



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Agenda Borough Assembly

Monday, November 21, 2016

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

2. Voluntary Pledge

3. Approval of Minutes

There are no minutes available for approval.

4. Amendment and Approval of Meeting Agenda

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)

Any public testimony regarding Ordinance #2016-12 should be given during this public hearing.

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

Any public testimony regarding Ordinance #2016-13 should be given during this public hearing.

6. Bid Awards

7. Visitors' Views Related to Agenda

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

8. Visitors' Views Unrelated to Agenda

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

9. Board, Commission and Committee Reports

10. Consent Agenda

11. Report of Other Officers

12. Mayor's Report**A. November 21, 2016 Mayor's Report**

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

13. Manager's Report

There is no written report due to Manager Giesbrecht's attendance at the Alaska Municipal Conference.

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)

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

Ordinance #2016-12 passed in its first reading by a vote of 4-3.

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 passed unanimously in its first 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](#)

Alaska DOT&PF has requested the Borough grant an Avigation Easement for a section of the Runway Protection Zone mandated by the FAA that is currently not within the boundaries of the Airport. They have offered \$7,950 to the Borough for the easement.

- 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](#)

Kris Norosz, owner of Lot N at 1001 Sandy Beach Road, is requesting a private vehicle turnaround area easement be granted on Lot 10 at 919 Sandy Beach Road.

- 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](#)

The Harbor Board recommends the Assembly approve Resolution #2016-28 requesting the State fully fund the Municipal Harbor Facility Grant Program in the FY 2018 Capital Budget.

- 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](#)

The Harbor Board recommends the Assembly approve Resolution #2016-29 requesting the State of Alaska add Port and Harbor employees to the list of employees covered by AS 12.55.135 Sentences of Imprisonment for Misdemeanors. Doing so would establish a minimum sentence for defendants convicted of assaulting or harassing Port and Harbor employees equal to that established for peace officers, fire fighters, correctional employees, emergency medical technicians, paramedics, ambulance attendants or other emergency responders or medical professionals.

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](#)

Charles Davis dba Good Investments is in the process of purchasing the building the Department of Fish & Game currently occupies. He is requesting the tideland lease to the waterside of the building be assigned to him by the previous owner of the building. The use of the tidelands will not change. There are 23 years left of the 55 year lease. The rental rate is 6% of the assessed value annually.

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](#)

Joel and Kim Randrup are considering purchasing the building Alaska Commercial Electronics currently occupies. They are requesting the lease of the land the building sits on be assigned to them by Alaska Commercial Electronics. The Randrups plan to manufacture marine and commercial vinyl signs, perform commercial custom embroidery, long arm quilting, and operate a hair salon on the premises. There are 33 years remaining of the 55 year lease. The rental rate is 6% of the assessed value annually.

The Planning Commission recommends the Assembly approve a new lease (no assignment) not to exceed 20 years and for it to be non-transferable, meaning if the building is sold the new owner will need to re-apply for a lease.

A Harbor Board motion to deny the Randrup application due to concerns of the non-marine related nature of the Randrup business and the direct proximity of industrial zoned marine businesses failed by a vote of 1-3 with one member abstaining.

If the Assembly approves the lease assignment, Section 4.1 Use of Premises of the lease must be amended as it currently reads "The demised premises are to be used only for marine and commercial electronics sales and service." In 2006, the City Council amended Section 4.1 of the Stikine Services lease "to include retail business, as allowed by the Petersburg Zoning Code" to allow for a retail coffee shop and garage/bus storage.

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 State of Alaska, Department of Natural Resources, requires borough mayors to sign for acceptance of any land dedicated for public use and for public purposes within the borough, regardless of whether or not the borough has platting authority in the area. This land dedication is in the area of 9 mile Mitkof Highway, which is currently exempt from platting authority. Acceptance of lands for public use or public purpose does not obligate the public or any governing body to construct, operate or maintain improvements. The plat has been revised since the first time it was presented to the Assembly in September. The first version of the plat had some lot sizes the Assembly felt were too small to allow for a septic system drain field and the Assembly denied allowing Mayor Jensen to accept the dedicated public use land. The Trust Land Office had the lots re-drawn and is again requesting Mayor Jensen sign the new plat of the Mallard East & West Subdivision.

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](#)

The Petersburg Borough has received grant funds in the amount of \$56,000 from the State of Alaska Division of Homeland Security and Emergency Management's 2016 NOAA Tsunami Hazard Mitigation Program to purchase two warning siren systems.

16. Communications

17. Assembly Discussion Items

A. Recognitions

18. Adjourn