



# Petersburg Borough

12 South Nordic Drive  
Petersburg AK, 99833

## Meeting Minutes Borough Assembly

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Tuesday, January 3, 2017

12:00 PM

Assembly Chambers

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### 1. Call To Order/Roll Call

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

**Present:** 4 - Mayor Mark Jensen, Assembly Member Bob Lynn, Assembly Member Jeigh Stanton Gregor and Assembly Member Nancy Strand

**By Phone:** 2 - Vice Mayor Cindi Lagoudakis and Assembly Member Kurt Wohlhueter

**Excused:** 1 - Assembly Member Eric Castro

### 2. Voluntary Pledge

The pledge was recited.

### 3. Administration of Oath

Deputy Clerk Swihart administered the Oath to newly hired Police Officers David Plagens and Louis Waechter, and Chief Swihart pinned their badges on their uniforms. Welcome to Petersburg, Officers Plagens & Waechter!

### 4. Amendment and Approval of Meeting Agenda

The Assembly moved Agenda Item 6, Amendment and Approval of the Agenda, to Agenda Item 4. The agenda was amended to add the possibility of an Executive Session after testimony is given during the Noncompliance Hearing under Agenda Item 5.

### 5. Noncompliance Hearing for an Order to Vacate and Repair or Demolish a Dangerous Building located at 510 Lumber Street, Island Trailer Court Space 4W

Clerk Thompson asked anyone in the room who might testify during the hearing to stand and be sworn in. Thompson administered the Oath to Building Official Bertagnoli, Community and Economic Development Director Cabrera, Police Chief Swihart, PMP&L Superintendent Nelson, PMP&L Electrician Morgan, and Public Works Director Hagerman. Ryan Dawson, the owner of record, was not in attendance.

Building Official Bertagnoli outlined the chain of events leading up to his declaration of the structures located at 510 Lumber Street, Island Trailer Court Space 4W, as dangerous per Petersburg Municipal Code Chapter 9.20. He presented photos and gave testimony regarding the theft of electricity, unsafe utility connections, unsafe methods used to collect and heat water, and the unsanitary condition of the structures. He stated the danger was not only to anyone residing in the structures, but also to nearby neighbors in the trailer court. Bertagnoli believed the cost to repair the structures would be more than the structures are worth.

PMP&L Electrician Morgan discussed a few of the many electric code violations in and around the

structures and supported Bertagnoli's dangerous building(s) declaration.

The Assembly adopted Findings of Fact and ordered the owner to vacate and repair or demolish the structures at his own expense within 30 days of the date of the Order. In the event Mr. Dawson does not comply with the terms of the Order, the Borough will demolish the structures with no further notice.

## **6. Approval of Minutes**

### **A. December 5, 2016 Regular Meeting Minutes**

**Attachments:**     [12-5-16 Minutes](#)

The December 5, 2016 Regular Meeting minutes were unanimously approved.

### **B. December 19, 2016 Regular Meeting Minutes**

**Attachments:**     [12-19-16 Minutes](#)

The December 19, 2016 Regular Meeting minutes were unanimously approved.

## **7. Public Hearings**

### **A. Public Hearing for Ordinance #2016-14: An Ordinance Authorizing the Sale of Lot A, Block 302, Greenbelt Subdivision, Airport Addition, Parcel #01-006-442, Plat 77-2, in the Petersburg Recording District**

No comments were received.

## **8. Bid Awards**

None.

## **9. Visitors' Views Related to Agenda**

Six Petersburg residents spoke to the issue of the proposed Local Improvement District paving opportunity: Tracy Welch, Joel Randrup, and Carli Byrer in opposition; Adam Swanson and Julianne Curry in favor; and Joe Nelson inquiring about the project.

## **10. Visitors' Views Unrelated to Agenda**

No views were shared.

## **11. Board, Commission and Committee Reports**

No reports.

**12. Consent Agenda****A. The Bottle Shop Liquor License Renewal Application**

Attachments:     [The Bottle Shop Liquor License Renewal Application.PDF](#)

The liquor license renewal application for The Bottle Shop was unanimously approved.

**B. Inga's Galley Liquor License Renewal Application**

Attachments:     [Inga's Galley Liquor License Renewal Application.PDF](#)

The liquor license renewal application for Inga's Galley was unanimously approved.

**13. Report of Other Officers****A. FY 2016 Audit Findings**

Sam Thompson, Audit Manager with BDO, the Borough's auditing firm, reviewed the FY 2016 audit and Borough financial statements with the Assembly. He thanked Finance Director Tow and her staff for their audit preparation and assistance. BDO issued an unmodified opinion on the Borough's FY 2016 financial statements, the highest level of assurance they can professionally issue.

**14. Mayor's Report****A. January 3, 2017 Mayor's Report**

Attachments:     [Mayor's Report 1.3.2017.PDF](#)

Mayor Jensen read his report into the record.

**15. Manager's Report****A. January 3, 2017 Manager's Report**

Attachments:     [Manager report 01032017](#)

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

**16. Unfinished Business**

Ordinances for Second Reading

- A. Ordinance #2016-14: An Ordinance Authorizing the Sale of Lot A, Block 302, Greenbelt Subdivision, Airport Addition, Parcel #01-006-442, Plat 77-2, in the Petersburg Recording District

Attachments:     [Ordinance #2016-14.PDF](#)

Ordinance #2016-14 was unanimously approved in its second reading.

**17. New Business**

- A. Resolution #2017-01: A Resolution Authorizing Initiation of a Local Improvement District Program for Paving of Borough Streets

Attachments:     [Resolution #2017-01.PDF](#)  
                         [Proposed Paving LID Timeline.PDF](#)  
                         [Estimated Paving LID Costs.PDF](#)

Resolution #2017-01 was unanimously adopted.

- B. Letter to Alaska's 30th Legislature Urging Passage of a Long-Term, Fair, Balanced, and Sustainable Budget

Attachments:     [Sustainable Budget Letter to Legislature.PDF](#)

The drafted letter to our 30th Legislature was unanimously approved.

- C. Alaska Yacht and Vessel Services Lease Extension Request

Attachments:     [Alaska Yacht & Vessel Services Lease Extension Request.PDF](#)  
                         [Harbor Board Recommendation for Lease Extension.PDF](#)  
                         [P&Z Recommendation for Lease Extension.PDF](#)  
                         [Draft Amendment #1 to AY&VS Lease.PDF](#)

A 10 year lease extension for Alaska Yacht and Vessel Services was unanimously approved. The new expiration date of the lease is August 31, 2029.

- D. Lease Amendment Request from Gerald J. Whitethorn dba Alaska Commercial Electronics

**Attachments:**    [ACE Lease Amendment Request.PDF](#)  
[December 15, 2016 Harbor Board Minutes.PDF](#)  
[Alaska Commercial Electronics Lease.pdf](#)  
[ACE Proposed Lease Amendment.PDF](#)

The Assembly unanimously approved the removal of Richard C. Tamblin from Alaska Commercial Electronic's lease documents and the amendment to the use of the leased property, permitting retail businesses, as allowed by Petersburg Zoning Code.

**18. Communications**

None.

**19. Assembly Discussion Items**

None.

**A. Recognitions**

No recognitions.

**20. Adjourn**

The meeting was adjourned at 2:12 p.m.