



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, November 20, 2023

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Vice Mayor Marsh called the meeting to order at 6:00 pm.

PRESENT

Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Thomas Fine-Walsh
Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member Jeigh Stanton Gregor

Excused
Mayor Mark Jensen

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. November 6, 2023 Assembly Meeting Minutes

The minutes were approved as submitted.

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

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

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Assembly Member Schwartz, Seconded by Assembly Member Newman.
Voting Yea: Assembly Member Lynn, Assembly Member Fine-Walsh, Vice Mayor Marsh,

Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton
Gregor

5. Public Hearings

There were no public hearings.

6. Bid Awards

There were no bid awards.

7. 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.

Kathryn Schneider, speaking on behalf of herself, spoke in support of the letter to Governor Dunleavy regarding the PMC's FY2025 Capital Budget funding request for the new hospital.

Sheri Wikan, speaking on behalf of Wikan Enterprises, read a letter to Manager Giesbrecht regarding the purchase of leased property.

John Wikan, speaking on behalf of himself, spoke in support of the property that Skylark Park LLC wants to purchase to provide housing opportunities.

8. Persons to be Heard Unrelated to Agenda

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

Marlene Cushing, representing herself, commended Petersburg's Emergency Services and Petersburg Medical Center's response to the Coast Guard helicopter crash. She also thanked the Assembly for their support of the new hospital project.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

There were no reports.

12. Mayor's Report

A. November 20, 2023 Mayor's Report

Vice Mayor Marsh referred people to the Mayor's report in the packet.

13. Manager's Report

There was no written Manager's Report.

14. Unfinished Business

There was no unfinished business.

15. New Business

A. Ordinance #2023-15: An Ordinance Adjusting the FY 2024 Budget for Known Changes

If approved in three readings, Ordinance #2023-15 will 1) assign \$50,199 of Homeland Security grant revenue accepted by the Assembly on November 6, 2023 to the FY24 budget for School District Radios; 2) authorize additional funds of \$86,876 from the E911 fund to cover the cost of an upgrade to the Police Department access control system; 3) increase the budgeted amounts to cover actual costs for purchase of a new pump to replace the leaking leisure pool filtration pump (\$10,398) and replacement of two benches at the South Harbor viewing platform that were damaged (\$3,629); 4) transfer \$880,000 from the Electric Department reserves to the Blind Slough Hydro fund to finish out the project; 5) increase the FY24 budget amount for work on the EMD 16 generator that had been budgeted for in FY23 but not invoiced until now (\$5,850); 6) increase the Diesel Plant Maintenance line item to cover unanticipated work on the Caterpillar 398 generator rebuild (\$20,981); 7) increase the Motor Pool O&M budget by \$20,056 to cover unanticipated repairs on the line trucks; 8) increase the Electric Travel and Training budget by \$13,000 to cover online training of staff on the Eaton Yukon AML program; 9) transfer Wastewater reserves in the amount of \$144,000 to the Pump Station 4 project to award a professional services contract for pump station control panels and control programming; and 10) increase the Electric Department payroll budget by \$132,366 for FY24 to cover the cost of ratifying the new IBEW Collective Bargaining Agreement.

Ordinance #2023-15 was unanimously approved in its first reading.

Motion made by Assembly Member Fine-Walsh, Seconded by Assembly Member Stanton Gregor.

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

B. Wikan Enterprises Leased Land Purchase

On August 21, 2023, the Assembly directed Manager Giesbrecht to commence direct negotiations with Wikan Enterprises, Inc. for sale of the property they currently lease from the Borough, with the terms of the negotiations to be brought back before the Assembly for final approval.

An appraisal of the property was used to determine the value of the parcel because appraisals are for setting the value on a specific piece of property, while an assessment is used for establishing valuations for groups of properties. The appraisal

of the parcel is \$100,000. Borough Code Section 16.12.090 provides that the applicant shall pay the actual costs of processing the application and sale. The cost of the appraisal is \$4,500. Manager Giesbrecht also requested the present value of the Wikan Enterprises lease (amortized), which has 23 of the 55 years left. The present value of the lease is \$49,507.22.

The proposed purchase price offered to Wikan Enterprises by Manager Giesbrecht was \$154,107.22.

Wikan Enterprises countered Manager Giesbrecht's offer by proposing to pay the assessed value of the parcel (\$75,300) and two more years of lease payments (\$8,064) for a total of \$83,364.

After some discussion, the Assembly unanimously approved selling the currently leased property to Wikan Enterprises for the appraised value of \$100,000, plus the two remaining years left on the lease of \$8,064, plus the appraisal price of \$4,500, for a total purchase price of \$112,564.

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

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

C. Letter of Support for Petersburg Medical Center's Submission to Governor Dunleavy's FY 2025 Capital Budget for \$37 Million for Construction of Phase 4 - Main Hospital Building Shell & Core of the New Healthcare Facility Project

The letter to Governor Dunleavy was approved by a vote of 5-1.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Schwartz.

Voting Yea: Assembly Member Lynn, Assembly Member Fine-Walsh, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor
Voting Nay: Vice Mayor Marsh

D. Appointment to the Southeast Alaska Power Agency Board of Directors for 2024 of Two Voting and Two Alternate Members

Bob Lynn and Karl Hagerman were appointed as voting members with Mark Jensen as the primary alternate and Thomas Fine-Walsh as the secondary alternate to the SEAPA Board of Directors.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Fine-Walsh.

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

16. Communications

A. Correspondence Received Since November 2, 2023

17. Assembly Discussion Items

A. Assembly Member Comments

Assembly Member Stanton Gregor thanked EMS and Search and Rescue for their response to the Coast Guard helicopter crash and reminded everyone that volunteers are needed for both organizations. He wished everyone a wonderful and peaceful Thanksgiving.

Assembly Member Fine-Walsh spoke about the beginning of the construction of the new hospital and the increased traffic that will result. He suggested that the bypass road behind the airport be opened up to help relieve the congestion.

B. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 7:08 pm.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

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