



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Borough Assembly Regular Meeting

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Monday, April 17, 2023

6:00 PM

Assembly Chambers

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### 1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 6:00 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 Jeff Meucci  
Assembly Member Scott Newman

### 2. Voluntary Pledge of Allegiance

The Pledge was recited.

### 3. Approval of Minutes

#### A. April 3, 2023 Assembly Meeting Minutes

The April 3, 2023 meeting minutes were unanimously approved.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger.

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

### 4. Amendment and Approval of Meeting Agenda

An amendment to move Item 11B to the next meeting agenda failed by a vote of 5-2, Members Kensinger and Meucci voting in favor of the amendment.

The agenda was approved as submitted.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger.

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

## **5. Public Hearings**

### **A. Public Hearing for Ordinance #2023-05: An Ordinance Updating Chapter 17.02 of the Municipal Code, Entitled "Safety Code Adoption"**

No testimony was received.

## **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.*

RD and Madonna Parks spoke regarding the Human Resources Practices and Procedures Report stating they had numerous questions and a third party review is needed.

Nicole McMurren spoke regarding the Human Resources Practices and Procedures Report and supports an independent review.

Chris Medalen shared her concerns regarding the momentum of the new hospital project without the subject going to a vote of the community.

Joe Bertagnoli spoke in support of a third party review regarding the events of July 4, 2016.

Don Koenigs shared his views that Resolution #2023-04 regarding the new hospital project is premature and stated before proceeding with any construction there should be a vote of the public.

## **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.*

RD and Madonna Parks thanked Mayor Jensen and the Assembly members for reading their letter and requested an investigation of the Borough's involvement and handling of the events of July 4, 2016.

## **9. Boards, Commission and Committee Reports**

No reports were given.

## **10. Consent Agenda**

There were no consent agenda items.

## **11. Report of Other Officers**

### **A. Siren Test Report**

Fire/EMS/SAR Director Hankins shared his report on a siren test performed on March 29, 2023 and stated a siren test will occur on the first Wednesday of each month going forward.

## **B. Human Resources Practices and Procedures Report**

Assembly Member Fine-Walsh read his report on practices and procedures instituted by the Borough's HR Department to improve the safety of Borough employees and residents.

## **C. Impacts of Tourism Research Report**

Ryan Naylor, a Ph.D. student from Penn State University, has been conducting research in Petersburg, Wrangell, and Ketchikan from May 2022 to January 2023. Mr. Naylor lived in Petersburg from May to July 2022, and again in January 2023, exploring how residents in the community perceive the impacts of tourism. More specifically, Mr. Naylor is exploring 1) how tourism impacts the local culture of the community, 2) how tourism integrates into existing livelihoods, and 3) how the community can manipulate tourism to ensure appropriate forms of community development. He is repeating this process in Ketchikan and Wrangell to understand how differences in cruise tourism volume influence each community and identify community- and region-specific patterns. Mr. Naylor is trying to ensure his research can inform local decision-making and has now returned for a community engagement trip to explore preliminary ideas and explore ways to give back to the community.

Ryan Naylor gave a presentation regarding his research.

## **D. New Petersburg Medical Center Project Report**

PMC CEO Hofstetter and Project Manager Jay Farmwald reported on the status of the new hospital project.

## **12. Mayor's Report**

### **A. April 17, 2023 Mayor's Report**

Mayor Jensen read his report into the record.

## **13. Manager's Report**

### **A. April 17, 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.

## **14. Unfinished Business**

### **A. Ordinance #2023-04: An Ordinance Adjusting the FY 2023 Budget for Known Changes - Third and final reading**

If approved in three readings, Ordinance #2023-04 will: 1) transfer 50% of General Fund surplus from FY 2022 to the Property Development Fund; 2) transfer \$65,432 from the Property Development Fund to the Community Center Sewer Line project; 3) transfer \$21,165.46 from the Hydro Substation project to the Blind Slough Hydro project; 4) transfer \$12,916 from the Wastewater Department reserves to the Ira II Street project; 5) transfer \$170,000 from the Electric Department reserves to the Diesel Plant Fuel budget line item to assure adequate funds for the annual SEAPA maintenance shutdown and diesel run in May/June; 6) increase the General Fund Attorney budget by \$90,000 due to unanticipated legal expenses from the Pitta Rosse, Kerr and Koenigs lawsuits; 7) increase the South Harbor Dredging project budget of \$635,000 due to encountering hard material during dredging operations; 8) increase to the Wastewater Professional Services budget of \$35,000 to cover the hire of HDR Engineering to assist in completing ADEC forms for retention of the NPDES 301h secondary treatment waiver; 9) transfer \$189,000 to a new Middle Harbor Dredging budget line item for removal of landslide debris from the Hammers Slough slide that is damaging the Middle Harbor; 10) increase of \$20,000 to the Fire Engine Motor Pool budget line item to cover various equipment needed for the new vehicle; 11) increase of \$80,000 to the Streets Department Motor Pool O&M budget line item due to increased parts costs and unanticipated necessary repairs; and 12) increase of \$10,000 each to the Motor Pool Patrol Unit #54 and Patrol Unit #96 budget line items due to increased costs of chassis and vehicle uplifts. The Ordinance was unanimously approved in its first and second readings.

By unanimous roll call vote, the Assembly amended budget adjustment number 7, South Harbor Dredging, from \$635,000 to \$1,000,000, as requested by the US Army Corps of Engineers.

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

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

The Assembly unanimously approved Ordinance #2023-04, as amended, in its third and final reading.

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

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

**B. Ordinance #2023-05: An Ordinance Updating Chapter 17.02 of the Municipal Code, Entitled "Safety Code Adoption" - Second Reading**

If approved in three readings, Ordinance #2023-05 will (1) update the local amendment to the International Building Code snow load requirement, and (2) adopt a local amendment to the International Residential Code for new insulation values. The Assembly unanimously approved Ordinance #2023-05 in its first reading.

Ordinance #2023-05 was unanimously approved in its second reading.

## 15. New Business

### A. **Resolution #2023-04: A Resolution Approving the Hospital Board's Site Selection for a New Hospital Facility, Authorizing the Hospital Board's Submission of Rezoning and Subdivision Applications for the Site, and Authorizing the Hospital Board to Proceed with Contracting with Dawson Construction for Preconstruction Services Under a Construction Manager/General Contractor Agreement**

If approved, Resolution #2023-04 will approve a site for a new hospital facility, authorize the Hospital Board to submit applications to rezone the property, plat a major subdivision, and vacate portions of Fram, Gjoa and N. 12th Streets, and authorize the Hospital Board to proceed with contracting with Dawson Construction for preconstruction services.

Resolution #2023-04 was approved by a vote of 5-1.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger.

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

Voting Nay: Assembly Member Marsh

### B. **Resolution #2023-05: A Resolution Accepting \$56,322 in Grant Funding from the State of Alaska, Department of Health and Social Services, for Round 2 of the Healthy and Equitable Communities Grant Program**

If adopted, Resolution #2023-05 will accept and distribute \$56,322 in grant funds as follows: \$28,736 for local emergency planning supplies, \$17,177 for a microscope with a camera attachment for the PMC lab, and \$10,409 for chain link fencing and safety materials for the Mort Fryer Ball Fields.

By unanimous roll call vote, Resolution #2023-05 was approved.

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

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

### C. **Hospital Board Appointment**

Mayor Jensen, with unanimous approval of the Assembly, appointed Jim Roberts to the Hospital Board until the October 3, 2023 Municipal Election.

### D. **Reschedule May Assembly Meetings**

The Assembly rescheduled the May 1 meeting to May 2, 2023 at 12:00 p.m.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger.

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

**E. FY 2024 Budget Work Session**

A budget work session was scheduled for April 24, 2023 at 6:00 p.m.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

**16. Communications**

**A. Correspondence Received Since March 30, 2023**

**17. Assembly Discussion Items**

**A. Assembly Member Comments**

**B. Recognitions**

**18. Board of Equalization**

The Assembly, acting as the Board of Equalization, will hear 2023 property tax assessment appeals.

The Borough's Contract Assessors, Appraisal Company of Alaska, will provide information to the Board of Equalization regarding the property valuation process for Petersburg. This year 67 appeals were filed, including one appeal filed after the deadline, 46 of which have been resolved and withdrawn. The BOE will need to vote on whether to hear the late filed appeal.

State Statute AS 29.45.210(b) - Appeal Hearing, mandates:

\*The Appellant bears the burden of proof

\*A successful appeal must establish that valuation is UNEQUAL, EXCESSIVE, IMPROPER or UNDERVALUED based on facts stated in a valid written appeal or proven at the appeal hearing.

**A. Appeal Filed After the March 31, 2023 Deadline**

Steve and Desi Burrell missed the appeal filing deadline. They filed an appeal on April 10, 2023.

Borough Code Section 4.24.180 states: Notice of appeal, in writing, specifying the grounds for the appeal and in the form that the board may require shall be filed with the assessor within 30 days after the date of mailing of notice of assessment. In order to be timely filed, the appeal must be received in the offices of the borough finance department by not later than 5:00 p.m. on the thirtieth day following mailing. If notice of appeal is not given within that period, the right of appeal shall cease as to any matter within the jurisdiction of the board, unless it is shown to the satisfaction of the board that the taxpayer was unable to appeal within the specified time.

The Assembly voted to hear the Burrell's appeal by a vote of 5-2.

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

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

Voting Nay: Vice Mayor Lynn, Assembly Member Meucci

**B. Wood, Charles Ed - Parcel #01-044-070; Appeal #2023-13**

This appeal was settled prior to the meeting.

**C. Bell, Shelyn Marie - Parcel #02-041-100; Appeal #2023-32**

This appeal was settled prior to the meeting.

**D. Ohmer, Nicholas - Parcel #01-004-010; Appeal #2023-36**

This appeal was settled prior to the meeting.

**E. Knight, Casey - Parcel #01-011-378; Appeal #2023-37**

This appeal was settled prior to the meeting.

**F. Wikan, Richard - Parcel #04-010-175; Appeal #2023-38**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$38,900 by a vote of 6-1.

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

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

Voting Nay: Assembly Member Marsh

**G. Thynes, Brandi - Parcel 01-002-351; Appeal #2023-49**

The Assembly, acting as the Board of Equalization, unanimously upheld the Assessor's value of \$289,300.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

**H. Thynes, Brandi - Parcel #01-009-202; Appeal #2023-50**

The Assembly, acting as the Board of Equalization, unanimously upheld the Assessor's value of \$195,800.

**I. Thynes, Brandi - Parcel #01-056-735; Appeal #2023-51**

The Assembly, acting as the Board of Equalization, unanimously upheld the Assessor's value of \$229,300.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

**J. Meeks, Phillip & Sandra - Parcel #04-010-120 (Point Agassiz Lot 9 Ramstead); Appeal #2023-56**

This appeal was settled prior to the meeting.

**K. Mathisen, Lenore - Parcel #01-001-270; Appeal #2023-57**

This appeal was settled prior to the meeting.

**L. Jensen, John & Pam - Parcel #04-010-110 (Point Agassiz Lot 7 Ramstead); Appeal #2023-58**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$37,700 by a vote of 5-1, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci, Assembly Member Newman

Voting Nay: Assembly Member Fine-Walsh

Voting Abstaining: Mayor Jensen



**M. Jensen, John & Pam - Parcel #04-010-125 (Point Agassiz Lot 10 Ramstead); Appeal #2023-59**

The Assembly, acting as the Board of Equalization, unanimously upheld the Assessor's value of \$22,500, Mayor Jensen abstaining..

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

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

Voting Abstaining: Mayor Jensen

**N. Jensen, John & Pam - Parcel #04-010-130 (Point Agassiz Lot 11 Ramstead); Appeal #2023-60**

The Assembly, acting as the Board of Equalization, unanimously amended the Assessor's value to \$73,300, Mayor Jensen abstaining..

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

Voting Abstaining: Mayor Jensen

**O. Jensen, John & Pam - Parcel #04-010-135 (Point Agassiz Lot 12 Ramstead); Appeal #2023-61**

The Assembly, acting as the Board of Equalization, unanimously upheld the Assessor's value of \$39,400, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

Voting Abstaining: Mayor Jensen

**P. JHD Real Estate (John Jensen) - Parcel #04-010-095 (Point Agassiz Lot 4 Ramstead); Appeal #2023-62**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$40,800 by a vote of 4-2, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

Voting Nay: Assembly Member Fine-Walsh, Assembly Member Newman

Voting Abstaining: Mayor Jensen

**Q. JHD Real Estate (John Jensen) - Parcel #04-010-100 (Point Agassiz Lot 5 Ramstead); Appeal #2023-63**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$40,400 by a vote of 4-2, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

Voting Nay: Assembly Member Fine-Walsh, Assembly Member Newman

Voting Abstaining: Mayor Jensen

**R. JHD Real Estate (John Jensen) - Parcel #04-010-140 (Point Agassiz Lot 13 Ramstead); Appeal #2023-64**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$39,100 by a vote of 5-1, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

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

Voting Nay: Assembly Member Newman

Voting Abstaining: Mayor Jensen

**S. JHD Real Estate (John Jensen) - Parcel #04-010-145 (Point Agassiz Lot 14 Ramstead); Appeal #2023-65**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$37,700 by a vote of 4-2, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

Voting Nay: Assembly Member Fine-Walsh, Assembly Member Newman

Voting Abstaining: Mayor Jensen

**T. JHD Real Estate (John Jensen) - Parcel #04-010-180 (Point Agassiz Lot 21 Ramstead); Appeal #2023-66**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$33,300 by a vote of 4-2, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

Voting Nay: Assembly Member Fine-Walsh, Assembly Member Newman

Voting Abstaining: Mayor Jensen

**U. JHD Real Estate (John Jensen) - Parcel #04-010-185 (Point Agassiz Lot 22 Ramstead); Appeal #2023-55**

The Assembly, acting as the Board of Equalization, upheld the Assessor's value of \$29,500 by a vote of 4-2, Mayor Jensen abstaining.

Motion made by Assembly Member Kensinger, Seconded by Assembly Member Meucci.

Voting Yea: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Marsh, Assembly Member Meucci

Voting Nay: Assembly Member Fine-Walsh, Assembly Member Newman

Voting Abstaining: Mayor Jensen

**V. Burrell, Desiree - Parcel #01-001-210; Appeal #2023-67**

This appeal was settled prior to the meeting.

**19. Adjourn**

The meeting was adjourned at 10:03 p.m.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Kensinger.

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