



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, July 20, 2026

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

The meeting was called to order by Mayor Lynn at 6:00 pm.

PRESENT

Mayor Bob Lynn

Assembly Member Jeff Meucci

Assembly Member Bob Martin

Assembly Member Scott Newman

EXCUSED

Assembly Member Rob Schwartz

Vice Mayor Jeigh Stanton Gregor

Assembly Member James Valentine

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes, July 6, 2026

The minutes of the July 6, 2026 meeting were unanimously approved as submitted.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

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.

Becky Knight, representing herself, expressed concern that the wireless communication ordinance does not reflect feedback from the public. She asked the Assembly to consider a moratorium for more time to revise the ordinance. She also expressed support for strengthening conflict of interest procedures and recommended adding a disclosure section to the beginning of every meeting.

Mika Cline, representing herself, spoke about her concern that the wireless communication ordinance does not protect neighborhoods and families. She requested that the Assembly consider local family's needs when making their decision.

Lindsey Jensen with GCI outlined GCI's plans to improve wireless coverage in Petersburg. GCI will be constructing a tower on Nordic Drive to help with coverage gaps. She requested that the Assembly consider GCI's proposed ordinance amendment and stated that they are available to answer any questions.

Judy Ohmer, representing herself, expressed concern about opposition letters submitted by telecommunications companies regarding the wireless ordinance. She also spoke in support of allowing voters to decide the proposed senior sales tax exemption changes by placing the matter on the ballot.

Susan Martinez, representing herself, spoke in support of the proposed senior sales tax exemption ballot measure and requested that it be presented to voters in the same form as the petition language.

David Beebe, representing himself, stated that the nepotism ordinance should have clearer standards and the wireless communications ordinance should include the concerns of the public regarding health and safety.

Kirsten Dupree relayed her son's support for a 1500-foot setback requirement and concerns about the proximity to a daycare of the proposed tower. Speaking for herself, she said she was disappointed with the ordinance process and that public concerns were not reflected in the ordinance.

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.

No testimony was given.

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. Mayor's Report July 20, 2026

Mayor Lynn read his report into the record.

13. Manager's Report

A. Manager's Report July 20, 2026

There was no Manager's report.

14. Unfinished Business

A. Ordinance 2026-13: An Ordinance Authorizing the Borough to Issue Electric Utility Revenue Bonds in the Aggregate Principal Amount of Not-to-Exceed Three Million Three Hundred Fifteen Thousand Dollars (\$3,315,000) to Finance the Scow Bay Standby Generation Project and Directing That This Matter Be Submitted to the Qualified Voters for Consideration at the Next Regular Election to Be Held on October 6, 2026 - Third Reading

PMPL is requesting approval of Ordinance #2026-13 authorizing the issuance of revenue bonds in the amount of \$3,315,000 for the completion of the Scow Bay Standby Generation project. Construction cost increases since the project's initiation caused a dramatic budget shortfall that would be funded through this bond issuance. If approved by the Assembly in three readings, the question of issuing the revenue bond debt will be placed on the October 6, 2026, local ballot for consideration by Petersburg voters.

Ordinance #2026-13 was unanimously approved in its first and second readings.

By unanimous roll call vote, Ordinance #2023-13 was approved in its third reading.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

B. Ordinance #2026-14B: An Ordinance Amending Title 19 Zoning, of the Petersburg Municipal Code to Regulate Wireless Communication Facilities (WCF) and Other Towers and Transmitters - Third Reading

If approved in three readings, this ordinance would establish zoning and permitting standards for wireless communication facilities and other towers. It requires these facilities to be reviewed as conditional uses, providing public notice and Planning Commission review and approval, while remaining consistent with the Federal Telecommunications Act of 1996 and related regulations.

Three amendments were made to Ordinance #2026-14B.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

Amendment One: 19.58.030(E) To the end of section E, add *"unless such modification qualifies as an Eligible Facility Request under paragraph F below."*

Amendment Two: 19.58.030(F) In the first sentence, strike through 'any existing' and replace with 'all other'.

Amendment Three: 19.58.050(F)2 Strike through the last sentence *"For new construction, proposed height should consider required collocations under paragraph C above."*

Ordinance #2026-14B was approved in its third reading as amended.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

15. New 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 - First 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 approved in its first reading.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

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 - First 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.

By unanimous roll call vote, Ordinance #2026-16 was approved in its first reading.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

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 - First 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 approved in its first reading.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

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 - First 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.

By unanimous roll call vote, Ordinance #2026-18 was approved in its first reading.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

E. Resolution #2026-19: A Resolution of the Petersburg Borough Assembly Approving the Sale of a Borough- Owned Parcel to Robert Funk

If approved, Resolution #2026- 19 would authorize the sale of a Borough- owned parcel at 503 Lumber Street to Robert Funk under the negotiated Contract of Sale.

The Planning Commission recommended approval after a public hearing, and the Assembly later authorized direct negotiations. The parcels are not needed for municipal use, and PMC 16.12.160(C) requires Assembly approval by resolution for their disposal.

The Contract of Sale is attached to this agenda item.

Resolution #2026-19 was approved by unanimous roll call vote.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

F. Resolution #2026-20 A Resolution Authorizing the Application for, and Execution of, a State Revolving Fund Loan for a Wastewater Disinfection Study

If approved, this resolution will authorize the Borough Manager to apply for and execute a State Revolving Fund loan of up to \$150,000 through the Alaska Clean Water Fund to complete a Wastewater Disinfection Study. The study will evaluate wastewater disinfection alternatives, develop preliminary engineering recommendations, and identify improvements needed to meet current and future regulatory requirements.

Resolution #2026-20 was unanimously approved.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

G. Resolution #2026-21: A Resolution Authorizing the application for, and Execution of, a State Revolving Fund Loan for an Industrial Pretreatment Program

If approved, this resolution will authorize the Borough Manager to apply for and execute a State Revolving Fund loan of up to \$150,000 through the Alaska Clean Water Fund to develop and implement an Industrial Pretreatment Program for the Borough's wastewater treatment system.

The program will help the Borough meet state and federal wastewater pretreatment requirements by evaluating industrial discharges, developing local limits, and establishing monitoring and enforcement procedures.

Resolution #2026-21 was unanimously approved.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

H. Land Purchase Application

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 to the applicant. The assessed value of the property is \$15,000. The Planning Commission's Report is attached to this agenda item.

Member Newman declared a conflict of interest because the applicant is his nephew, stepped away from the dais, and did not participate in the discussion.

This agenda item postponed to the August 3, 2026 meeting.

Motion to postpone made by Assembly Member Meucci, Seconded by Assembly Member Martin.

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

I. Special Use Permit - Lake Street Right of Way

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.

This agenda item was postponed to the August 3, 2026 meeting.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

J. Letter of Support for PIA Transit Vehicle Replacement Grant

The Petersburg Indian Association is seeking Federal Transit Administration funding through the FY26 Tribal Transit Competitive Program for replacement of a transit vehicle. The attached letter provides the Borough Assembly's endorsement of the application and support for continued transit services in Petersburg.

The letter in support of the PIA transit vehicle replacement grant was unanimously approved.

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

Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

16. Communications

A. Correspondence Received Since July 2, 2026

17. Assembly Discussion Items

A. Assembly Member Comments

Member Meucci asked about the Planning and Zoning Commission's action on Tidal Network's proposed subdivision request near the fire hall. Community Development Director Cabrera explained that the motion failed at the Planning Commission meeting due to the lack of a second. Tidal Network, like any applicant, may appeal the decision within 10 days, and any appeal would come before the Assembly acting as the Board of Appeals.

B. Recognitions

Mayor Lynn recognized State Representative Rebecca Himschoot and thanked her for attending the meeting.

18. Adjourn

The meeting was adjourned at 7:27 pm.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Newman.
Voting Yea: Mayor Lynn, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman