



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, August 21, 2023

6:00 PM

Assembly Chambers

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. August 7, 2023 Assembly Meeting Minutes

The August 7, 2023 Assembly 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

The agenda was approved as submitted.

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

5. Public Hearings

A. Public Hearing for Ordinance #2023-12: An Ordinance Amending Chapter 4.08 of the Former City of Petersburg Code to Account for Borough Formation

No testimony was given.

B. Public Hearing for an Application to Purchase Borough Owned Tidelands - Wikan Enterprises, Inc.

John and Sheri Wikan, doing business as Wikan Enterprises, Inc., have filed an application to purchase the Borough owned lot they currently lease, located at 103A Dock Street (parcel ID #01-010-037).

Sheri Wikan outlined the reasons Wikan Enterprises is requesting to purchase the land currently being leased and emphasized that selling the land will ensure continuation of their business services which is in the best interests of our community.

Hillary MacDonald spoke in favor of the land sale as the interested party to purchase Wikan Enterprises.

Bennett McGrath, the realtor handling the sale of the business, spoke in favor of the sale.

Harbormaster Wollen gave a history of the Dock Street area and the planned Marine Industrial Park.

John and Sheri Wikan spoke regarding the land behind their business that is not currently being leased and noted the area is currently zoned industrial, not marine industrial.

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.

Joel Randrup, representing himself, spoke against agenda item 15(A)4 to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned lots on Lake Street stating there needs to be a better public process and the water/sewer infrastructure needs to be upgraded first. He also recognized the Public Works crew who has been working to locate pipes in his front yard.

John Murgas, representing himself and Island Ventures, encouraged the Assembly to approve the continuation of the Island Ventures lease under the Consent Agenda and stated his support for the sale of the Wikan lease property.

Cris Morrison, PIA Tribal Council President, thanked the Assembly for moving their land purchase application forward in the process and urged them to approve Resolution #2023-11 as a direct sale to PIA.

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.

Aaron Hankins, the Borough's Emergency Services Director, shared the Fire Department is having a recruitment drive and showing a documentary at the theater this week called Odd Hours, No Pay, Cool Hat. There will also be an open house at the Fire Station Thursday, August 24, 2023 from 6:30 to 8:00 p.m.

9. Boards, Commission and Committee Reports

No reports were given.

10. Consent Agenda

A. Island Ventures, LLC Land Lease Renewal

By unanimous roll call vote, the Assembly approved renewal of the Island Ventures, LLC lease through August 14, 2028 at the rate of \$1,950 per year.

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

11. Report of Other Officers

There were no reports.

12. Mayor's Report

A. August 21, 2023 Mayor's Report

Mayor Jensen read his report into the record.

13. Manager's Report

There was no written Manager's Report for this meeting.

14. Unfinished Business

A. Ordinance #2023-12: An Ordinance Amending Chapter 4.08 of the Former City of Petersburg Code to Account for Borough Formation - Second Reading

Ordinance #2023-12 was unanimously approved in its second reading.

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

B. Resolution #2023-10 (Option A): A Resolution Authorizing the Public Sale of Borough Owned Property Located at 10 N. 12th Street (Parcel #01-006-431) by [Sealed Competitive Bid or Outcry Auction] or (Option B): A Resolution Approving the Disposal of Borough Owned Property Located at 10 N. 12th Street (Parcel #01-006-431) by Direct Sale to the Petersburg Indian Association

The Assembly unanimously approved Resolution #2023-10 Option B, selling the parcel at 10 N. 12th Street to the Petersburg Indian Association by direct sale. Manager Giesbrecht will negotiate the terms of the sale which will be brought back before the Assembly for final approval.

Motion made by Assembly Member Fine-Walsh, 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

15. New Business

A. Ordinance #2023-13: An Ordinance Adjusting the FY 2024 Budget for Known Changes

Ordinance #2023-13 will update the FY 2024 Budget as follows: 1) to increase the Community Center Sewer Line project budget by \$84,115 as approved with Resolution #2023-08 on June 3, 2023; 2) to accept a \$23,000 grant to the Library from the Rasmuson Foundation; 3) to accept a \$75,120 grant to conduct an energy efficiency audit at the Community Center; 4) to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines to prepare lots for future sale as approved with Resolution #2023-09 on July 17, 2023; 5) to use \$14,640 of Elderly Housing reserves for design development to remedy structural issues due to rot and deterioration of the wood on the building's main entrance ramp and cover; 6) to increase the Fire Department's communications budget by \$5,000 and the small tools budget by \$1,000; and 7) to increase payroll and benefits by a total of \$186,225 to cover the wage increases approved by the Assembly for PMEA covered employees and Department Heads.

Ordinance #2023-13 was unanimously approved in its first reading.

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

B. Wikan Enterprises, Inc. Application to Purchase Borough-Owned Tidelands Located at 103A Dock Street

After much discussion, the Assembly approved to move the sale of 103A Dock Street forward in the process by a vote of 4-3.

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

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

Voting Nay: Vice Mayor Lynn, Assembly Member Kensinger, Assembly Member Meucci

C. Resolution #2023-11: A Resolution Approving the Disposal of Borough Owned Property Located at 103A Dock Street (Parcel #01-010-037) by Direct Sale to Wikan Enterprises, Inc.

By unanimous roll call vote, the Assembly approved Resolution #2023-11 to sell 103A Dock Street to Wikan Enterprises by direct sale, the final terms of which are subject to Assembly approval.

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

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

D. New Hospital Project - Dawson Construction Guaranteed Maximum Price (GMP) Contract Amendment

The Assembly approved the GMP contract amendment for Dawson Construction for sitework by a vote of 6-1.

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

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

E. Housing Needs Assessment Work Session

A work session to hear the draft results of the Housing Needs Assessment was scheduled for Monday, August 28th at 6:00 p.m.

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 August 3, 2023

17. Assembly Discussion Items

A. Minimum Age to Operate Borough Vehicles

Assembly Member Kensinger discussed his thoughts regarding putting a minimum age in place to operate Borough vehicles and possible exceptions to the proposed policy.

B. Assembly Member Comments

Assembly Member Meucci encouraged anyone interested in helping out the Fire Department to watch the Odd Hours, No Pay, Cool Hat documentary at the theater this week, attend the open house at the Fire Station on August 24th and to take part in the emergency response training set for September.

Assembly Member Lynn asked that Manager Giesbrecht look into whether the Borough created a problem by approving to install utility stubs to properties on Lake Street in preparation for sale and to explore the need for contact with home-owners in the affected areas going forward.

C. Recognitions

Assembly Member Fine-Walsh recognized Kyle Knight, the first person born and raised in Petersburg to ascend Devil's Thumb.

18. Adjourn

The meeting was adjourned at 7:52 p.m.

Motion made by Assembly Member Newman, 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