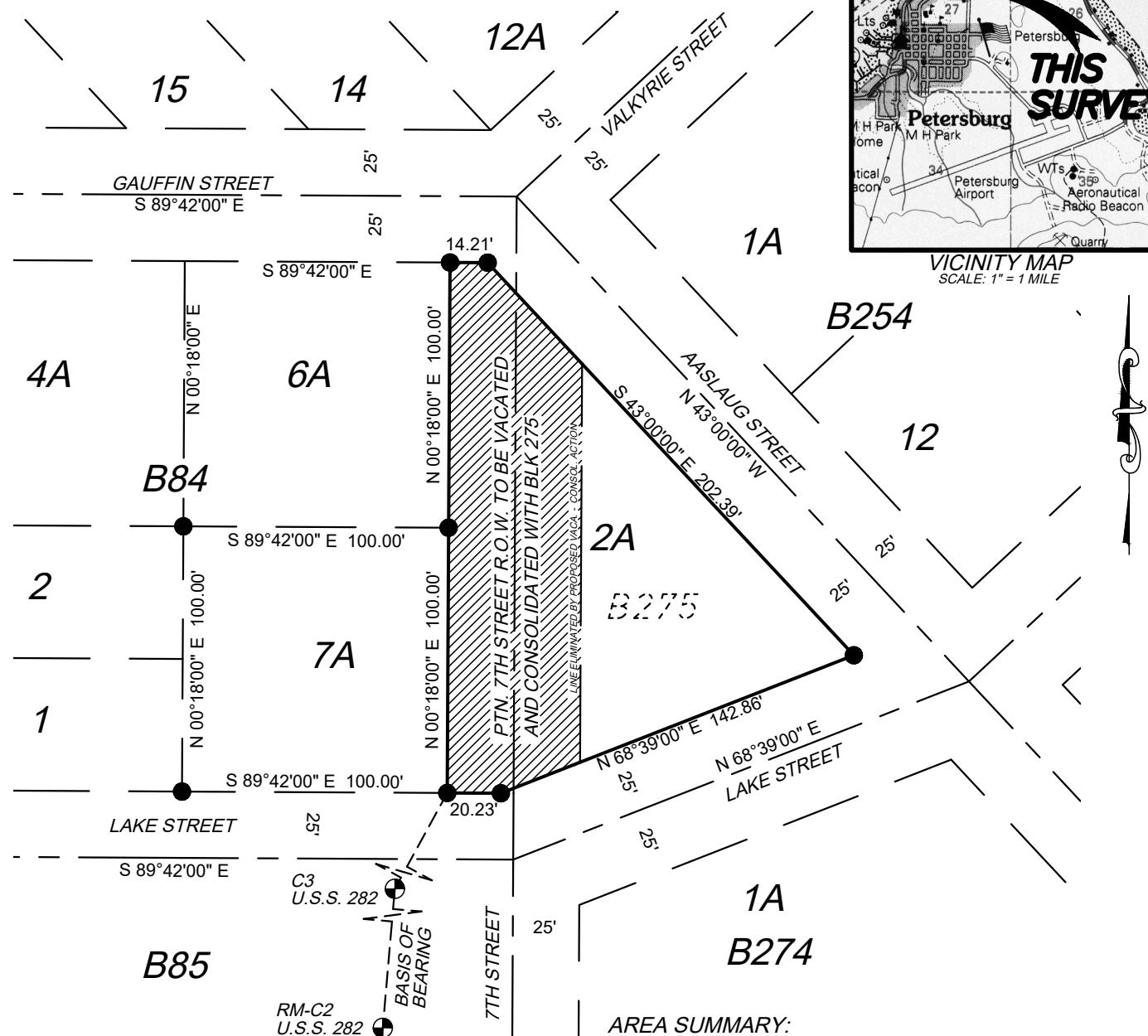
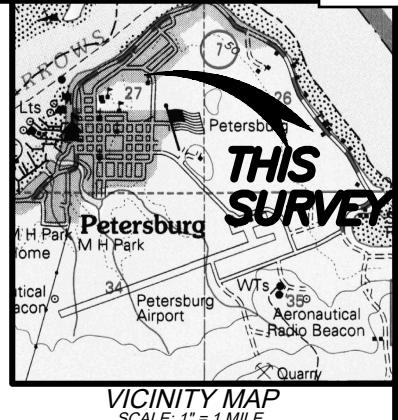
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**Rebecca Regula, Borough Clerk**

Adopted:  
Published:  
Effective:

## Ordinance #2026-02 - Exhibit A

*Item 15A.*

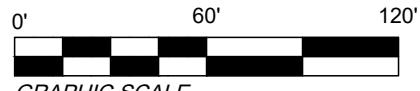


*SEVENTH STREET  
VACATION SUBDIVISION*

*A VACATION OF A PORTION OF SEVENTH STREET  
TO BE CONSOLIDATED WITH BLOCK 275 OF U.S.S. 1252A  
CREATING LOT 2A*

*PETERSBURG RECORDING DISTRICT*

CLIENT: PETERSBURG BOROUGH  
BOX 329  
PETERSBURG AK 99833



## LEGEND

- 2" MURPH ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- RECORD U.S.S. 282 REF. MON. OR CORNER MON. RECOVERED THIS SURVEY
- C.S.S., L.S. 10390 2" ALCAP MON ON REBAR  
ESTABLISHED THIS SURVEY



*PORTION OF 7TH STREET R.O.W. TO BE VACATED*

**SURVEYOR**  
**CENTRAL SOUTHEAST SURVEYORS**

P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075

DRAWING COMPLETED 11/11/25

**DRAWING No. 7TH STREET VACATION 2025**

## PLANNING COMMISSION REPORT

|                        |                                      |
|------------------------|--------------------------------------|
| Action #               | 2025-1201                            |
| Meeting Date:          | 12/9/2025                            |
| Applicant(s):          | Petersburg Borough                   |
| Property Owner(s):     | Petersburg Borough                   |
| Agent/Representative:  |                                      |
| Property Address:      | ptn of N 7th Street                  |
| Legal Description:     | ROW adjacent to Block 275, USS 1252a |
| Parcel ID              | 01-012-010                           |
| Acreage/Lot Size       | 9,144 sf                             |
| Current Zoning         | n/a                                  |
| Comp Plan Designation: | n/a                                  |
| Request Type:          | Vacation of a right-of-way.          |

### EXECUTIVE SUMMARY

|                            |   |
|----------------------------|---|
| Applicant Request:         | Vacation of portion of N 7th St ROW and consolidation with adjacent lot to create a larger lot suitable for residential development.  |
| Commission Recommendation: | The Planning Commission recommends the Borough Assembly approve the vacation of a portion of N 7th St with the condition that the vacated ROW is consolidated with the adjacent lot, Block 275, USS 1252A.                            |
| Key Issues:                | <ol style="list-style-type: none"> <li>1. The N 7th St ROW is not needed to access borough or private property.</li> <li>2. Vacated portion can be consolidated with adjacent lot to create a developable residential lot.</li> </ol> |

### PROJECT DESCRIPTION

| Proposal Details     |  |
|----------------------|--|
| Intended Use         | Borough intends to sell proposed Lot 2A for residential development. |
| Building/Development |  |
| Site Improvements    |  |
| Operations Plan      |  |
| Timeline             |  |

### SITE CHARACTERISTICS

|                               |   |
|-------------------------------|---|
| Size (including vacated ROW): | 9,144 sf  |
| Topography:                   | wooded/muskeg   |
| Existing Structures:          | none  |
| Legal Access:                 | Aaslaug St  |
| Utilities:                    | Water/Wastewater & Power are available on Aaslaug St. |
| Flood Zone:                   | n/a   |
| Constraints:                  |   |

### ZONING AND LAND USE ANALYSIS

|        |   |
|--------|---|
| Zone   | Single-family Residential                                     |
| Intent | SFR provides a sound and attractive residential neighborhood. |

|                           |   |                          |                       |
|---------------------------|---|--------------------------|-----------------------|
| <b>Principal Uses</b>     | Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.        |                          |                       |
| <b>Conditional Uses</b>   | Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings. |                          |                       |
| <b>Surrounding Zoning</b> |   | <b>Existing Land Use</b> |                       |
| North                     | Single-family Residential   | North                    | Residential           |
| South                     | Single-family Residential   | South                    | Commercial/Industrial |
| East                      | Single-family Residential   | East                     | Residential           |
| West                      | Single-family Residential   | West                     | Residential           |

#### LOT DEVELOPMENT STANDARDS

| Standard             | Required            | Proposed | Conforms? | Comment              |
|----------------------|---------------------|----------|-----------|----------------------|
| Min. Lot Size        | 8,000 sf            | 9144 sf  | yes       | Will be consolidated |
| Setback - Front      | 20 ft               |          |           | with adjacent lot    |
| Setback - Side       | 10 ft               |          |           |                      |
| Setback - Rear       | 20 ft               |          |           |                      |
| Max. Lot Coverage    | 35%                 |          |           |                      |
| Max. Building Height | 2 stories           |          |           |                      |
| Parking Spaces       | 2 per dwelling unit |          |           |                      |

#### STANDARDS ANALYSIS (PMC 18.30.020-18.30.050)

The platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The proposed ROW vacation eliminates a 200' platted ROW between Gauffin St and the undeveloped portion of Lake St. The adjacent vacant lot (Block 275) is small and oddly shaped limiting its development for residential use. The vacated portion of the ROW may then be consolidated with Block 275 to create a legal lot with direct access to road, water, sewer, and electricity. The borough's intent is to sell the new lot for residential development.

#### DEPARTMENT REVIEWS

| Department Name | Comments   |
|-----------------|--|
| Public Works:   | Future utility can run down undeveloped portion of Lake St |

#### PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.30.030. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

#### FINDINGS AND CONDITIONS OF APPROVAL

##### Findings of Fact

- Finding 1: Petersburg Borough is the majority property owner on this portion of N 7th St.
- Finding 2: ROW is not needed to access borough or private property.
- Finding 3: Vacating ROW allows for creation of a standard lot with access to road and utility.

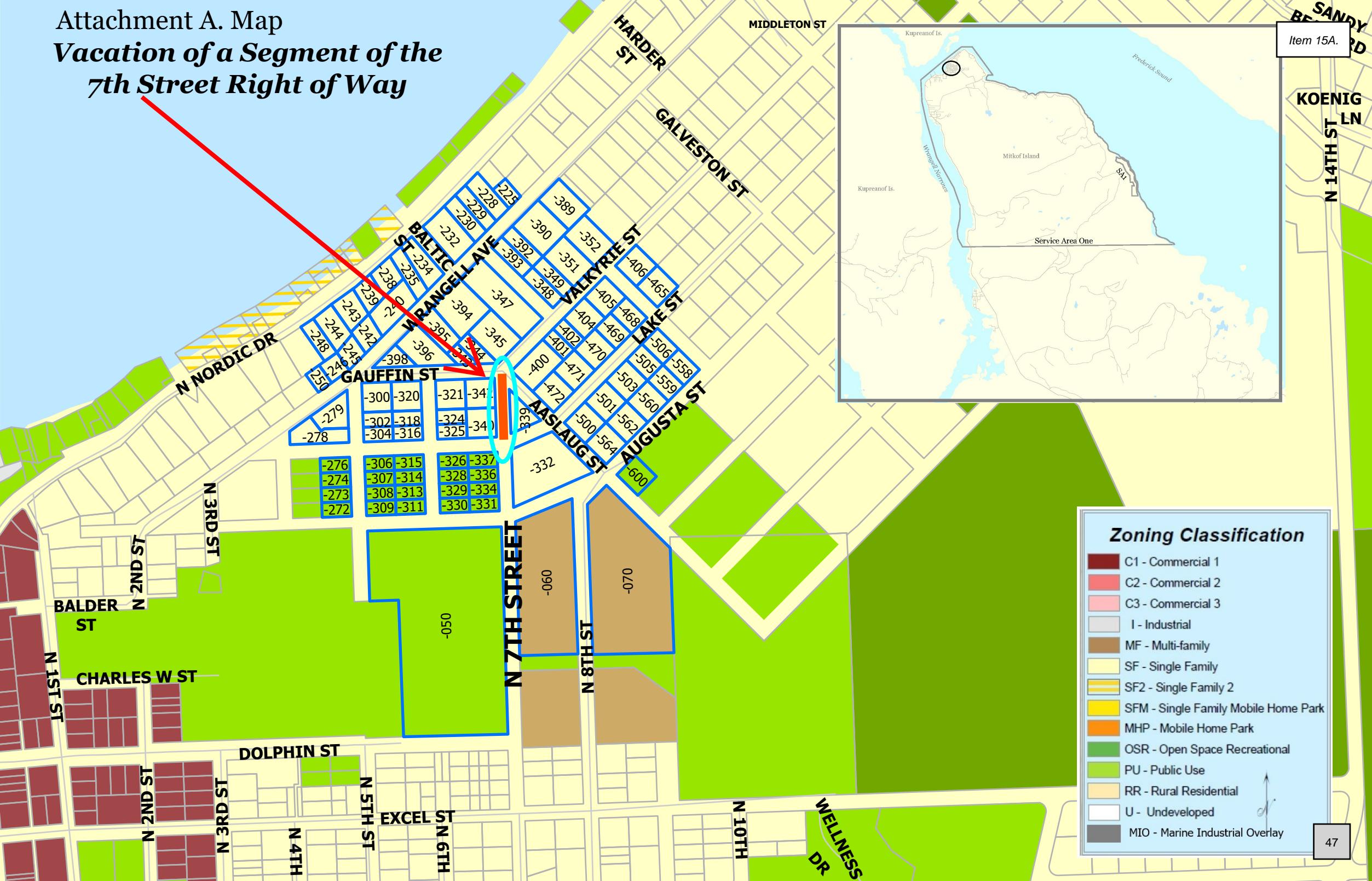
#### ATTACHMENTS

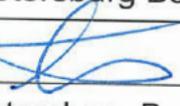
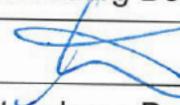
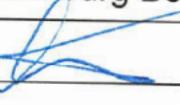
|                        |                    |                  |
|------------------------|--------------------|------------------|
| A. Maps                | C. Public Comments | E. Proposed Plat |
| B. Applicant Materials | D. Public Notice   |                  |

# Attachment A. Map

## Vacation of a Segment of the 7th Street Right of Way

Item 15A.



|   |                      |   |                                       |                                |
|---|----------------------|---|---------------------------------------|--------------------------------|
|  <b>PETERSBURG BOROUGH</b><br><b>R.O.W. VACATION</b>   |                      |   |                                       | CODE TO: <b>110.000.404110</b> |
|   |                      |   |                                       | BASE FEE: \$50.00              |
|   |                      |   |                                       | PUBLIC NOTICE FEE: \$70.00     |
|   |                      |   |                                       | <b>TOTAL:</b> \$120.00         |
| DATE RECEIVED:  | RECEIVED BY:         | CHECK NO. or CC:                        |                                       |                                |
| <b>APPLICANT/AGENT:</b>   |                      | <b>PROPERTY OWNER(S):</b>               |                                       |                                |
| NAME <b>Petersburg Borough</b>  |                      | NAME                                    |                                       |                                |
| MAILING ADDRESS [REDACTED]  |                      | MAILING ADDRESS                         |                                       |                                |
| CITY/STATE/ZIP <b>Petersburg, AK 99833</b>  |                      | CITY/STATE/ZIP                          |                                       |                                |
| PHONE <b>907-772-4425</b>   |                      | PHONE                                   |                                       |                                |
| EMAIL [REDACTED]  |                      | EMAIL                                   |                                       |                                |
| <b>Adjacent Properties</b>  |                      |   |                                       |                                |
| Number of Lots/Parcels Affected by Vacation:<br><b>4</b>  |                      | Subdivision: <b>Petersburg Townsite</b> | Plat #: <b>USS 1252 and USS 1252a</b> |                                |
| <b>SUBMITTALS:</b>  |                      |   |                                       |                                |
| Please include a copy of plat.  |                      |   |                                       |                                |
| <b>SIGNATURE(S):</b>  |                      |   |                                       |                                |
| I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code. |                      |   |                                       |                                |
| I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.                                       |                      |   |                                       |                                |
| <b>Lot/Block</b>  | <b>Owner(s) Name</b> | <b>Mailing Address</b>                  | <b>Email</b>                          | <b>Phone</b>                   |
| Block 275   | Petersburg Borough   | PO Box 329, Petersburg, AK [REDACTED]   | [REDACTED]                            | 907-772-4425                   |
| <b>Owner Signature:</b>    |                      |   |                                       |                                |
| Lot 7, Block 84   | Petersburg Borough   | PO Box 329, Petersburg, AK [REDACTED]   | [REDACTED]                            | 907-772-4425                   |
| <b>Owner Signature:</b>    |                      |   |                                       |                                |
| Lot 8, Block 84   | Petersburg Borough   | PO Box 329, Petersburg, AK [REDACTED]   | [REDACTED]                            | 907-772-4425                   |
| <b>Owner Signature:</b>    |                      |   |                                       |                                |
|   |                      |   |                                       |                                |
| <b>Owner Signature:</b>   |                      |   |                                       |                                |
|   |                      |   |                                       |                                |
| <b>Owner Signature:</b>   |                      |   |                                       |                                |
|   |                      |   |                                       |                                |



November 18, 2025

**EMMENEGGER DENNIS EMMENEGGER KATHRYN**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**Recommendation to the Borough Assembly regarding an application from the Petersburg Borough to vacate a portion of N 7<sup>th</sup> Street**

The public hearing and consideration of the application will be held:

**Tuesday, December 9, 2025, at 12:00 PM**  
Assembly Chambers, Municipal Building  
12 South Nordic Drive, Petersburg, Alaska.

The meeting is open to the public.  
To attend via **ZOOM**, please contact Anna Caulum at 907-772-5409.

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

**TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION**

|               |  |
|---------------|--|
| By Mail:      | PO Box 329, Petersburg, Alaska 99833                                   |
| By Email:     | <a href="mailto:acaulum@petersburgak.gov">acaulum@petersburgak.gov</a> |
| Hand-Deliver: | Petersburg Municipal Building, 12 S. Nordic Dr.                        |

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

Sincerely,

Liz Cabrera  
Community & Economic Development Department

**Community & Economic Development**

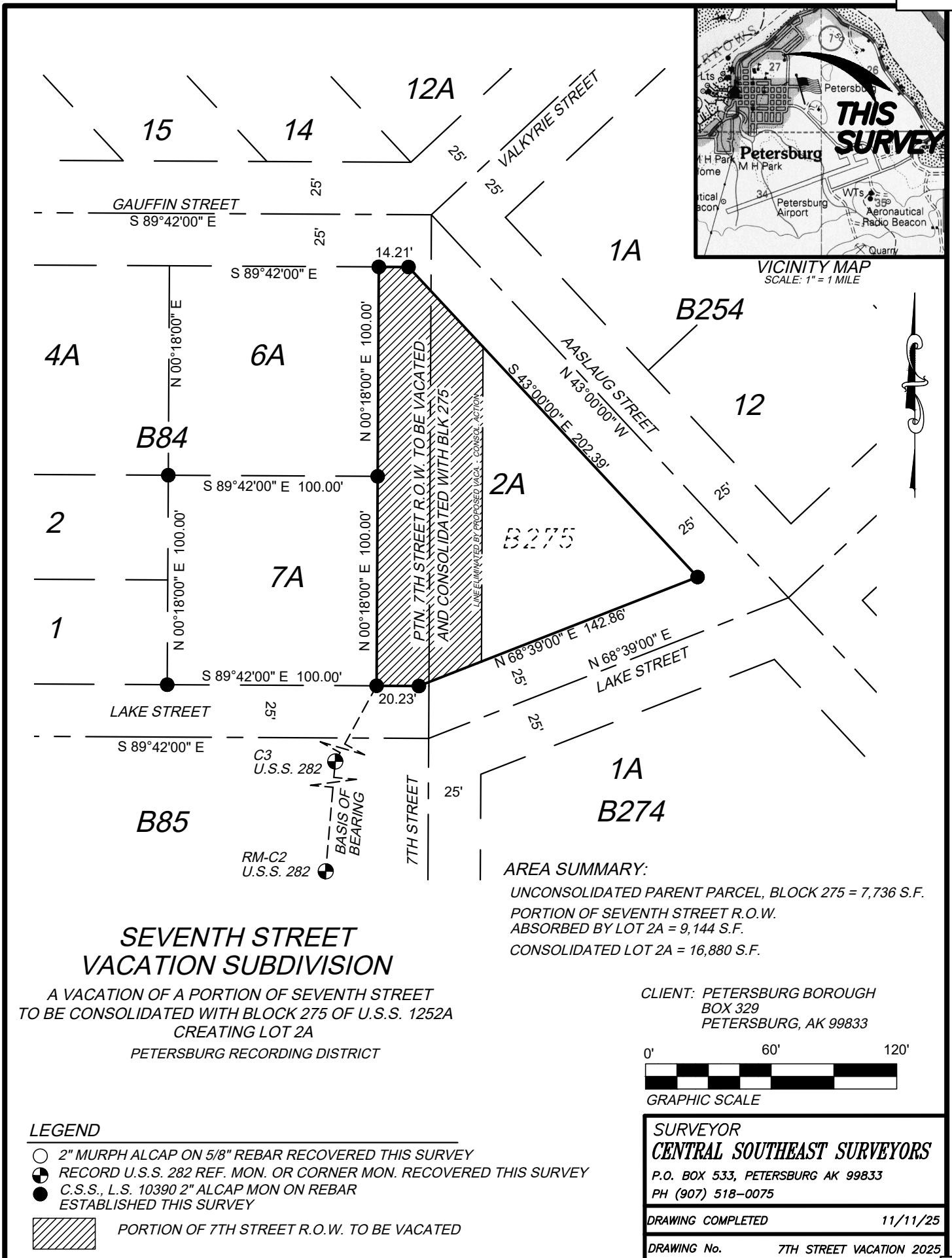
PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

[www.petersburgak.gov](http://www.petersburgak.gov)

| Name1                         | Name2                           |
|-------------------------------|---------------------------------|
| CHRIS FRY                     |                                 |
| HEATHER O'NEIL                |                                 |
| SARAH FINE-WALSH              |                                 |
| JOHN JENSEN                   |                                 |
| JOSHUA ADAMS                  |                                 |
| MARIETTA DAVIS                |                                 |
| MIKA CLINE                    |                                 |
| BALCOM BRADLEY D              | BALCOM HANNAH                   |
| BELL DUANE E                  | BELL DIAN L                     |
| BENITZ DAVID                  | BENITZ CEAN                     |
| BERGMANN WILLIAM              | BERGMANN JOYCE                  |
| CARR REED                     |                                 |
| CLAY CADE                     |                                 |
| CORNELIUS DONALD              | CORNELIUS KAREN                 |
| CORRAO CHELSEA                |                                 |
| CURRY PROPERTY LLC            |                                 |
| DAVIS WESLEY                  | DAVIS ANGELA                    |
| DURBIN MICHAEL                |                                 |
| EMMENEGGER DENNIS             | EMMENEGGER KATHRYN              |
| FREEMAN HARLAN                | FREEMAN SHARON                  |
| GCI COMMUNICATION CORPORATION |                                 |
| GELHAUS MARK                  | GELHAUS MARCELLA                |
| GUTHRIE ALEXANDER             | GUTHRIE LAURA                   |
| HALTINER ROBERT               | HALTINER SIGNE                  |
| HENDERSON RANDAL              | HENDERSON JUDITH                |
| HICKMAN DANIEL                | HICKMAN PATRICIA                |
| HOWARD KENNETH                | HOWARD LAURA                    |
| JUDY RODNEY                   | JUDY DARCY                      |
| KIVISTO KURT                  | KIVISTO SHARON                  |
| KOWALSKI GREGORY              | KOWALSKI CATHERINE              |
| LAMBE KELSEY                  | MCCAY TREVOR                    |
| LEONARD MICHAEL               | LEONARD MARY                    |
| LIGHTHOUSE ASSEMBLY OF GOD    |                                 |
| LUCZAK LEON                   | LUCZAK JOANNE                   |
| MACPHEE DANIELLE              | RASMUSSEN JACOB                 |
| MALONE ALAN J                 |                                 |
| MAZZELLA DAVID                | MAZZELLA HILLARY                |
| MIDKIFF EARL                  | MIDKIFF SHANNON                 |
| MILLER APRIL LANE             |                                 |
| MOORE JOSHUA A                | MOORE VICTORIA                  |
| OCHOA RAYMOND                 |                                 |
| PARR ROBIN E                  | PARR HUNT E                     |
| POULSEN CHRIS W               | POULSEN STACEY                  |
| RESSLER CHARLES               | RESSLER LOIS                    |
| RITTER WENDY                  |                                 |
| ROBINSON JEFFREY W            | FUQUA SUZANNE M                 |
| SIMBAHON TIARE R              |                                 |
| SWANSON ROBERT                | THE SWANSON FAMILY LIVING TRUST |
| THAIN LAUREN                  | THAIN TYLER                     |
| THORSEN DEREK                 | THORSEN STACEY                  |
| THYNES BRANDI R               |                                 |
| THYNES CHARLES                | THYNES STEPHANIE                |
| US COAST GUARD                |                                 |
| VAN ETTINGER PAUL C           | VAN ETTINGER CHRISTINE M        |
| WOOD KARSTEN F                | WOOD KELLII                     |
| YUEN KEN                      | VIEN VIVIAN                     |

# Attachment E. Proposed Plat

Item 15A.



**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE CHAPTER 14.20,  
ENTITLED “MUNICIPAL HARBORS”, TO INCREASE HARBOR FEES**

**WHEREAS**, Petersburg’s Municipal Harbor Department and the Harbors and Ports Advisory Board recommend an increase in moorage and use fees to bring harbor revenues in line with expenses; and

**WHEREAS**, harbor fees were last increased in 2022, at the recommendation of the Petersburg Municipal Harbor Department and the Ports and Harbor Advisory Board, by Ordinance #2022-03.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, 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 harbor fees to bring harbor revenues in line with expenses.

**Section 3. Substantive Provisions:** Section 14.20.360 *Regulation of vehicles and parking areas* and 14.20.390, *Fees and charges for services*, of Chapter 14.20 entitled “Municipal Harbors”, of the Petersburg Municipal Code shall be amended to read as follows (the language proposed for deletion is struck through, and the new language is in red and underlined):

**Chapter 14.20 MUNICIPAL HARBORS**

**14.20.360 Regulation of vehicles and parking area.**

A. The harbormaster, or the harbormaster's designee, is authorized to enforce traffic and parking ordinances at borough harbor facilities. Additionally, the harbormaster may establish and enforce additional reasonable traffic and parking regulations as may be required for the safe and orderly operation and parking of all vehicles within the confines of harbor facilities. This includes the posting of signs and all other regulations that may be required. Vehicles found in violation of these regulations will be subject to vehicle immobilization (by use of a parking boot or other similar device), fees and to towing and placement in a designated impound lot. The fee for removal of a vehicle immobilization device is \$35.00.

B. All towing and impound expenses will be incurred by the owner of the vehicle.

C. Persons using harbor facility vehicle parking areas will do so only in connection with the use of the other harbor facilities.

**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

**14.20.390 Fees and charges for services.**

A. Annual Moorage fees.

1. Unless otherwise stated in this chapter, the base moorage fee (also referred to as the permanent stall rate), available to a vessel which has a moorage contract for a stall in the municipal harbors located in Service Area 1 for a minimum term of seven full consecutive months, is as follows:

| Stall length     | \$ per foot  |
|------------------|--|
| 18 ft.           | $\times \$43.00 \underline{39.00} = \$774.00 \underline{702.00} (\$64.50 \underline{58.50} \text{ mo.})$       |
| 20 ft.           | $\times \$43.00 \underline{39.00} = \$860.00 \underline{780.00} (\$71.67 \underline{65.00} \text{ mo.})$       |
| 26 ft.           | $\times \$44.00 \underline{39.00} = \$1,144.00 \underline{1,014.00} (\$95.33 \underline{84.50} \text{ mo.})$   |
| 32 ft.           | $\times \$44.00 \underline{39.00} = \$1,408.00 \underline{1,248.00} (\$117.33 \underline{104.00} \text{ mo.})$ |
| 40 ft.           | $\times \$48.00 \underline{43.50} = \$1,920.00 \underline{1,740.00} (\$160.00 \underline{145.00} \text{ mo.})$ |
| 42 ft.           | $\times \$48.00 \underline{43.50} = \$2,016.00 \underline{1,827.00} (\$168.00 \underline{152.25} \text{ mo.})$ |
| 48 ft.           | $\times \$55.00 \underline{50.00} = \$2,640.00 \underline{2,400.00} (\$220.00 \underline{200.00} \text{ mo.})$ |
| 50 ft.           | $\times \$55.00 \underline{50.00} = \$2,750.00 \underline{2,500.00} (\$229.17 \underline{208.33} \text{ mo.})$ |
| 50 ft. wide (55) | $\times \$60.00 \underline{50.50} = \$3,080.00 \underline{2,777.50} (\$256.67 \underline{231.46} \text{ mo.})$ |
| 60 ft.           | $\times \$60.00 \underline{57.25} = \$3,600.00 \underline{3,435.00} (\$300.00 \underline{286.25} \text{ mo.})$ |
| 62 ft.           | $\times \$60.00 \underline{57.25} = \$3,720.00 \underline{3,549.50} (\$310.00 \underline{295.79} \text{ mo.})$ |
| 75 ft.           | $\times \$63.00 \underline{57.25} = \$4,725.00 \underline{4,293.75} (\$393.75 \underline{357.81} \text{ mo.})$ |
| 100 ft.          | $\times \$63.00 \underline{57.25} = \$6,300.00 \underline{5,725.00} (\$525.00 \underline{477.08} \text{ mo.})$ |

2. Monthly 20-foot stall rental in South Harbor:

- 1—11 months: \$65.00
- 12 months: \$35.84 ~~32.50~~ (prepaid)

3. Overhanging stall: One dollar per foot, per month, except there shall be no overhanging stall fee charged to the 20-foot stalls in South Harbor.

4. Unless otherwise stated in this chapter, the base semi-annual moorage fees available to a vessel which has a moorage contract for a stall in the municipal harbors located in service area 1 for a term of 3 to 6 consecutive months shall be charged \$5.88 per linear foot per month as follows:

| STALL LENGTH | PER FT      | RATE PER MONTH  |
|--------------|-------------|-----------------|
| 18 FT        | <u>6.04</u> | <u>\$108.72</u> |
| 20 FT        | <u>6.04</u> | <u>\$120.80</u> |
| 26 FT        | <u>6.08</u> | <u>\$158.08</u> |
| 32 FT        | <u>6.08</u> | <u>\$194.56</u> |

**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

|                              |             |                 |
|------------------------------|-------------|-----------------|
| <b>40 FT</b>                 | <b>6.25</b> | <b>\$250.00</b> |
| <b>42 FT</b>                 | <b>6.25</b> | <b>\$262.50</b> |
| <b>48 FT</b>                 | <b>6.54</b> | <b>\$313.92</b> |
| <b>50 FT</b>                 | <b>6.54</b> | <b>\$327.00</b> |
| <b>50 FT (WIDE STALL 55)</b> | <b>6.67</b> | <b>\$366.85</b> |
| <b>60 FT</b>                 | <b>6.75</b> | <b>\$405.00</b> |
| <b>62 FT</b>                 | <b>6.75</b> | <b>\$418.50</b> |
| <b>75 FT</b>                 | <b>6.88</b> | <b>\$516.00</b> |
| <b>100 FT</b>                | <b>6.88</b> | <b>\$688.00</b> |

B. Use fees.

1. Transient vessel moorage fees.
  - a. The owner, master or agent of any transient vessel moored within the municipal harbors for less than ten days in any calendar month shall pay per day, or any portion thereof, moorage based on the length of vessel as follows:
    - i. All vessels: \$0.85~~75~~ per linear foot.
    - ii. Non-Commercial Fishing >90 foot: Daily \$1.70~~1.50~~ per linear foot.
  - b. The owner, master or agent of any transient vessel moored within the municipal harbors for ten days or more in any calendar month shall pay moorage at the rate of \$8.50~~7.50~~ per linear foot per calendar month except as set out below.
    - i. Non-Commercial Fishing >90 foot: Monthly \$17.00~~15.00~~ per linear foot.
    - c. If transient vessel moorage fees are not paid in full prior to the end of the calendar month in which they are incurred, an invoice fee of \$10.00 shall be assessed.
2. Skiff float use. The owner, master or agent of any vessel moored at the skiff float shall be charged \$2.00 per linear foot per month.
3. Grid use fee. The owner, master or agent of any vessel using a grid shall pay for the use of the grid at the following rate per linear foot (vessel length) per day:
  - a. Wood grid, \$0.80~~0.70~~.
  - b. Steel grid, \$1.35~~1.20~~.
4. Live-aboard fee. The vessel owner, master or agent shall pay the following rate per month for persons living aboard a vessel:
  - a. One person, \$72.00~~65.00~~.
  - b. Each additional person, \$36.00~~30.00~~.
5. Launching ramp permit fee.
  - a. Commercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall pay \$35.00~~30.00~~ for each launch. An annual launch permit for commercial use may be purchased at a cost of \$350.00~~300.00~~ for unlimited use of the launching facilities.
  - b. Noncommercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall be charged \$20.00~~15.00~~ for each launch. An annual launch permit may be purchased at a cost of \$60.00~~50.00~~ for the first permit and \$30.00~~25.00~~ each for each additional

**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

permit (each trailer must have its own permit) for unlimited use of the launching facilities. The permit must be attached to the tongue of the trailer.

6. Port facility use fee.
  - a. Dock face moorage fee. The owner, master or agent of any vessel mooring at a dock face shall pay \$2.50 per linear foot (vessel length) for each 24-hour period or portion thereof.
  - b. Wharfage fee. The owner, master or agent of any vessel loading or unloading freight at the port dock shall pay \$5.00 per ton of freight loaded or unloaded.
  - c. Upland outdoor storage fees. The owner, master or agent of a vessel whose gear or equipment is stored at an upland outdoor storage area of a municipal harbor shall pay ~~\$0.35~~ ~~0.30~~ per square foot of storage space rented per month. Prior approval of the harbormaster is required.
7. Port dock, drive down bulkhead, launch ramp and crane dock loading/off-loading use fee.
  - a. Persons engaged in loading or off-loading materials, equipment, gear or any other items onto or off vessels at the port dock, drive down bulkhead or crane dock shall be charged \$50.00 for each vessel loaded or off-loaded or \$300.00 annually for unlimited use of one of the docks for loading/off-loading. Prior approval of the harbormaster is required.
  - b. Vessels are limited to 4 hours moorage within a 24-hour period on the crane dock and drive down bulkhead. Additional time may be granted by the harbor master.
8. Commercial Drive Down Dock and Drive Down Bulkhead Permit.
  - a. Annual Permit: ~~\$4.00~~ ~~3.00~~ per lineal foot of vessel.
  - b. Per Use Basis: ~~\$1.50~~ ~~1.00~~ per lineal foot of vessel per use.
  - c. Vessels are limited to 4 hours of active loading and unloading activity within a 24-hour period. Additional time may be granted by the harbormaster.
  - d. Specific areas are available for vessel repair and maintenance. Reservations must be made prior through the harbormaster. Vessels will be charged \$1.00 per foot per day for reserved space.
9. Crane use fee. The owner, master or agent of any vessel using the crane shall be charged ~~\$45.00~~ ~~40.00~~ for each hour of use, or portion thereof.
10. Boat pumping fee. The owner, master or agent of a vessel pumped shall pay ~~\$65.00~~ ~~60.00~~ per hour (with a one-hour minimum fee) for the vessel pumping service.
11. Snow removal fee. The owner, master or agent of a vessel provided with snow removal service shall pay ~~\$45.00~~ ~~40.00~~ per hour (with a one-hour minimum fee).
12. Transient electrical service fee. The owner, master or agent of a vessel provided electrical service, if available, shall pay:
  - a. \$6.00 per day for 30 amp service;
  - b. \$10.00 per day for 50 amp service;
  - c. \$34.00 per day for 60 amp service; and
  - d. \$57.00 per day for 100 amp service.
13. Electric adapter plug rental fee.
  - a. 30 amp/110v adapter - ~~\$5.50~~ ~~5.00~~ per day, plus an initial deposit of \$150.00;
  - b. 60-amp 3-phase/50 amp adapter - ~~\$11.00~~ ~~10.00~~ per day after a 10 day grace period, plus an initial deposit of \$250.00;

**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

c. 60 amp 3 phase/50 amp adapter - \$11.00 per day after a 10 day grace period, plus an initial deposit of \$500.00;

d e.—100 amp plug - \$11.00 10.00 per day after a 10 day grace period, plus an initial deposit of \$600.00.

Failure to timely return the plug, or return of the plug in a damaged or nonfunctional condition, shall result in forfeiture of the deposit to the borough. If the deposit is secured by credit card or debit card information, the cardholder grants authorization for the borough to process a charge to such card in the amount of the forfeited deposit.

14. Impounding fee for gear or other equipment left on dock or floats. The owner, master or agent of a vessel whose gear or equipment, including skiffs, is left on the docks or floats after the harbormaster has directed the items to be removed, after the vessel has left the harbor, or for a period in excess of 24 hours, shall be charged a \$75.00 minimum impound fee for those items, plus \$3.00 per day as the storage fee on the impounded items. Impounded items may, at the discretion of the harbormaster, be discarded if not claimed within 30 days.
15. Vessel moving/towing fee for vessels moored within the municipal harbors. The owner, master or agent of any vessel moored within the municipal harbors which is moved or towed within the facility shall be charged \$1.65 1.50 per linear foot (vessel length) for the moving/towing service. The moving/towing service shall be provided at the discretion of the harbormaster.
16. Harbor skiff emergency use fee. The owner, master or agent of any vessel requiring the emergency use of the harbor skiff shall pay \$44.00 40.00 per hour (with a one-hour minimum fee) for the skiff emergency service.
17. Power-washer use. The owner, master or agent of any vessel using the power-washer shall be charged \$45.00 40.00 per hour, or any portion thereof.
18. Harbor showers. Use of the showers at the harbormaster's building shall be charged \$2.00 for each seven and one-half minutes.
19. Tour ship docking fees.
  - a. Float side inner harbor: \$600.00 500.00 per stop;
  - b. Port dock and drive down bulkhead: \$700.00 600.00 per stop;
  - c. Lighters to the harbor will be charged \$500.00 400.00 per each 24 hours;
  - d. Drive Down Float: \$800.00 700.00 per stop, 8 hour maximum; time over 8 hour maximum \$100.00 per hour;
  - e. Homeland Security Fee: \$440.00 400.00 per stop.
20. Tour ship schedule or docking location change fee (in effect from April 30 through October 31 annually) \$200.00 per change, per vessel.
21. Tour ship trip cancellation. Prepaid tour ship docking and other use fees will not be refunded for ship cancellations received by the borough after April 30 of each year.
22. Garbage, waste oil disposal fees and water fees.
  - a. Vessels not using the harbor facilities for moorage but disposing of garbage or waste oil or obtaining water shall be charged fees as follows:
    - i. Garbage disposal, \$25.00 per cubic yard;
    - ii. Waste oil disposal, \$10.00 5.50 per five gallons, \$50.00 per barrel, plus expenses incurred by the borough in disposal;

**PETERSBURG BOROUGH  
ORDINANCE #2026-03**

iii. Potable water, \$15.00 minimum or \$0.03 per gallon, whichever is greater.

23. Fees associated with vessels in a dangerous condition:

- a. Replacing or securing mooring lines, ~~\$25.00~~ ~~20.00~~ plus the cost of material used;
- b. Pumping of vessels, ~~\$65.00~~ ~~60.00~~ per hour (with a one-hour minimum fee), plus expenses incurred.

24. Fees for conducting business from a vessel. ~~Twenty dollars~~ ~~\$25.00~~ per day during such period of time as mooring is approved.

25. Impoundment fees. Impounded vessels shall be charged a minimum fee of \$75.00 plus storage at the rate of not less than \$3.00 per day, or the actual cost to the borough, whichever is higher. These fees are in addition to any other costs incurred by the borough during the impoundment process.

26. Commercial Use Permit. Any business providing commercial services to vessels within the municipal harbors, and any vessel engaged in charter, tour or similar commercial operations, or from which or with which business is being conducted, that does not pay a moorage fee under this chapter, shall be required to obtain an annual commercial use permit. The fee for such permit is \$220.00 per year.

C. Fees in this subsection 14.20.390 may be increased, by ordinance amendment, on an annual basis, subject to review of harbor facilities' financial needs and borough assembly approval, based on increases in the Anchorage Consumer Price Index.

**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 March 1, 2026.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 17th day of February, 2026.**

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**Bob Lynn, Mayor**

**ATTEST:**

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**Rebecca Regula, Borough Clerk**

Adopted:  
Noticed:  
Effective:

**PETERSBURG BOROUGH  
RESOLUTION # 2026-01**

**A RESOLUTION AFFIRMING CONTINUED SUPPORT FOR THE PHASED  
DEVELOPMENT OF A NEW HOSPITAL FACILITY IN PETERSBURG, INCLUDING  
THE CERTIFICATE OF NEED PROCESS**

**WHEREAS**, the Petersburg Borough Assembly ("Assembly") recognizes the ongoing importance of ensuring reliable access to high-quality, safe, and sustainable health care services for Petersburg Borough residents and visitors;

**WHEREAS**, in 2021, the Assembly adopted Resolution #2021-04, a copy of which is attached hereto as Exhibit A, expressing its support for Petersburg Medical Center ("PMC") in the initial planning for new health care facilities to be developed in phases ("Project");

**WHEREAS**, since adoption of the 2021 resolution, the Assembly acknowledges that the Project is actively underway and continues to progress consistently with the phased approach previously supported by the Assembly;

**WHEREAS**, PMC has continued to advance the Project through public engagement and planning activities, including preparation and submission of a Certificate of Need ("CON") application to the Alaska Department of Health;

**WHEREAS**, the Assembly continues to support PMC as it proceeds with subsequent phases of Project development; and

**WHEREAS**, the Assembly recognizes that the Project remains subject to applicable state and federal regulatory approvals, including the CON process, and supports PMC's ongoing participation in and compliance with those requirements.

**NOW, THEREFORE, BE IT RESOLVED BY THE PETERSBURG BOROUGH ASSEMBLY THAT:**

- 1) The Assembly reaffirms and continues its support for the PMC in the phased development, construction, and completion of a health care facility intended to serve the health care needs of Petersburg Borough residents and visitors;
- 2) The Assembly approves and supports PMC's development and construction of the Workforce, Education, Resource Center's (WERC) hospital administrative, support, and outpatient services building and MRI suite as part of the Project and supports PMC's pursuit of all related regulatory approvals;
- 3) The Assembly affirms its support for PMC's ongoing compliance with and participation in the state of Alaska CON process related to the Project;
- 4) The Assembly supports continued public engagement, transparency, and communication with the community regarding the progress and development of the Project; and
- 5) The Assembly supports the Borough Manager and staff working collaboratively with PMC leadership and contractors in connection with planning, construction, and regulatory compliance activities pertaining to the Project.

**PETERSBURG BOROUGH  
RESOLUTION # 2026-01**

**PASSED AND APPROVED by the Petersburg Borough Assembly on January 20, 2026.**

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**Bob Lynn, Mayor**

**ATTEST:**

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**Rebecca Regula, Borough Clerk**

**Exhibit A**  
**(to Resolution #2026-01)**  
**Petersburg Borough, Petersburg, Alaska**  
**RESOLUTION #2021-04**

**A RESOLUTION SUPPORTING THE PETERSBURG HOSPITAL BOARD AND  
 PETERSBURG MEDICAL CENTER IN THE PLANNING FOR A NEW HOSPITAL FACILITY  
 IN PETERSBURG TO BE COMPLETED IN PHASES**

**WHEREAS**, the Petersburg Borough Assembly recognizes the need for quality health care for Petersburg residents; and

**WHEREAS**, the Assembly recognizes the health care industry's substantive changes in health care regulations, privacy concerns, treatment processes, equipment, communications and procedures; and

**WHEREAS**, our current health care facility, Petersburg Medical Center, is reaching forty (40) years of age and infrastructure can no longer be remodeled to accommodate the necessary upgrades, making the existing facility obsolete and in need of replacement; and

**WHEREAS**, there are safety concerns with structural deficiencies and age of equipment; and

**WHEREAS**, PMC departments are in need of more space to meet the needs of their patients and staff; and

**WHEREAS**, the cost of a new facility far exceeds the Boroughs ability to finance or bond for the project, making it imperative that the project be completed in phases as external sources of funding are available; and

**WHEREAS**, the Assembly support the concept and planning association with building a new hospital, but would like PMC to proceed in phases; and

**WHEREAS**, the Assembly has agreed to provide 1 of 3 sites to PMC as part of the planning for construction of a new hospital; and

**WHEREAS**, the Assembly supports PMC moving forward with the geotechnical work so that a specific site can be designated by the Borough to PMC for the planning for a new hospital; and

**WHEREAS**, the Assembly supports the Hospital Board in moving forward with phase 2 to bring the selected site to shovel ready status.

**THEREFORE BE IT RESOLVED**, the Petersburg Borough Assembly:

- 1) Supports the efforts of the Petersburg Hospital Board and PMC in their endeavor to engage the public and develop a plan for a new facility that will meet the needs of Petersburg Borough residents for health care services well into the future; and
- 2) Supports the continual need for public dialogue and participation in the planning for a new facility, and
- 3) Wishes to participate with the Hospital Board and CEO in the planning for a new facility, and

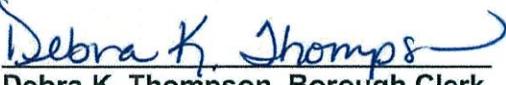
- 4) Supports the manager and staff working with the Hospital CEO and potential contractors in connection with planning for a new facility, and
- 5) Supports the Board in its effort to seek external financing for the facility; and
- 6) Lends its support in the search for external sources of funding.

**Passed and Approved by the Petersburg Borough Assembly on May 17, 2021.**



Mark Jensen, Mayor

ATTEST:



Debra K. Thompson, Borough Clerk

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## MEMORANDUM

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**TO:** MAYOR LYNN AND BOROUGH ASSEMBLY  
**FROM:** KARL HAGEMAN, UTILITY DIRECTOR   
**SUBJECT:** REQUEST FOR APPLICATION OF A FUEL ADJUSTMENT CHARGE  
**DATE:** 1/12/2026  
**CC:** STEVE GIESBRECHT, BOROUGH MANAGER  
JODY TOW, FINANCE DIRECTOR

Per the Municipal Code, Chapter 14.16.725, titled Rates – Diesel Generation Adjustment Charge, the Assembly has the discretion to implement an adjustment to all kilowatt hours sold in the billing period that includes unplanned and unbudgeted diesel generation by the utility.

With this memorandum, I am requesting that the Assembly consider implementing the codified rate adjustment for the December 2025 billing period. As the Assembly is aware, the extreme cold temperatures experienced in December caused SEAPA's output to be maxed out during peak times of the day. For those periods of time when SEAPA did not have enough power to cover the high electrical loads, PMPL put one of our diesel generators online to support the overall needs of the system. Wrangell's utility also took turns to inject diesel power as needed.

As specified in the municipal code, the adjustment would take unanticipated fuel, oil and overtime expenses associated with the peak shaving effort and spread out those costs to all kilowatt hours sold during the affected billing period.

The calculated adjustment charge is \$.0032 per kwh purchased by customers in the specified billing period, or approximately 1/3 of a cent per kilowatt hour. **For example**, a customer that purchased 3,000 kwh in December's billing will have an adjustment of \$9.60 total applied to their January utility bills (3,000 kwh x \$.0032 = \$9.60).

If approved, the utility bills that are printed in late January will contain the adjustment charge.

Thank you for your consideration.



January 20, 2026

Colonel Jeffrey Palazzini  
 Civil Works Branch  
 Alaska District, USACE  
 Box 6898  
 JBER, Alaska 99506-0898

Re: General Investigations Study

Dear Colonel Palazzini,

The Petersburg Borough is requesting a general investigations study or assistance from the USACE from another applicable program to look at developing a harbor basin and breakwater along Borough owned property in Scow Bay.

Harbors are vital for the Petersburg economy, and our three-harbor system is at full capacity with a waiting list for seasonal and permanent moorage. This impacts our ability to attract and retain new businesses, as well as provide increased support for the US Coast Guard. The protected nature of the harbors coupled with the centralized location of Petersburg has long been a factor in a consistent customer base. Future growth will depend upon moorage availability.

The Borough's downtown waterfront has been fully utilized with no available area for future development therefore Scow Bay has been identified as a logical choice for harbor facility expansion. Phase one of the development plans for Scow Bay, a haul out and boat yard, is now fully funded and we anticipate construction beginning in the next year. With phase one funded, we are ready to begin working with the Corps to plan for the next phase – a harbor facility.

On behalf of the Petersburg Borough, I request the Alaska District initiate a study to construct a harbor basin, breakwater and all navigation features needed for a future harbor for Petersburg.

Sincerely,

Bob Lynn  
 Mayor  
 Petersburg Borough

**LESSOR'S CONSENT**  
**AND**  
**ASSIGNMENT AND ASSUMPTION AGREEMENT**

This Lessor's Consent and Assignment and Assumption Agreement ("Agreement") is entered into as of the date of the last signature below, by and among the Petersburg Borough, successor-in-interest to the City of Petersburg, of PO Box 329, Petersburg, Alaska 99833 ("Lessor"), Eric Rosvold and Alaska Commercial Electronics, LLC, PO Box 1550, Petersburg, Alaska 99833 ("Assignor"), and Island Refrigeration, LLC, of PO Box 2185, Petersburg, Alaska 99833 ("Assignee"). Lessor, Assignor, and Assignee are collectively referred to herein as "the parties".

**Recitals**

**A.** The Assignor is the current lessee under a Lease Agreement commencing May 15, 1994, which is recorded in the Petersburg Recording District at Book 45, Pages 235-252, and a copy of which is attached hereto as Exhibit A. The Lease Agreement has been amended as follows: Amendment #1, recorded at Book 64, Pages 964-966; Amendment #2, not recorded, dated August 16, 2004; Amendment #3, recorded as Document No. 2009-000284-0; Amendment #4, recorded as Document No. 2014-000292-0; Amendment #5, recorded as Document No. 2017-000048-0; Amendment #6, recorded as Document No. 2019-000280-0; Amendment #7, recorded as Document No. 2024-000346-0; and Assignment of Lease and Consent, recorded as Document No. 2017-000362-0. The Lease and all subsequent amendments and assignments are referred to herein cumulatively as "the Lease."

**B.** The property subject to the Lease is described as follows:

Alaska Commercial Electronics Lease Lot in the Petersburg Port Facility, 3982± sq ft in size, and recorded as Plat No. 94-8, Petersburg Recording District, First Judicial District, State of Alaska.

**C.** Assignor desires to assign and delegate to Assignee, and Assignee desires to assume from Assignor, all of Assignor's rights, duties, interests and liabilities under the Lease.

**Agreement**

In consideration of the mutual covenants set forth in this Agreement, the parties hereby agree as follows:

**A. Assignment of Lease.**

Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the Lease. This assignment is subject to all terms and conditions set forth in the Lease. Assignor agrees that, notwithstanding the assignment of the Lease and the consent of Lessor thereto, Assignor shall remain fully liable for all obligations of the Lessee under the Lease coming due or to be performed after the date of the assignment.

**B. Assumption of Obligations.**

Assignee hereby assumes all obligations of Assignor subject and pursuant to the terms and conditions of the Lease, including but not limited to, the obligations to pay rent and obtain bonding and insurance.

**C. Lessor's Consent.**

Lessor hereby consents to the assignment of the Assignor's interest in the Lease to Assignee. This Consent is a consent only to such direct assignment from Assignor to Assignee and is not a consent to, nor a waiver of, any requirement to obtain Lessor's consent to any other or further assignment of the Lessee's interest in the Lease. It is expressly agreed that this Consent shall not affect any duty, obligation or liability imposed on Assignor under the Lease.

**D. Other Provisions.**

1. The persons executing this Agreement represent and warrant that each is authorized to execute and enter into this Agreement on behalf of the party for whom s/he has signed and that this Agreement is binding on such party without further action or approval.

2. Any notices, requests, demands and other communications provided for hereunder shall be in writing and mailed, sent by courier, or by email or otherwise delivered to the addresses indicated below:

If to the Lessor :

Borough Manager  
Petersburg Borough  
PO Box 329  
Petersburg, Alaska 99833

If to the Assignor:

Eric Rosvold  
Alaska Commercial Electronics, LLC  
PO Box 1550  
Petersburg, Alaska 99833

If to the Assignee:

Island Refrigeration, LLC  
PO Box 2185  
Petersburg, Alaska 99833

Any party may change its address for notice purposes by giving both other parties notice of such change in the manner aforesaid.

3. The parties agree that this Agreement may be recorded and shall constitute a notice or memorandum of lease for purposes of notifying the public as to the terms of the Agreement.

4. This Agreement may be executed by the parties hereto by electronic signature and in counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

5. This Agreement is effective upon the date of the last signature below.

6. Terms defined in the Lease shall have the same meaning herein.

*[Signatures and Notary Blocks on following pages]*

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**ASSIGNOR:**

## **Eric Rosvold** **Alaska Commercial Electronics, LLC**

Eric Rosvold

Eric Rosvold  
Dated: \_\_\_\_\_

Alaska Commercial Electronics, LLC

By: Eric Rosvold  
Its: Member  
Dated: \_\_\_\_\_

By: Brock Snider  
Its: Member  
Dated: \_\_\_\_\_

I certify that I know or have satisfactory evidence that **Eric Rosvold** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it both individually and as a Member of Island Refrigeration, LLC, a limited liability company of the State of Alaska, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED:

[Notary Signature]

[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska  
My appointment expires: \_\_\_\_\_

Lessor's Consent and  
Assignment and Assumption Agreement  
Page 4

STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

I certify that I know or have satisfactory evidence that **Brock Snider** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Alaska Commercial Electronics LLC, a limited liability company of the State of Alaska, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

[Notary Signature]

[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska  
My appointment expires: \_\_\_\_\_

**ASSIGNEE:****Island Refrigeration, LLC**

By: Brock Snider

Its: Member

Dated: \_\_\_\_\_

By: Eric Rosvold

Its: Member

Dated: \_\_\_\_\_

STATE OF ALASKA )  
                           ) ss.  
 FIRST JUDICIAL DISTRICT )

I certify that I know or have satisfactory evidence that **Brock Snider** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Island Refrigeration, LLC, a limited liability company of the State of Alaska, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

[Notary Signature]

[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska

My appointment expires: \_\_\_\_\_

STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

I certify that I know or have satisfactory evidence that **Eric Rosvold** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Island Refrigeration, LLC, a limited liability company of the State of Alaska, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

[Notary Signature]

[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska  
My appointment expires: \_\_\_\_\_

Lessor's Consent and  
Assignment and Assumption Agreement  
Page 7

**LESSOR:****Petersburg Borough**

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By: Stephen Giesbrecht  
Its: Manager

Dated : \_\_\_\_\_

STATE OF ALASKA                    )  
    ) ss.  
FIRST JUDICIAL DISTRICT) \_\_\_\_\_

I certify that I know or have satisfactory evidence that **Stephen Giesbrecht** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Borough Manager of the Petersburg Borough, a municipal corporation of the State of Alaska, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

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[Notary Signature]

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[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska  
My appointment expires: \_\_\_\_\_



Office Use:

Rec'd. by: *br*Paid 100<sup>00</sup>

Date Rec'd:

12-4-2025

### Application For Assignment or Sublease of Borough Lands or Tidelands Lease

Please return completed and signed application to the Borough Clerk's Office, along with an accurate drawing or as-built survey, showing the location of all improvements currently located on the property.

Assignment

Sublease

#### Current Lessee Information:

Name: ERIC ROSVOLD DBA ALASKA COMMERCIAL ELECTRONICS, LLC

Mailing Address: PO Box 1144, PETERSBURG, ALASKA 99833

Email Address: [REDACTED]

Tele./Fax Nos.: [REDACTED]

SOA Bus. Lic. No.: [REDACTED]

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including State of incorporation or organization: PARTNERSHIP

SSN/Tax Id. No.: [REDACTED]

#### Proposed New Lessee or Sublessee Information:

Name: ISLAND REFRIGERATION LLC

Contact Person BROCK SNIDER OR KILLIAN SLAVEN

Mailing Address: PO Box 2185, PETERSBURG, AK 99833

Email Address: [REDACTED]

Tele./Fax Nos.: [REDACTED]

SOA Bus. Lic. No.: [REDACTED]

**Proposed New Lessee or Sublessee Information: (cont'd)**

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including State of incorporation or organization: LLC

SSN/Tax Id. No.: XXXXXXXXXX

#### **Current Lease Information:**

Parcel ID #: 01-010-041

Legal Description of Leased Property: PLAT 94-8, T-36 & T-37

**Expiration Date of Lease:** \_\_\_\_\_

Description and estimated value of all improvements currently located on Leased Property: OFFICE/WORKSHOP BUILDING \$150000

**Assignment/Sublease of Lease Information:**

Intended Purpose and Use for leased property by Proposed New Lessee/Sublessee, including (i) a thorough description of any equipment, materials, facilities or improvements to be constructed, installed or otherwise placed upon the property in the future and the use of each such item, attaching a map showing the placement of all current and planned equipment, materials, facilities and improvements on the site; (ii) a plan for removal of any waste or refuse from the site; (iii) a comprehensive outline of new lessee/sublessee's anticipated activities at the site, including dates of operation and number of persons at the site; (iv) a plan for restoration and reclamation of the leased property to its original condition upon expiration or termination of the lease; and (v) if a sublease is proposed, the term of the proposed sublease; please attach a copy of the proposed sublease: (attach additional sheets if necessary):

## OFFICE SPACE AND RETAIL.

## ASSEMBLY OF ELECTRONICS.

6 PERSONS WILL OCCUPY THE SITE

NO NEW CONSTRUCTION OR SUBLLEASES ARE PLANNED

Do any of the uses listed in the preceding section require federal, state or local permits? If yes, list all:

No

Are the uses listed consistent with the Borough Comprehensive Plan? If yes, please describe:

YES. THIS BUSINESS IS DIRECTLY CONSISTENT BECAUSE ISLAND REFRIGERATION IS A MARINE INDUSTRIAL SERVICE BUSINESS TO THE FLEET AS ITS PRIMARY MEANS OF BUSINESS

The Current Lessee and the proposed New Lessee/Sublessee hereby request approval of assignment or sublease of the above-described Lease. The parties understand that the Borough may request additional information and documents upon review of this application. The parties hereby certify that they have reviewed Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to this particular application) and understand the Code requirements.

Dated: 12/31/2025

Current Lessee: ERIC ROSVOLD

(printed name)



Signature

Eric Rosvold

Printed Name

Title of Signatory (if an entity)

Dated: 12/31/2025

New Lessee(s) or Sublessee(s): ISLAND REFRIGERATION LLC

(printed name)



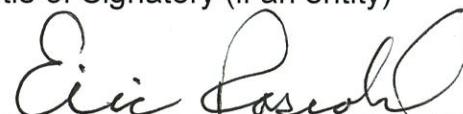
Signature

BROCK SNIDER

Printed Name

OWNER, MANAGING MEMBER

Title of Signatory (if an entity)



Signature

Eric Rosvold

Printed Name

OWNER, MEMBER

Title of Signatory (if an entity)

**From:** Kellie Jones  
**Sent:** Tuesday, January 6, 2026 11:23 AM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** Tax Exempt card

Hello Mr. Mayor and Assembly Members,

I recently went to the city office with a friend from out of town, who was inquiring about the Senior Tax Exempt card for her Mom, who lives at Assisted Living and is on Medicaid. We were given an application for the State Senior Benefits Program and told she has to be approved in that program first.

Our concern with being approved for State benefits is what will that do to her Medicaid approval, as that is based on income. Also, what does that do to her Assisted Living rent?

Thank you for your time.

Sincerely,  
Kellie Jones

**From:** Tom Kowalske <kowalsketom@gmail.com>  
**Sent:** Thursday, January 15, 2026 5:10 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** Questions for Tidal Kowalske Rebuttal

Hello, Assembly members. I hope you are able to get out to enjoy the break in the weather. Lord knows we deserve one.

I would like to put on the record my rebuttal to Tidal's responses to Jeff Meucci's questions. My comments are in red. The responses were far from satisfactory and full of misinformation and flat out lies. Thank you, Jeff, for your work on this. I think we should look at this very carefully and objectively. Thank you all for your time and service.

Tom Kowalske

*The questions presented regarding the Tidal Network project reflect valid community interests, though they would benefit from additional context regarding the specific nature of this initiative. This is not a commercial experiment by a private internet service provider; it is a federally funded Tribal infrastructure project undertaken by the Central Council of the Tlingit & Haida Indian Tribes of Alaska. Our mandate is not merely to sell internet service, but to construct a permanent public utility infrastructure that ensures the safety, resilience, and economic future of our communities. How can they provide for an economic future for the folks with properties adjacent to the tower on Mill Rd. Property values will decrease, and selling these properties will be close to impossible. Years of investments on these properties and those nearby will now be unrealized. Negative health effects and a decrease in quality of life may cause additional expenses. Some insurance companies will not cover people living within a certain distance of a tower, thus causing an increase in the cost of coverage. Additionally, at great costs, APT recently built new fiber-optic cable infrastructure in many communities in SEAK, including Petersburg where we have an office and a team of technicians standing by for quick and reliable service. Tidal's infrastructure availability, on top of Starlink, may cause a significant reduction in APT's bottom line, which could lead to the closure of their office and eventually the elimination of the service of both GCI and APT, thus eliminating the coverage by terrestrial cable service, resulting in a single satellite source for satellite carrier. This is not acceptable.*

*For too long, Southeast Alaska has relied on aging, single-point-of-failure networks that leave our people, schools, hospitals, and emergency responders vulnerable. APT is currently installing brand-new fiber-optic cable throughout all of Petersburg. This will be added to the already existing GCI fiberoptic ground cable, Starlink, and cellular service by both AT&T and GCI. The infrastructure we are building is designed first and foremost for regional resilience for ALL CITIZENS not just Tribal Citizens. These towers provide the critical "middle mile" and "last mile" redundancy required to keep services connected. Since installing Starlink two years ago and being served by a 100' cellular*

mono pole nearby, I have not lost internet at my residence, which is less than 500' from the tower on Mill Rd. Furthermore, this infrastructure is an open platform; we are creating capacity that other carriers, public agencies, and emergency services can utilize to improve their own coverage without the cost of building duplicate towers. If this were true, then why did they not partner up with the existing 100' tower located on Hungerford Hill just 1,300' from the Mill Rd site?

The location and specifications of our sites are driven by rigorous engineering and federal mandates to reach unserved households, not by profit margins. How can this be true when residents near the Mill Rd tower are well served by GCI ground fiber-optic cable, Starlink satellite, and new GCI ground fiber-optic cable? Tidal is currently trying to build towers on a land-slide prone mountain side in Sitka despite geologic surveys done in that area. It is clear in their dealings with residents near proposed tower placements that their bottom line is the only thing they are concerned about. There have been alternative offerings for the responsible placement of towers in all three towns and Tidal dismissed every one saying that "it will add additional cost to the project," clearly indicating that their bottom line is more important than any other concern brought to their attention, especially by those residents living near proposed sites. We are bringing millions of dollars in federal investment back to Alaska, creating local jobs, and solving connectivity gaps.) We welcome this dialogue to clarify the technical and operational realities of the project, with the understanding that our commitment to modernizing this region's infrastructure is unwavering. There are no connectivity gaps around the Mill Rd tower. In order to be granted the grant, Tidal said on their application that they would use the 50 million dollar grant to serve remote native communities on tribal lands that do have gaps in service. Nothing could be further from the truth. Petersburg is far from this description. Communities like Yakutat, Angoon, Gustavus, Klawock, Thorne Bay, Skagway, Pelican, Saxaman, and Tenakee Springs might actually need or want this service, but Tidal has not done any work in these towns. Tidal indicates they are working with Hoonah, Craig, Kasaan, Hydaburg, and Haines, but it's all talk so far.

- 1) By what means was it determined that Petersburg was unserved or underserved as a stipulation of the grant requirements.

We determined Petersburg's eligibility through a combination of federal standards, independent technical data, and direct community feedback. Under the Tribal Broadband Connectivity Program, the NTIA explicitly empowers Tribes to "self-certify" unserved areas, recognizing that national maps often fail to reflect on-the-ground realities. To validate this, we utilized third-party testing data from Ookla to prove actual speeds fell below the federal "qualifying broadband" threshold of 25 Mbps download and 3 Mbps upload. Several Petersburg residents with testing equipment could not find any gaps in service. Furthermore, our analysis of Census data indicated that approximately 7% of the Petersburg population is unserved or underserved. What census data? Why don't they show us when we ask for it? Why don't they just rely on

the Data from Ookla if is actually exists? This data-driven approach, supported by our own surveys of Southeast Alaska residents, ensures we are targeting true coverage gaps and directing federal tax dollars to the specific neighborhoods that private investment has overlooked. What survey? Hundreds of people have been vetted in Petersburg in recent days, and not a single person said they have been surveyed. The specific neighborhoods mentioned here that have been overlooked cannot include the Mill Rd neighborhood; APT, GCI, AT&T, and Starlink are all being utilized here.

2) What was the actual process involved in making that determination?

The process began with data analysis where we cross-referenced Census figures which indicated 7% of Petersburg was unserved with third-party speed test data from Ookla (3rd party speed testing) to confirm that actual performance fell below the federal 25/3 Mbps standard and drive testing with our equipment and engineers. This is likely based on very old data. Several Petersburg residents with testing equipment could not find any gaps in service in the area that the Mill Rd tower will cover. Why will they not show us the real data when asked? We validated these technical findings through a direct survey of Southeast Alaska residents, allowing us to pinpoint specific "weak spots" and service gaps that provider maps often fail to capture. What survey? Hundreds of people have been vetted in Petersburg, and not a single person said they have been surveyed. Using this evidence, Tlingit & Haida then exercised its authority under the grant rules to formally "self-certify" in these areas as unserved to the National Telecommunications and Information Administration (NTIA). Their whole premise for justifying the work in Petersburg is based on out-of-date data and from surveys from residence of other towns outside of Petersburg. This recognized legal process allowed us to bypass inaccurate national coverage maps and secure federal approval to direct funding exactly where it is needed most. We also conducted drive testing of signal strength. Refer to my previous comment.

2) How many people were considered or contacted?

We considered the entire population of the service area through a comprehensive, two-pronged outreach campaign conducted in the summer of 2021. These efforts did not include the population in Petersburg. Hundreds of people have been vetted in Petersburg, and not a single person said they have been surveyed. To ensure no one was missed, we utilized a Universal Residential Mailing List to ensure our members were specifically engaged. These efforts did not include the population in Petersburg prior to building the tower on Mill Rd. This mass outreach allowed us to distribute surveys to thousands of residents, gathering real-world data to validate our Census analysis. Ditto my previous comment. By combining direct mailings, we ensured our determination was based on the actual experiences of the whole community rather than just a small sample or theoretical coverage maps. Ditto my previous comment. Over 12,000 surveys were sent out. Ditto my previous comment. We have also conducted a new survey in 2025 to gather community feedback. We have held public meetings in communities including Petersburg. Did they hold a public meeting in Petersburg? I am

not aware of any. One was planned in December but was canceled. We are working with Petersburg Indian Association to lease their 2.5Ghz spectrum. We have worked with the City of Petersburg including the planning department, fire, electrical, and harbor master. They certainly are not working with the people that live around these tower sites. Tidal Representatives have been short, dismissive, rude, and downright disrespectful in their dealings with residents here in Petersburg, but also with the folks that live in Sitka and Wrangell that tried to work with them.

3) Given the fixed population of Petersburg, how does Tlingit & Haida Council plan to achieve the license requirements of providing 50% coverage within 4 years and 80% coverage within 8 years to of fixed population without displacing customers from existing internet provider?

*The FCC license requirements are based on signal availability rather than subscriber adoption. To meet the 4-year and 8-year milestones, we are only required to ensure our wireless signal physically reaches those percentages of the population, not that those residents switch to our service. By building a tower to reach the community, the broadcast radius will inherently cover a large portion of the town and satisfy the FCC coverage requirement without requiring a single customer to leave their current provider. This allows us to meet our federal obligations by adding a new option for redundancy and competition rather than displacing existing services. The data they used is out-of-date from a period before APT ran the new land cable and before Starlink became an affordable redundant option. Waiting for a response from APT and GCI to validate this assumption.*

4) Given that any Petersburg Borough resident is currently served internet access by Starlink, exactly how can Tlingit and Haida/Tidal Network claim that there exists "unserved" in SE Alaska.

*While Starlink is a valuable tool (and Tidal Network is a reseller of Starlink for government use), it does not disqualify an area from being "unserved" for infrastructure grants for two key reasons: So, since they are using Starlink to provide service to unserved in the area near Mill Rd, the statement above indicates that the residents will remain unserved since Starlink does not disqualify an area from being unserved.*

*Grant Definition of "Reliable Broadband": Federal grant programs (like NTIA TBCP) prioritize "terrestrial" infrastructure (fiber/fixed wireless) over satellite to ensure long-term, scalable*

*capacity. Satellite services are often excluded from the "served" definition in these specific Notices of Funding Opportunity (NOFO). This is a very misleading statement that is not true for Petersburg. The towers that Tidal is erecting in Petersburg will provide internet by linking to Starlink satellites. This whole statement concerns the population in SEAK that does not have terrestrial ground cable internet. Petersburg has two companies: GCI and APT, both of which provide terrestrial infrastructure. Referring to "grant Definitions is very interesting here since they appear to be working outside all*

of the stipulations of the grant and will not share the grant and its entirety when asked to see it.

*Affordability & Equipment Cost: "Access" includes affordability. High upfront equipment costs (\$599+) and monthly fees for LEO satellite can be prohibitive for many households. Tidal Network's fixed wireless solution offers a lower barrier to entry, ensuring equitable access for all income levels. Now that a majority of the population in Petersburg purchased the Starlink equipment, does that mean they will reimburse us? Otherwise, why would we want to switch after already spending the \$599 to switch to Tidal. The towers in Petersburg will use Starlink to provide service, so monthly fees will still exist for Tidal customers in Petersburg. APT will be a better option once Starlink Equipment ages and needs replacement.*

*5G towers and Starlink are complementary technologies that work together to create a "hybrid" network, offering far greater reliability than either could provide alone. In Southeast Alaska, dense tree canopies and steep terrain often block the clear view of the sky that Starlink requires, creating "dead zones" for satellite service. This applies mostly to people living deep in the woods. There are no residents near the Mill Rd site to which fits this description. Not to mention there is almost always a clearing above a house on its roof to access a clear view of the sky. Additionally, terrestrial infrastructure is currently available in Petersburg to overcome dead zone limitations where they do exist. Our towers can reach these blocked homes by transmitting signals horizontally under the canopy or around terrain obstacles. This only applies in places where the trees are all tall, the land is flat, and the towers are short. These conditions do not occur in Petersburg. Additionally, using both systems creates critical redundancy: towers can offload heavy data traffic to keep satellite speeds fast, while Starlink can provide emergency backhaul connectivity if a physical cable to a tower is ever cut. Tidal is not installing cable and Starlink on their towers, just Starlink for the towers south of town in Petersburg. The amount of data traffic for the very small population centers in Petersburg does not experience slow speeds due to the relief from the combination of GCI, APT, and Starlink. This includes cruise ship traffic now that most cruise ships are outfitted with Starlink. This multi-technology approach ensures that 911, telehealth, and schools stay online even if one specific path fails. This was a true statement long before Tidal broke ground in Petersburg.*

4) What are the specifications needed for sites chosen for telecommunications towers being erected? Site locations and requirements.....

*Sites must be buildable, legally permissible, and safe. Some of the sites Tidal is currently pushing for in Sitka are on steep, slide-prone mountain sides. They must support required coverage, have access to power and backhaul, allow construction and maintenance access, and meet engineering, environmental, cultural, and zoning requirements. Some of the sites in Sitka do not meet geological requirements. It's believed that these particular sites were picked as pay-back to the residents of Sitka*

who are fighting them. *Community impacts such as visibility and proximity are also evaluated.* The tower on Mill Rd is an eyesore that takes away from the beautiful scenery in that area and reduces quality of life for all the folks that now have a tower in their window views and while recreating on Mill Rd. *Site selection is a precise engineering process driven by the need to clear dense vegetation and terrain to reach households.* Every location is determined by radio frequency (RF) modeling rather than preference, ensuring the tower has the necessary height to provide reliable service. I am no expert, but RF signal testing near Mill Rd by locals indicated no gap in service. Additionally, this area is covered by GCI and APT ground cable and Starlink Satellite service. Signal testing in town also showed very strong radio frequencies for all population centers. *Before any construction begins, sites must pass strict federal environmental (NEPA) and historic preservation reviews, as well as geotechnical surveys to ensure the structure meets national codes for wind, snow, and seismic resilience.* Not true, they are trying to put towers on land slide prone mountain sides in Sitka. (We prioritize locations that allow towers to remain under 200 feet to avoid FAA lighting requirements and always evaluate existing structures for colocation first to minimize new construction. There are existing towers and private properties that, in combination, would be ample to provide the coverage that Tidal is aiming to achieve. Not only did Tidal instantly dismiss every alternative proposed by residents in Petersburg, Sitka, and Wrangell, but they did so in a disrespectful fashion.

5) Who is responsible for maintaining and servicing completed towers and what are the plans for dismantling the towers when new technology arrives?

*Maintenance: Tidal Network, an enterprise of Tlingit & Haida, retains full ownership and operational responsibility. We employ local and regional technicians to service the equipment. They do not have local technicians planned to service the towers in Petersburg. If the equipment fails, then we will have to wait until they send a tech from another city, which would take a day or two. APT does have technicians here in Petersburg and is a more reliable option.*

*Decommissioning: Industry standard leases and permits include a removal bond or clause. If the tower becomes obsolete, Tidal Network is responsible for dismantling the structure and restoring the site.*

*However, towers are vertical real estate; as technology evolves (e.g., 6G), we simply swap the antennas on top rather than removing the tower. The tower on Mill Rd was obsolete before it went up, but it still went up. This is a typical answer by Tidal with very little merit. When they quit using this tower, they will likely be out of money to take it down. Otherwise, they will claim sovereign immunity in the face of a lawsuit, and they know this, so they have made many promises they know they will not be held accountable for.*

5) How would you suggest that local government officials respond to health concerns from community members?

*Local government officials should respond to health concerns with a factual, calm, and empathetic approach that prioritizes independent verification. How about these references: The most effective response is to assure residents that the project adheres*

*to strict Federal Communications Commission (FCC) safety standards, with independent engineering studies confirming that ground-level exposure is typically less than 1% of federal limits lower than what they receive from their own cell phones or Wi-Fi routers. Officials should emphasize that this is a matter of compliance, not opinion, noting that federal law (the Telecommunications Act of 1996) prohibits local governments from blocking infrastructure on health grounds when it meets verified FCC safety guidelines. By focusing on the testing that occurs, officials can validate the community's desire for safety while confirming that those protections are already in place.*

*A good reference that addresses this issue is published by the FCC: According to the court decision on August 13, 2021, the FCC failed to update its 1996 safety guidelines for RF radiation exposure. These 1996 limits were designed to protect against “thermal effect” of exposure to RF radiation, but not “non-thermal” effects. The FCC was mandated to update the guidelines for exposure to radiofrequency radiation. Their limits (1) fails to acknowledge evidence of negative health effects caused by exposure to RF radiation at levels below the limits, including evidence of cancer, radiation sickness, and adverse effects on sleep, memory, learning, perception, motor abilities, prenatal and reproductive health, and children’s health; (2) fails to respond to comments concerning environmental harm caused by RF radiation; (3) fails to discuss the implications of long-term exposure to RF radiation, exposure to RF pulsation or modulation (two methods of imbuing radio waves with information), and the implications of technological developments that have occurred since 1996, including the ubiquity of wireless devices and Wi-Fi, and the emergence of “5G” technology.*

<https://tidalnet.com/wp-content/uploads/2025/11/Local-Government-Officials-Guide-to-Transmitting-Antenna-RF-Emission-Safety-PDF.pdf>

Also from the Court Decision: Petitioners point to multiple studies and reports, which were published after 1996 and are in the administrative record, purporting to show that RF radiation at levels below the Commission’s current limits causes negative health effects unrelated to cancer, such as reproductive problems and neurological problems that span from effects on memory to motor abilities. See, e.g., J.A. 3,068 (BIOINITIATIVE WORKING GROUP, BIOINITIATIVE REPORT (Cindy Sage & David O. Carpenter eds., 2012) (describing evidence that human sperm and their DNA are damaged by low levels of RF radiation)); J.A. 5,243 (Igor Yakymenko et al., Oxidative Mechanisms of Biological Activity of Low-Intensity Radiofrequency Radiation, ELECTROMAGNETIC BIOLOGY & MED., EARLY ONLINE, 1–16 (2015)); J.A. 5,259–69 (Henrietta Nittby et al., Increased Blood-Brain Barrier Permeability in Mammalian Brain 7 Days After Exposure to the Radiation from a GSM-900 Mobile Phone, 16 PATHOPHYSIOLOGY 103 (2009)); J.A. 5,320–68 (Henry Lai, A Summary of Recent Literature on Neurobiological Effects of Radiofrequency Radiation, in MOBILE COMMUNICATIONS AND PUBLIC HEALTH 187–222 (M. Markov ed., 2018)); J.A. 5,994–6,007 (Milena Foerster et al., A Prospective Cohort Study of Adolescents’ Memory Performance and Individual Brain Dose of Microwave Radiation from Wireless Communication, 126 ENV’T HEALTH PERSPS. 077007 (July 2018)). Petitioners also point to approximately 200 comments submitted by individuals who advised the

Commission that either they or their family members suffer from radiation sickness, “a constellation of mainly neurological symptoms that manifest as a result of RF[] exposure.” Pet’rs’ Br. at 30–31, 30 n.99.

<https://www.fcc.gov/general/radio-frequency-safety-0>

*The FCC adopts exposure limits directly from these non-profit scientific organizations. These groups spend years reviewing thousands of peer-reviewed papers to set the “safe” threshold (MPE - Maximum Permissible Exposure). See above comments.* From the decision: In the Department of the Interior’s expert view, the Commission’s RF radiation limits “continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today.” J.A. 8,383. “The [current environmental] problem,” according to the Department of the Interior, “appears to focus on very low-level, non-thermal electromagnetic radiation.” Id. Although the Commission has repeatedly claimed that it considered “inputs from [its] sister federal agencies[,]” 2019 Order, 34 FCC Rcd. at 11,689, the Commission entirely failed to address the environmental harm concerns raised by the Department of the Interior.

*IEEE (Institute of Electrical and Electronics Engineers) / ANSI:*

*Specifically, the IEEE C95.1 standard. This is the technical standard for safety levels with respect to human exposure to electric, magnetic, and electromagnetic fields.*

*NCRP (National Council on Radiation Protection and Measurements):*

*The FCC adopted the NCRP’s recommended limits for field strength and power density. This is more cherry-picked out-of-date data the FCC tried to use in the lawsuit.* More from the judge’s decision: the FCC ignored substantial information and material from, for example, the American Academy of Pediatrics, J.A. 4,533; the Council of Europe, J.A. 4,242–44, 4,247–57; the Cities of Boston and Philadelphia, J.A. 4,592–99; medical associations, see, e.g., J.A. 4,536–40 (California Medical Association); thousands of physicians and scientists from around the world, see, e.g., J.A. 4,197–4,206 (letter to United Nations); J.A. 4,208–17 (letter to European Union); J.A. 5,173–86 (Frieburger Appeal by over one thousand German physicians); and hundreds of people who were themselves or who had loved ones suffering from the alleged effects of RF radiation, see, e.g., J.A. 8,774–9,940; see also J.A. 4,218–39 (collecting statements from physicians and health organizations expressing concern about health effects of RF radiation).

*ICNIRP (International Commission on Non-Ionizing Radiation Protection):*

*While European-based, their guidelines largely align with IEEE/FCC limits and are cited by the World Health Organization (WHO) as evidence of safety.*

*FDA (Food & Drug Administration): The FDA has clearly stated that “the weight of scientific evidence has not linked cell phone radio frequency radiation with any health problems.”*

*They actively review animal studies (like the NTP Study) and have concluded that the findings in rats (exposed to massive, whole-body doses) do not apply to humans using cell phones.* More from the decision: And they state the FDA’s conclusion that, in light of that information, exposure to RF radiation at levels below the Commission’s current limits does not cause harmful health effects. But they offer “no articulation of the factual . . . bases” for the FDA’s conclusion. Am. Horse, 812 F.2d at 6 (internal quotation marks omitted). In other words, they do not explain why the FDA determined, despite the studies and comments that Petitioners cite, that exposure to RF radiation at

levels below the Commission's current limits does not cause harmful health effects. Such conclusory statements "cannot substitute for a reasoned explanation," for they provide "neither assurance that the [FDA] considered the relevant factors nor [do they reveal] a discernable path to which the court may defer."

*National Cancer Institute (NCI): They maintain that there is currently no consistent evidence that non-ionizing radiation increases cancer risk. From decision: petitioners first argue that the Commission failed to respond to record evidence that exposure to RF radiation at levels below the Commission's current limits may cause cancer. Specifically, Petitioners argue the Commission failed to mention the IARC's classification of RF radiation as possibly carcinogenic to humans, and its 2013 monograph regarding that classification, on which the Commission's notice of inquiry specifically sought comment. Petitioners also argue that the Commission failed to adequately respond to two 2018 studies—the National Toxicology Program ("NTP") study and the Ramazzini Institute study—that found increases in the incidences of certain types of cancer in rodents exposed to RF radiation. Had these 2018 studies been available prior to the IARC's publication of its monograph, Petitioners assert, the IARC would have likely classified RF radiation as "probably carcinogenic," rather than "possibly carcinogenic." This is so, according to Petitioners, because the IARC will classify an agent as "possibly carcinogenic" if there is "limited evidence" that it causes cancer in humans and animals, and as "probably carcinogenic" if there is "limited evidence" that it causes cancer in humans and "sufficient evidence" that it causes cancer in animals. In its 2013 monograph, the IARC found "limited evidence" that RF radiation causes cancer in humans and animals, and therefore classified RF radiation as "possibly carcinogenic." Int'l Agency for Rsch. on Cancer, Non-Ionizing Radiation, Part 2: Radiofrequency Electromagnetic Fields, 102 IARC MONOGRAPHS ON THE EVALUATION OF CARCINOGENIC RISKS TO HUMANS 419 (2013).*

6) How would you suggest that local government officials respond to decreased property values due to proximity to towers being built? Would you buy a house under a tower? Our local real estate agent stated at the Planning Commission meeting on Jan 13 that property values will decrease as much as 20%. Some properties will have a very difficult time selling.

*While this is a common concern, credible studies on this topic are mixed and often show negligible long-term impact, particularly in rural/semi-rural areas where connectivity is a utility that adds value. However, in a place where aesthetic value ranks very high in the quality of life, a 150' tower will hurt not just property owners in the area, but also folks who use the area to recreate. In the case of Mill Rd, many folks who live in the area use Mill Rd in the same manner that folks use City Creek Trail. Imagine the effect of a 150' lattice tower in the middle of the City Creek trail would have on the experience of folks trying to enjoy the nature walk.*

*Utility Value: In the modern digital economy, access to high-speed, diverse internet options is often a selling point for homebuyers. As stated above, we are already well covered by Mill Rd. The tower will cost residents who live near it much more than it will ever benefit them.*

Officials should acknowledge the validity of residents' concerns while pivoting to the reality that reliable broadband is now a critical utility that supports property desirability rather than diminishing it. **We do not need it, nor do we want it.**

Independent studies have found no consistent measurable link between tower placement and reduced property values; conversely, the lack of high-speed internet is increasingly seen as a liability by homebuyers who require connectivity for remote work and education. Again, we are well covered near the Mill Rd tower and property value will decrease. Some properties will never be able to be sold and very little growth will occur in the surrounding area now there is a tower. Officials can confidently state that in many markets, modern infrastructure is an amenity that stabilizes home prices, and that the broader economic benefits of connecting the community outweigh subjective aesthetic concerns. We are already covered, and now we have a 150' tower eliminating all the investments we have made in the area. The positive growth in residential housing in the area seen in the past few years will now become stale.

7) *What will be the price per month for customers for the new broadband service?*

From January to October, introductory rates of \$20.26 and then to \$89.99 if the promotion is not extended. My current monthly Starlink bill is \$90.00. There will be no advantage for the folks that already have Starlink to switch to Tidal's service.

Interruptions will be longer with Tidal than with APT due to the lack of technical support in Petersburg.

*Inclusions: This typically includes the necessary in-home equipment (router/receiver).*

*No Data Caps: Unlike many satellite or cellular plans, our fixed wireless plans are designed without punitive data caps. I don't have a data cap with my current service.*

8) *What are the chances of frequency interference related to a tower next to the Fire Hall and the general proximity to the new campus of the Petersburg Medical Center? Zero.*

*Frequency Separation: Public safety radios (Fire/Police) typically operate on VHF (150 MHz), UHF (450 MHz), or 700/800 MHz bands. Tidal Network operates on 2.5 GHz (2500 MHz). There is a massive physical separation in the spectrum that prevents overlap.*

*Medical Equipment: Medical telemetry generally uses specific protected bands (like WMTS). 2.5 GHz is a standard commercial Wi-Fi/LTE band used safely in hospitals worldwide without interfering with medical devices.*

*The chance of harmful interference is non-existent because the tower, emergency responders, and medical equipment all operate in completely different, federally separated "lanes" of the radio spectrum.*

*Dedicated "Lanes" Prevent Crashes: Just as semi-trucks, airplanes, and trains travel on different paths to avoid collision, wireless signals use specific frequencies. Tidal Network uses the 2.5 GHz licensed band. Fire and EMS typically use VHF, UHF, or*

700/800 MHz bands. These are far apart on the spectrum, meaning they physically cannot "talk over" or interfere with one another.

*Medical Grade Protection: Modern medical equipment is built to strict FDA and FCC standards that require it to be "immune" to outside radio signals. Furthermore, the 2.5 GHz band is a "clean," licensed frequency, unlike the "noisy" unlicensed Wi-Fi bands where interference is more common.*

*Strict FCC Engineering: All our equipment is FCC-certified to stay strictly within its assigned lane. We also use high-quality filters and directional antennas that focus energy out toward homes, not down into nearby buildings like the Fire Hall or Medical Center. This setup is standard practice nationwide, where towers safely sit atop hospitals and police stations without issue.*

9) The towers appear to have emergency power capabilities. How much fuel is needed and how is the surrounding environment protected from spills.

*While we do not have a final tank size selected for every site, yet we adhere to the following:*

*Fuel Capacity: The generators utilize a sub-base fuel tank (located directly under the generator unit), are 100 gallons of diesel.*

*Spill Protection: We use UL-142 listed, UCL S601, UL2200 double-walled tanks. This means the inner tank holding the fuel is completely sealed inside a second outer steel tank. If the inner tank were to leak, the outer tank captures the fuel, preventing any release into the environment. What about a fire plan? Properties in the area of the Mill Rd site are vulnerable to fire damage from this tower and fuel source under the generator in the event the tower catches fire or a drought-driving ground fire finds its way to the generator.*