



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, August 03, 2026

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

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

PRESENT

Mayor Bob Lynn
Assembly Member Rob Schwartz
Vice Mayor Jeigh Stanton Gregor
Assembly Member James Valentine
Assembly Member Jeff Meucci
Assembly Member Bob Martin

EXCUSED

Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes July 20, 2026

The minutes of the July 20, 2026 meeting were unanimously approved as submitted.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

5. Public Hearings

A. Ordinance #2026-15: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Amending Title 3 of the Petersburg Borough Code to Establish Nepotism Standards for Elected Officials

No testimony was given.

B. Ordinance #2026-16: An Ordinance Amending the Petersburg Municipal Code to Provide a Senior Sales Tax Exemption to Qualified Residents of the Borough 70 Years of Age or Older

No testimony was given.

C. Ordinance #2026-17: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Establishing the Thomas Bay Service Area of the Borough, Providing for Its Governance and Financing, And Authorizing Use of Local Improvement Districts Within the Service Area

No testimony was given.

D. Ordinance #2026-18: An Ordinance Amending Chapters 4.13, 4.16, 4.20, 4.27, and 14.18 of the Former City of Petersburg Code to Account for Borough Formation

No testimony was given.

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.

Aaron Brown, a professional land surveyor representing Skylark Park LLC, explained that the developer is requesting an amendment to allow a 30-foot right-of-way instead of the previously agreed-upon 40-foot width. The proposal includes dedicating 5-foot slope easements on each side of the right-of-way to accommodate drainage infrastructure while preserving additional developable area within Tract A. Brown noted site design challenges related to nearby drainage features and stated he was available to answer questions and work toward a successful project outcome for all parties involved.

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.

Dave Beebe, representing himself, spoke in opposition to the proposed cell tower near residential areas, citing health concerns, visual impacts, and the FCC's failure to update EMF safety emission standards.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter updated the Assembly on Medical Center activities.

B. Petersburg School District

Superintendent Taylor provided an update on School District activities.

C. Clerk Election Report

Clerk Regula provided a report on election activities for the October 6, 2026 election.

12. Mayor's Report

A. Mayor's Report August 3, 2026

Mayor Lynn read his report into the record.

13. Manager's Report

A. Manager's Report August 3, 2026

Manager Giesbrecht read his report into the record.

14. Unfinished Business

A. Ordinance #2026-15: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Amending Title 3 of the Petersburg Borough Code to Establish Nepotism Standards for Elected Officials - Second Reading

If approved in three readings, this ordinance will amend Title 3 of the Petersburg Borough Code to establish nepotism standards for elected officials, as required by the Borough Charter. The ordinance creates disclosure and recusal requirements when an elected official's family member has a substantial financial interest in a matter before the Borough and prohibits participation in certain employment-related decisions involving family members.

By unanimous Roll Call vote, Ordinance #2026-15 was unanimously approved in its second reading.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

B. Ordinance #2026-16: An Ordinance Amending the Petersburg Municipal Code to Provide a Senior Sales Tax Exemption to Qualified Residents of the Borough 70 Years of Age or Older - Second Reading

The Borough has received and certified an initiative petition proposing a senior sales tax exemption for qualified Borough residents 70 years of age and older. Pursuant to PMC 2.44.080, this ordinance is being presented to the assembly for its consideration.

Adoption of this ordinance would not affect the existing senior sales tax exemption available to qualified Borough residents age 65 and older who participate in the Alaska Senior Benefits Program. Those residents would remain eligible for the current exemption. The proposed ordinance would create an additional exemption for qualified Borough residents age 70 and older.

If the assembly adopts a substantially similar measure, the initiative petition is void and the initiated matter is not put on the ballot, however, because this ordinance would create a sales tax exemption, it would still require voter ratification under Borough charter section 12.02B. If this ordinance is not adopted, the initiated matter will be submitted to the voters.

Ordinance #2026-16 failed due to lack of a second. The initiative petition will be on the October 6, 2026 ballot.

C. Ordinance #2026-17: An Ordinance of the Assembly of the Petersburg Borough, Alaska, Establishing the Thomas Bay Service Area of the Borough, Providing for Its Governance and Financing, And Authorizing Use of Local Improvement Districts Within the Service Area - Second Reading

If approved in three readings, Ordinance #2026-17 establishes the Thomas Bay Service Area within the Petersburg Borough and creates a new chapter in the Borough Code defining its boundaries, services, and financing. The service area would include all property within ASLS 81-235, excluding the federally owned parcel, and would authorize the provision of services, such as fire and EMS, police, road construction and maintenance, and parks and recreation.

By unanimous Roll Call vote, Ordinance #2026-17 was unanimously approved in its second reading.

D. Ordinance #2026-18: An Ordinance Amending Chapters 4.13, 4.16, 4.20, 4.27, and 14.18 of the Former City of Petersburg Code to Account for Borough Formation - Second Reading

If approved in three readings, this ordinance will update the Petersburg Municipal Code by removing outdated provisions, consolidating utility extension requirements into a single chapter, and updating Cabin Creek Road use fees. The changes are intended to modernize code language, clarify utility extension procedures, and better reflect current Borough operations and costs.

A motion was made to amend Section 5, Effective Date, of Ordinance #2026-18 to read:

This Ordinance shall become effective immediately upon final passage; **however, the provisions of former Section 14.18.040, Cost Participation in Extensions, shall continue to apply to an extension completed after August 2, 2021, and prior to**

the effective date of this ordinance, for a period of five years from the date of completion of the extension.

By unanimous Roll Call vote, Ordinance #2026-18 was unanimously approved as amended in its second reading.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

E. Land Purchase Application

(Postponed from July 20, 2026 meeting)

The Borough has received an application from Brian Newman to purchase Borough- owned property at 1205 Lake Street. The Planning Commission held a public hearing on June 9, 2026, as required by PMC § 16.12.080, and recommends approval of the sale of the property. The assessed value of the property is \$15,000. The Planning Commission's Report is attached to this agenda item.

By unanimous roll call vote, the Assembly approved a direct negotiated sale of 1205 Lake Street to Brian Newman.

Motion made by Assembly Member Valentine, Seconded by Mayor Lynn.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

F. Special Use Permit - Lake Street Right of Way

(Postponed from July 20, 2026 meeting)

If approved, this Special Use Permit will allow Brian Newman to use a portion of the undeveloped Lake Street right-of-way for access to 1205 Lake Street. The Planning Commission recommended approval, contingent upon conveyance of the property to the applicant.

By unanimous Roll Call vote, the Special Use Permit to Brian Newman was approved.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

15. New Business

- A. Resolution #2026-22: A Resolution Approving the Sole-Source Procurement of Advanced Metering Infrastructure Equipment from Eaton in the Amount Of \$372,035.62, Approving the Use of DOE Grant Funds Provided Through the Petersburg Indian Association and Power & Light Capital Funds, And Authorizing the Borough Manager to Execute All Necessary Purchase Documents**

If approved, this resolution will authorize the purchase of equipment needed to complete the Borough's AMI deployment project. Utility Director Harbour has provided a memo with more information which is attached to this agenda item.

Resolution #2026-22 was unanimously approved to authorize the sole-source procurement of Advanced Metering Infrastructure equipment from Eaton in an amount not to exceed \$372,035.62, approving the use of DOE grant funds and Power & Light Capital Funds, and authorizing the Borough Manager to execute all necessary purchase documents.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

B. Approval of Contract Amendment for Scow Bay Generator No. 2 Project, Phase 2 Part A

Assembly approval is requested for a contract amendment with Dawson Construction, LLC for Phase 2, Part A of the Scow Bay Generator No. 2 Project. The amendment establishes a Guaranteed Maximum Price of \$1,492,844 for construction of the generator building, foundations, concrete work, and installation of major owner-furnished equipment.

By unanimous roll call vote, the Assembly approved a contract amendment with Dawson Construction, LLC for Phase 2, Part A of the Scow Bay Generator No. 2 Project, establishing a Guaranteed Maximum Price of \$1,492,844.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

C. Skylark Development Agreement Amendment

Skylark LLC has requested relief from the Development Agreement's 40' right-of-way requirement for certain road segments within the proposed subdivision. Rather than platting a full 40' right-of-way throughout, the developer is proposing a 30-33' right-of-way supplemented by slope easements on the adjoining lots, which would achieve the functional equivalent of a 40' width.

By unanimous roll call vote, the Assembly authorized the Borough Manager to execute an amendment to Section 5(b)(i) of the Development Agreement dated October 31, 2025, between the Petersburg Borough and Skylark LLC, in a form approved by the Borough Attorney, clarifying that the 40' right-of-way width requirement is subject to the Planning Commission's existing authority to grant a platting variance under Borough code.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

16. Communications

A. Correspondence Received Since July 16, 2026

17. Assembly Discussion Items

A. Assembly Member Comments

Member Valentine asked Public Works Director Marohl for an update on the Borough's efforts to obtain bear-resistant trash cans. Director Marohl reported that Defenders of Wildlife had previously contacted the Borough regarding a potential grant for bear-resistant cans. The Borough determined that approximately 300 cans would be needed, at an estimated cost of \$100,000 before shipping. The available grant funding was insufficient to purchase a meaningful number of cans.

Director Marohl advised that bear straps are available at no charge to residents with a Borough trash account and can be obtained from the Public Works office. A limited number are also available at the baler.

B. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 7:25 pm.

Motion made by Assembly Member Valentine, Seconded by Assembly Member Meucci.
Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin