



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, October 09, 2023

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

Mayor Mark Jensen
Vice Mayor Bob Lynn
Assembly Member Thomas Fine-Walsh
Assembly Member David Kensinger
Assembly Member Donna Marsh
Assembly Member Scott Newman

ABSENT

Assembly Member Jeff Meucci

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. 410 Mitkof Highway Dangerous Building Findings of Fact and Order

A. 410 Mitkof Highway Findings of Fact, Conclusions and Order to Vacate Until Repairs are Completed

The Assembly unanimously approved the Findings of Fact, Conclusions and Order to Vacate 410 Mitkof Highway until the structure is connected to the Borough's sanitary sewer system.

Motion made by Vice Mayor Lynn, Seconded by Assembly Member Marsh.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Newman

4. Certification of the 2023 Municipal Election

A. Questioned and Absentee Ballots

Twelve eligible absentee ballots received in the mail after October 3, 2023 were counted and final vote tallies were calculated for each candidate. Four questioned

ballots were not eligible to be counted per the State of Alaska, Division of Elections (the voters were not registered to vote in Petersburg).

B. 2023 Certificate of Election

The Assembly unanimously certified the election results.

Motion made by Assembly Member Marsh, Seconded by Vice Mayor Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Newman

5. Oath of Office

Clerk Thompson administered the Oath of Office to newly elected Assembly Member Rob Schwartz.

6. Approval of Minutes

A. September 18, 2023 Assembly Meeting Minutes

The November 18, 2023 Meeting Minutes were unanimously approved.

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

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman

7. Public Hearings

There were no public hearings.

8. Amendment and Approval of Meeting Agenda

The agenda was unanimously approved as submitted.

Motion made by Assembly Member Marsh, Seconded by Vice Mayor Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman

9. Bid Awards

There were no bid awards.

10. 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.

Stephanie Landen, speaking for herself, shared her opposition to the Assembly's concerns with the Mental Health Trust's South Mitkof Subdivision plat and any plans of extending Borough regulations outside of Service Area 1.

Jerry Merrigan, speaking for himself, spoke in support of the draft letter to the Alaska Department of Natural Resources regarding the proposed South Mitkof Subdivision, requesting the Mental Health Trust Land Office provide more access points and gather more public input before proceeding.

Rick Perkins, speaking for himself, thanked the voters for their support in this year's municipal election. He also thanked the Mental Health Trust Land Office, stating he has found them to be very helpful.

Kathryn Schneider, speaking for herself, shared two concerns she has with the proposed rezone request by Skylark Park LLC under agenda item 18A. She agrees with the concept of Skylark's plan, but states with the new zoning of Single-family Mobile Home, mobile homes could also be allowed. She supports the plan using manufactured homes. She also pointed out that Borough Code does not define manufactured home.

11. Persons to be Heard Unrelated to Agenda

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

Stephanie Landen, speaking for herself, shared information she received from an Alaska Department of Natural Resources employee regarding the one lot the Alaska Mental Health Trust Land Office is advertising for sale, and stated her opposition to expansion of Service Area 1.

12. Boards, Commission and Committee Reports

There were no reports.

13. Consent Agenda

There were no consent agenda items.

14. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter updated the Assembly on Medical Center activities.

15. Mayor's Report

A. October 9, 2023 Mayor's Report

Mayor Jensen read his report into the record.

16. Manager's Report

A. October 9, 2023 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.

17. Unfinished Business

There was no unfinished business.

18. New Business

A. **Ordinance #2023-14: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lot GL 14 Section 33, Township 58 South, Range 79 East, Copper River Meridian, (Parcel #01-010-600) from Public Use (P-1) to Single-Family Mobile Home (SFMH)**

If approved in three readings, Ordinance #2023-14 will rezone Lot GL 14, owned by Skylark Park, LLC, from Public Use to Single-family Mobile Home. Skylark Park, LLC applied for the zoning amendment, stating the intended use for the property is to subdivide the parcel into lots for placement of manufactured homes. The Planning Commission recommends the rezone request be approved.

After some discussion, the Assembly unanimously approved Ordinance #2023-14 in its first reading.

Motion made by Assembly Member Fine-Walsh, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman

B. **Resolution #2023-13: A Resolution Authorizing the Application for, and Execution of, a State Revolving Fund Loan**

By unanimous roll call vote, the Assembly approved Resolution #2023-13.

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

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman

C. **Letter to the Alaska Department of Natural Resources Regarding the Alaska Mental Health Trust's Proposed South Mitkof Subdivision**

The Assembly unanimously approved the letter to ADNR.

Motion made by Vice Mayor Lynn, Seconded by Assembly Member Marsh.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman

19. Communications

A. **Correspondence Received Since September 14, 2023**

20. Assembly Discussion Items

A. **Wastewater Treatment Mandates**

Assembly Member Marsh requested a discussion regarding the mandated upgrades to the Borough's wastewater treatment system.

The Assembly, Manager Giesbrecht and Utility Director Hagerman discussed the wastewater treatment mandates.

B. Assembly Member Comments

No comments were shared.

C. Recognitions

Assembly Member Lynn thanked Borough staff for their work on the South Mitkof Subdivision issue.

21. Adjourn

The meeting was adjourned at 1:51 p.m.

Motion made by Assembly Member Marsh, Seconded by Vice Mayor Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Lynn, Assembly Member Fine-Walsh, Assembly Member Schwartz, Assembly Member Marsh, Assembly Member Newman