



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, April 15, 2024

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: April 15, 2024 06:00 PM Alaska
Topic: April 15, 2024 Regular Assembly Meeting

Please click the link below to join the webinar:
<https://petersburgak-gov.zoom.us/j/89804695604?pwd=kCF6yeygNGcP-ASbOzuHZxajoOztuA.tx-5ltlRPGZcNwA2>
Passcode: 795678

Telephone:
(720) 707-2699 or (253) 215-8782
Webinar ID: 898 0469 5604
Passcode: 795678

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Board of Equalization**
 - A. The Assembly, acting as the Board of Equalization, will hear 2024 property tax assessment appeals, if there are any unsettled appeals at the time of this meeting. A separate packet for the appeals to be considered will be provided to the Assembly prior to the start of the meeting. The Borough's Contract Assessors, Appraisal Company of Alaska, will provide information to the Board of Equalization regarding the property valuation process for Petersburg.

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.

If there are appeals to consider, the Appeal Hearing Process is as follows:

(A-D are provided 3 minutes each to speak):

- A. Appellant
- B. Assessor
- C. Appellant Rebuttal
- D. Assessor Rebuttal
- E. Questions from the Board of Equalization
- F. Board of Equalization's Decision - Any changes to the Assessor's valuations must be based on facts presented at the BOE Hearing and the BOE must provide a reason for the changes. The Appellant bears the burden of proof based on salient facts.

4. Approval of Minutes

A. April 1, 2024 Assembly Meeting Minutes

5. Amendment and Approval of Meeting Agenda

6. Public Hearings

7. Bid Awards

8. 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.

9. Persons to be Heard Unrelated to Agenda

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

10. Boards, Commission and Committee Reports

A. Public Safety Advisory Board Report/Recommendation

The Public Safety Advisory Board has provided a written report to the Assembly with recommendations regarding Police Department Training Funding.

B. Petersburg Indian Association

Petersburg Indian Association Tribal President Debra O'Gara will introduce PIA's current Council Members and give a short presentation regarding PIA's current projects.

11. Consent Agenda

A. Fierce Allegiance Development, LLC Lease Renewal

The Fierce Allegiance lease, recently assigned by Ocean Beauty Seafoods, of Lot 4A-A, Plat 94-5, May 24, 1994, is up for renewal effective April 15, 2024, at an annual rate of \$1,644.

12. Report of Other Officers

13. Mayor's Report

A. April 15, 2024 Mayor's Report

14. Manager's Report

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

15. Unfinished Business

A. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold - Third and Final Reading

If approved in three readings, land conveyed to the Borough in a tax foreclosure proceeding will be offered for public sale. Ordinance #2024-05 was unanimously approved in its first and second readings.

16. New Business

A. Ordinance #2024-06: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lots 3, 4, 5, and 6, Block 66, US Survey 1252, from Single Family Residential (SF) to Public Use (P-1)

If approved in three readings, Ordinance #2024-06 will rezone Lots 3, 4, 5 and 6, Block 66, Survey 1252, from Single Family Residential (SF) to Public Use (P-1) at the request of the Petersburg Children's Center, who currently leases the property, for the future development of childcare and learning facilities.

B. Resolution #2024-06: A Resolution Approving the Sale of a Borough Tidelands Parcel, Described as Petersburg Port Authority Storage Area, According to Plats #2000-6 and #2000-5 (Parcel ID #01-010-035), to Island Refrigeration, LLC

Island Refrigeration has offered a purchase price of \$325,000 for Parcel ID #01-010-035, plus expenses incurred during the sale process as required by Borough Code. Parcel ID #01-010-035 has an appraised value of \$414,000. The Assembly shall determine the purchase price of the parcel with approval of this resolution.

C. FY 2025 Budget Work Session

Finance Director Tow requests the Assembly choose a date and time to hold a work session on the proposed FY 2025 Borough budget. She suggests April 22, 23 or 24.

17. Communications

A. Correspondence Received Since March 27, 2024

18. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

19. Adjourn