



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Borough Assembly

Monday, November 21, 2016

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

2. Voluntary Pledge

The pledge was recited.

3. Approval of Minutes

No minutes were available.

4. Amendment and Approval of Meeting Agenda

The agenda was approved as presented.

5. Public Hearings

A. Public Hearing for Ordinance #2016-12: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough, to Rezone Parcel #01-014-125 at 919 Sandy Beach Road from Public Use (P-1) to Single-Family Residential (S-F)

Brian Paust advised the Assembly that the property located at 919 Sandy Beach Road is an excellent location for wildlife photography and viewing opportunities.

B. Public Hearing for Ordinance #2016-13: An Ordinance Adjusting the FY 2017 Budget for Known Changes

No comments were presented.

6. Bid Awards

None.

Gerald Whitethorn, owner of Alaska Commercial Electronics, spoke regarding the Randrups' lease application. He provided a photograph of his business property and the surrounding area and discussed the current and potential future uses of the properties in the area. Mr. Whitethorn urged the Assembly to amend his lease agreement in order to provide the Randrups or other potential buyers the ability to acquire the lease for their business plans.

Joel Randrup also spoke in agreement with Mr. Whitethorn's comments and gave additional information regarding his and his wife's business plans and how they should be considered in agreement with the zoning in the area of 908 S. Nordic Drive.

Kris Norosz explained her reason for requesting the Assembly vote in support of Resolution #2016-27.

8. Visitors' Views Unrelated to Agenda

None.

9. Board, Commission and Committee Reports

No reports.

10. Consent Agenda

None.

11. Report of Other Officers

No reports.

12. Mayor's Report

A. November 21, 2016 Mayor's Report

[Attachments:](#) [Mayor's Report 11.21.2016.pdf](#)

Mayor Jensen read his report into the record. He informed the Assembly that he had received a letter of interest from John Jensen to sit on the SEAPA Board, along with interest expressed from Vice-Mayor Lagoudakis and himself.

13. Manager's Report

No written report was available. Manager Giesbrecht spoke regarding information learned during his attendance at the AML Conference in Anchorage.

14. Unfinished Business

Ordinances for Second Reading

A. Ordinance #2016-12: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough, to Rezone Parcel #01-014-125 at 919 Sandy Beach Road from Public Use (P-1) to Single-Family Residential (S-F)

- A. Ordinance #2016-12: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough, to Rezone Parcel #01-014-125 at 919 Sandy Beach Road from Public Use (P-1) to Single-Family Residential (S-F)

Attachments: [Ordinance #2016-12](#)
 [Planning Commission Staff Report on Rezone](#)
 [Planning Commission Report Regarding Rezone](#)

After discussion by the Assembly regarding the concerns considered regarding the rezone, the ordinance passed in its second reading by a vote of 6-1, Vice- Mayor Lagoudakis opposed.

- B. Ordinance #2016-13: An Ordinance of the Petersburg Borough Adjusting the FY 2017 Budget for Known Changes

Attachments: [Ordinance #2016-13](#)
 [Parks Minivan Request](#)
 [Electric Dept Budget Transfer](#)
 [Homeland Security Award Document](#)
 [E911 Surcharge Funds Transfer Request](#)
 [School Debt Reduction Letter](#)
 [State Allocation Projections](#)
 [City Creek Dam Rehab Request](#)

Ordinance #2016-13 was unanimously approved in its second reading.

15. New Business

- A. Resolution #2016-26: A Resolution Authorizing the Borough to Grant an Avigation Easement for 3.39 Total Acres Composed of a Portion of Lot 14 and that Portion of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 35, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, First Judicial District, State of Alaska, Located at 1601 Haugen Drive (Parcel #01-014-500) to the Alaska Department of Transportation & Public Facilities (DOT&PF)

Attachments: [Resolution #2016-26.pdf](#)

After explanation by Manager Giesbrecht, the resolution was approved by unanimous roll call vote.

FIVE MINUTE RECESS

- B. Resolution #2016-27: A Resolution Authorizing the Borough Manager to Convey a Private Access Easement for a 280 sq. ft. Portion of Lot 10, Section 35, Township 58S, Range 79E, Copper River Meridian (Parcel #01-014-125), Located at 919 Sandy Beach Road, for the Benefit of the Owner of Lot N to Use and Maintain as a Vehicle Turnaround Area**

Attachments: [Resolution #2016-27.pdf](#)

The Assembly discussed their observations and concerns regarding the proposed easement. The resolution then failed by a vote of 2-5 with Assembly Members Lagoudakis and Wohlhueter in favor.

- C. Resolution #2016-28: A Resolution in Support of Full Funding (\$18,160,055) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2018 State Capital Budget**

Attachments: [Resolution #2016-28.pdf](#)

Member Lynn explained his concerns regarding the grant program. After the Assembly discussed the matter and asked questions of Harbormaster Wollen, Resolution #2016-28 passed by a vote of 6-1, Member Lynn opposing.

- D. Resolution #2016-29: A Resolution in Support of the Addition of Port and Harbor Employees to the List of Employees Covered by AS 12.55.135**

Attachments: [Resolution #2016-29.pdf](#)

Assembly Members asked for clarification from Manager Giesbrecht, Harbormaster Wollen and Police Chief Swihart. The resolution then passed by a vote of 5-2, Members Strand and Lynn opposed.

- E. Approval of Good Investments Lease Application for Assignment of Washington-Alaska Properties, LLC's Tidelands Lease Located on the Water Side of 16 Sing Lee Alley (ADF&G Dock, Parcel #01-007-474)**

Attachments: [Good Investments Application to Lease.pdf](#)
 [Assignment of Lease Good Investments.pdf](#)

The Assembly expressed concern that they did not have enough information regarding the future plans for this property and voted unanimously to table the lease assignment to Good Investments until more is known from the current Lessee.

F. Approval of Randrup Lease Application for Assignment of Alaska Commercial Electronic's Lease at 908 S. Nordic Drive (Parcel #01-01-0041)

Attachments: [Randrup Application to Lease.pdf](#)
[Map of Lease Parcel.pdf](#)
[P&Z Recommendation.pdf](#)
[Harbor Board Recommendation.pdf](#)
[Alaska Commercial Electronics Lease.pdf](#)
[Assignment of Lease Randrup.pdf](#)

After discussion regarding the concerns with limiting the possible uses for the property, the assignment was unanimously approved with amendment to the language of Section 4.1 of the lease to include retail businesses, as allowed by the Petersburg zoning code.

G. Authorization for Mayor Jensen to Accept for Public Uses and for Public Purposes the Real Property Dedicated to the Public for the Mallard East & West Subdivision Including Easements, Rights of Way, Alleys, and Roadways

Attachments: [Mallard East & West Subdivision Plat.pdf](#)

The Assembly voted unanimously to authorize Mayor Jensen to accept for public uses and purposes the Mallard East and West Subdivision property.

H. Authorization to Accept a \$56,000 Grant from the Division of Homeland Security 2016 NOAA Tsunami Hazard Mitigation Program

Attachments: [Obligating Award Document.pdf](#)

After explanation of the grant conditions by Fire/EMS Director Dixon, authorization to accept was granted unanimously.

16. Communications

Mayor Jensen summarized a letter he received from the State of Alaska Division of Homeland Security and Emergency Management thanking the Petersburg Borough for assisting with making the Southeast Alaska Earthquake Simulator Tour a success and for hosting the Hazardous Materials Emergency Preparedness training and tabletop exercise.

17. Assembly Discussion Items

A. Recognitions

Assembly Member Wohlhueter thanked Matt Bryner for putting up the Christmas lights around town.

18. Adjourn

The meeting was adjourned at 8:24 p.m.