



Petersburg Borough

12 South Nordic Drive
Petersburg AK, 99833

Meeting Minutes Borough Assembly

Monday, November 7, 2016

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

Present: 7 - Mayor Mark Jensen, Mayor Cindi Lagoudakis, Assembly Member Eric Castro, Assembly Member Bob Lynn, Assembly Member Jeigh Stanton Gregor, Assembly Member Nancy Strand and Assembly Member Kurt Wohlhueter

2. Voluntary Pledge

The Pledge was recited.

3. Approval of Minutes

A. October 3, 2016 Assembly Meeting Minutes

Attachments: [10.3.16 Meeting Minutes](#)

The October 3, 2016 Regular Meeting Minutes were unanimously approved.

B. October 7, 2016 Special Meeting to Canvass Election and Board of Adjustment Appeal Decision

Attachments: [10.7.16 Meeting Minutes](#)

The October 7, 2016 Special Meeting Minutes were unanimously approved.

C. October 17, 2016 Assembly Meeting Minutes

Attachments: [10.17.16 Meeting Minutes](#)

The October 17, 2016 Regular Meeting Minutes were unanimously approved.

4. Amendment and Approval of Meeting Agenda

The agenda was amended to add Item 17B - State Dock Issue.

5. Public Hearings

- A. Public Hearing on the State's Offer to Transfer Ownership of the Entrance Island, Kupreanof and Papke's Landing Docks to the Petersburg Borough

David Kensinger, Bonnie Westlund, Tim Koeneman, Don & Charlene Anderson, and Ken & Laura Howard spoke in support of acquiring the Papke's Landing dock. Charles Christensen and John Murgas spoke in support of the acquisition of the Papke's Landing dock, but only if the uplands and tidelands are also part of the package. Katheryn Schneider spoke in support of acquiring the Papke's Landing and Kupreanof docks, and Joel Randrup spoke in support of acquiring the Papke's Landing, Kupreanof, and Entrance Island docks.

6. Bid Awards

7. Visitors' Views Related to Agenda

Nevette Bowen spoke in opposition of the Borough selling the parcel at 919 Sandy Beach Road. Tim Koeneman and Kris Norosz both spoke in opposition of Agenda Items 15A (Rezone of 919 Sandy Beach Road), 15C (Authorizing Sale of Borough Land), and 15E (Vacating 50' Public Access Easement at 919 Sandy Beach Road).

8. Visitors' Views Unrelated to Agenda

9. Board, Commission and Committee Reports

10. Consent Agenda

11. Report of Other Officers

- A. Borough Liability Report - If Needed

The Assembly had no questions for the Borough's liability insurance provider.

- B. Notification of Non-Compliance to Vacate and Repair

Attachments: [Non-Compliance Report.PDF](#)

Borough Building Official Bertagnoli notified the Assembly of non-compliance of a Notice of Dangerous Building and Order to Vacate and Repair or Demolish at 510 Lumber Street, Island Trailer Court Space 4W as directed in Borough Code Section 9.20.50(C). The Assembly set up a Dangerous Building Hearing to take place at the December 5, 2016 Assembly meeting.

12. Mayor's Report

- A. November 7, 2016 Mayor's Report

Attachments: [11.7.16 Mayor's Report](#)
 [D. Jones Letter of Interest-Public Safety](#)

Mayor Jensen read his report into the record.

13. Manager's Report

A. November 7, 2016 Manager's Report

Attachments: [11.7.2016 Report.PDF](#)

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

14. Unfinished Business

15. New Business

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 #2016-13 was approved in its first reading by a vote of 4-3, Assembly Members Castro, Wohlhueter, and 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 first reading.

- C. Resolution #2016-23: A Resolution Authorizing the Sale of Borough Owned Land Within the Petersburg Borough

Attachments: [Resolution #2016-23.PDF](#)
[Contract of Sale.PDF](#)
[Quit Claim Deed.PDF](#)
[Description of Parcels.PDF](#)
[Planning Commission Report Regarding Purchase.PDF](#)
[Koeneman Letter re 919 Sandy Beach.PDF](#)
[Norosz Letter re 919 Sandy Beach.PDF](#)

Motion to remove 919 Sandy Beach Road from Resolution #2016-23 failed by a vote of 2-5, Mayor Jensen and Assembly Members Stanton Gregor, Castro, Lynn and Strand opposed. Resolution #2016-23 was adopted as submitted by a vote of 5-2, Assembly Members Lagoudakis and Wohlhueter opposed.

- D. Resolution #2016-24: A Resolution Authorizing the Borough to Contract for Furniture, Fixtures and Equipment (FF&E) with Think Office LLC for Purposes of the Municipal Building and Police Station Renovation Project and to Authorize the Borough Manager to Approve the Budgeted Purchases

Attachments: [Resolution #2016-24.PDF](#)
[FF&E List per Office or Area.PDF](#)
[Building Schematic Showing FF&E.PDF](#)

Resolution #2016-24 was unanimously adopted.

- E. Resolution #2016-25: A Resolution Vacating a 50' Public Access Easement and Replacing it with a 20' Private Access and Utility Easement on Lot 10, Section 35, Township 58S, Range 79E, Copper River Meridian (Parcel #01-014-125), Located at 919 Sandy Beach Road

Attachments: [Resolution #2016-25.PDF](#)
[Easement Relinquishment Deed.PDF](#)
[Staff Report to Planning Commission on Vacation.PDF](#)
[Planning Commission Report Regarding Vacation.PDF](#)

Resolution #2016-25 was adopted by a vote of 4-3, Assembly Members Lagoudakis, Lynn, and Wohlhueter opposed.

- F. Entrance Island, Kupreanof and Papke's Landing Docks

Attachments: [Summary of State Docks Issue Answers.PDF](#)
 [State Dock Information.PDF](#)
 [Liability Information.PDF](#)
 [Cost Estimate to Maintain & Operate.PDF](#)
 [Kupreanof Condition Assessment Report.PDF](#)
 [Papke's Condition Assessment Report.PDF](#)
 [North Harbor Bill of Sale and Transfer Agreement.PDF](#)

Motion was made to accept ownership of the Entrance Island, Kupreanof and Papke's Landing docks.

The main motion was amended to not accept ownership of the Entrance Island dock, to request ADOT&PF give the Kupreanof dock directly to the City of Kupreanof, or for the Borough to accept the Kupreanof dock and convey the dock to the City of Kupreanof once changes to the Borough Charter that will allow Kupreanof to own and operate their dock facility within the Borough are approved by the voters, to request ADOT research and provide a Corp of Engineer's permit for the Kupreanof dock, and that they work with DNR to transfer ownership of the tidelands associated with the Kupreanof facility along with the dock. The amendment passed unanimously.

The main motion was further amended to request ADOT&PF work with DNR to transfer the Corp of Engineer's permit and ownership of the tidelands associated with the Papke's Landing facility to the Borough along with the dock. In addition, the Borough will request \$1,200,000 in harbor deferred maintenance funds. The second amendment passed unanimously.

The main motion, as amended, was unanimously approved. A letter outlining the Assembly's decisions and requests will be sent to ADOT&PF from Mayor Jensen.

G. Petersburg Indian Association Cooperation Agreement

Attachments: [Petersburg Indian Association Cooperation Agreement.PDF](#)

The Assembly unanimously agreed to allow Manager Giesbrecht to sign the Cooperation Agreement with the Petersburg Indian Association.

H. Approval of the FY 2018 Budget Calendar, FY 2018 Budget Policies, and the Community Service Questionnaire

Attachments: [Proposed FY 2018 Budget Calendar.PDF](#)
 [Proposed FY 2018 Budget Policies.PDF](#)
 [Community Service Questionnaire.PDF](#)

Motion was made to approve the FY 2018 Budget Calendar, FY 2018 Budget Policies, and the Community Service Questionnaire.

The motion was amended to remove question #10 on the Community Service Questionnaire. The amendment passed unanimously.

The main motion, as amended, was unanimously approved.

- I. Approval to Sell a Portion of Lot 14 which Lies within the Runway Protection Zone ROW to the Alaska Department of Transportation and Public Facilities

Attachments: [Letter of Offer.PDF](#)
[Avigation Easement.PDF](#)
[Waiver Valuation.PDF](#)
[Purchase Voucher.PDF](#)
[Memorandum of Agreement.PDF](#)

This agenda item was postponed to the November 21, 2016 Assembly meeting.

- J. Approval of Letter of Support for Alaska Airlines Providing Essential Air Service

Attachments: [Letter of Support for AK Airlines](#)
[Air Service Key Points](#)

The letter of support for Alaska Airlines to provide Essential Air Service to Petersburg was unanimously approved.

16. Communications

- A. Thank you letter from W.A.V.E.

Attachments: [W.A.V.E. letter](#)

17. Assembly Discussion Items

- A. Recognitions

Assembly Member Strand thanked the Volunteer Firefighters, the EMTs and Search and Rescue personnel for their dedicated service to Petersburg.

Vice Mayor Lagoudakis recognized Kris Norosz who recently received an award from BP and YMCA as a Woman of Achievement for the State of Alaska for 2016. Ms. Norosz is involved with many local and state boards and is thanked for her community efforts.

Assembly Member Castro thanked the good samaritans who recently saved his skiff from sinking in the harbor while he was out of town. He also thanked the residents of Petersburg in general, stating his pleasure to live in a community of citizens willing to help out those in need.

- B. B. Entrance Island, Kupreanof, and Papke's Landing Docks

This agenda item was not discussed.

18. Adjourn

The meeting was adjourned at 3:50 p.m.

Debra K. Thompson, Borough Clerk

Date Approved