



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Borough Assembly Regular Meeting

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Monday, May 18, 2026

6:00 PM

Assembly Chambers

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### **Zoom Information**

When: May 18, 2026 6:00 PM Alaska

Topic: Regular Assembly Meeting

<https://petersburgak-gov.zoom.us/j/82468822879?pwd=b1bIYRO24Ph8TQaPQ2seD6L3tPZ9vp.1>

Webinar ID: 824 6882 2879

Passcode: 346452

Call-in (Audio Only) (253) 215-8782

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
  - A. Regular Assembly Meeting Minutes April 20, 2026**
  - B. Regular Assembly Meeting Minutes May 4, 2026**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
  - A. Ordinance #2026-06: An Ordinance Amending Petersburg Municipal Code Title 20, Entitled “Watershed Management”, To Update Language and to Account for Borough Incorporation**

Any public testimony regarding Ordinance #2026-06 should be given during this public hearing. A copy of Ordinance #2026-09 may be found under agenda item 14A.
  - B. Ordinance #2026-07: An Ordinance Amending Petersburg Municipal Code Chapter 4.80 To Adjust the Marine Passenger Fee to Address Increased Borough Costs Associated with Services to and Infrastructure for Marine Passenger Vessels and Their Passengers**

Any public testimony regarding Ordinance #2026-07 should be given during this public hearing. A copy of Ordinance #2026-07 may be found under agenda item 14B.

**C. Ordinance #2026-08: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled “Electric Utility”**

Any public testimony regarding Ordinance #2026-08 should be given during this public hearing. A copy of Ordinance #2026-08 may be found under agenda item 14C.

**D. Ordinance #2026-09: An Ordinance of the Petersburg Borough Adopting the Budget for the Fiscal Year July 1, 2026 Through June 30, 2027**

Any public testimony regarding Ordinance #2026-09 should be given during this public hearing. A copy of Ordinance #2026-09 may be found under agenda item 14D.

**6. 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.*

**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.*

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

**10. Consent Agenda**

**11. Report of Other Officers**

**12. Mayor's Report**

**A. May 18, 2026 Mayor's Report**

**13. Manager's Report**

**A. No manager's report for this meeting.**

**14. Unfinished Business**

**A. Ordinance #2026-06: An Ordinance Amending Petersburg Municipal Code Title 20, Entitled “Watershed Management”, To Update Language and to Account for Borough Incorporation - Second Reading**

If approved, this ordinance would update and codify existing watershed management regulations into the borough code, reflect borough formation, and continue protections for the City Creek and Cabin Creek water supply watersheds to safeguard water quality and quantity for Service Area 1.

Ordinance #2026-06 was unanimously approved in its first reading.

**B. Ordinance #2026-07: An Ordinance Amending Petersburg Municipal Code Chapter 4.80 To Adjust the Marine Passenger Fee to Address Increased Borough Costs Associated with Services to and Infrastructure for Marine Passenger Vessels and Their Passengers - Second Reading**

If approved, this ordinance would amend the Marine Passenger Fee by increasing the per- passenger charge to address rising costs for public safety, harbor operations, sanitation, emergency response, and other Borough services and infrastructure impacted by marine passenger vessels, while codifying the change in the municipal code with the increase effective January 1, 2027.

Ordinance #2026-07 was unanimously approved in its first reading.

**C. Ordinance #2026-08: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled “Electric Utility” - Second Reading**

If approved, this ordinance would update electric utility rates and charges for FY 2027 to ensure Petersburg Municipal Power & Light can fully cover operating expenses, inflation, capital needs, reserve requirements, and debt coverage obligations, while maintaining reliable electric service and codifying the revised rates and fees in the municipal code. A memo from Director Hagerman is attached.

Ordinance #2026-08 was unanimously approved in its first reading.

**D. Ordinance #2026-09: An Ordinance of the Petersburg Borough Adopting the Budget for the Fiscal Year July 1, 2026 Through June 30, 2027 - Second Reading**

If approved, this ordinance would adopt the Fiscal Year 2027 operating budget for the Petersburg Borough.

Ordinance #2026-09 was unanimously approved in its first reading.

## **15. New Business**

**A. Ordinance #2026-10: An Ordinance Amending Section 4.28.120 of the Petersburg Municipal Code, To Increase the Amount of the Single Purchase Sales Tax Cap from \$1,200 To \$5,000, and Directing That the Proposed Amendment Be Submitted to the Qualified Voters of the Borough - First Reading**

If approved, Ordinance #2026-10 would increase the maximum single purchase amount subject to the borough sales tax from \$1,200 to \$5,000 and submit the change to borough voters at the October 6, 2026 regular election. The increase would raise the maximum sales tax on a single transaction from \$72 to \$300, modernize a cap that has changed only once since 1959, and help generate additional revenue to support essential borough services, including the Petersburg School District, while still remaining among the lowest caps in Southeast Alaska.

**B. Ordinance #2026-11: An Ordinance Updating Chapter 14.08 of The Municipal Code, Entitled “Sewer Utility” - First Reading**

If approved, Ordinance #2026-11 would update sewer utility service rates for FY2027 through FY2030 based on the annual rate review, reflecting higher projected operating costs and planned capital needs. The changes amend Section 14.08.320A of the Municipal Code to establish updated service charges and commodity rates to support long-term financial sustainability of the Sewer Utility. A memo from Assistant Public Works Director Rummel is attached to this agenda item.

**C. Ordinance #2026-12: An Ordinance Amending Title 19 Zoning, of the Petersburg Municipal Code to Regulate Wireless Communication Facilities (WCF) And Other Towers and Transmitters - First Reading**

If approved, 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.

The ordinance creates a new chapter of the municipal code governing wireless facilities, prioritizes collocation and use of existing structures, and sets development standards addressing location, safety, visual impacts, and FCC compliance. It is intended to balance the community's need for reliable wireless and other communication services with public safety and aesthetic concerns.

A memo from Director Cabrera is attached to this agenda item.

**D. Resolution #2026-13: A Resolution of the Petersburg Borough Setting the Millage Rates for the Fiscal Year July 1, 2026 Through June 30, 2027**

If approved, this resolution would establish the property tax millage rates for the fiscal year July 1, 2026 through June 30, 2027, based on final assessed property values and in accordance with Borough code and charter limits. The adopted rates fund area-wide services, education, voter- approved general obligation bond debt, and Service Area 1 services, and set the due date for 2026 property taxes.

**E. Resolution #2026-14: A Resolution Authorizing the Borough Manager to Transfer Ownership of Certain Antique Fire Apparatus to the Petersburg Volunteer Fire Department Association**

If approved, this resolution would allow the Petersburg Volunteer Fire Department Association to take ownership of three antique fire apparatus it has restored and maintained. The Association will assume all insurance and maintenance responsibilities, continue to make the vehicles available for public display, and return ownership to the Borough if the Association dissolves. A letter from William Tremblay, the PVFD Association President, is attached to this agenda item.

**F. Resolution #2026-15: A Resolution of the Petersburg Borough Assembly Approving the Sale of a Borough Owned Parcel to Taylor Jensen**

If approved, Resolution #2026- 15 would authorize the sale of a Borough- owned parcel at 505 Mill Street to Taylor Jensen 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.

## **G. Land Purchase Application**

The Borough has received an application from Robert Funk to purchase Borough- owned property at 502 Lumber Street. The Planning Commission held a public hearing on April 14, 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 \$33,100. The Planning Commission's Report is attached to this agenda item.

During this meeting, the Assembly shall determine whether the application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall schedule a public sale or exempt the application and disposal from public sale.

If public sale, the Assembly shall determine if the sale shall be by Outcry Auction or Sealed Bid, and shall choose a date/time for the sale. If exempted from public sale, the Assembly shall establish the alternative method, terms and conditions of disposal.

## **H. Letter of Interest for Planning Commission**

The Assembly has received a letter of interest from Jim Floyd expressing his willingness to serve on the Planning Commission. His letter is presented for Assembly review and consideration for appointment. If appointed, Mr. Floyd will serve until the October 2026 election.

## **I. Scow Bay Fire Station Training Props Relocation Plan**

*This agenda item requested by Member Meucci*

Consider directing the Borough Manager to develop a plan to relocate the Scow Bay Fire Station training props to a site adjacent to Fire Station One.

The plan shall include a proposed timeline for the move, detailed cost estimates for relocating the training vans, burn tower, and associated gear, estimated engineering and construction costs for a suitable pad at the Fire Station One site, and identification of potential funding options. The plan shall also include coordination with and required approval from the Department of Transportation (DOT). If DOT does not grant approval for the proposed location, staff shall immediately begin evaluation and planning for an alternative site.

## **J. Formation of a Housing Task Force**

*This agenda item requested by Member Meucci*

Consider the formation of a Housing Task Force. Discussion to include proposed guidelines, goals, and objectives for the task force. See the attached list for additional details.

## **16. Communications**

### **A. Correspondence Received Since April 20, 2026**

## 17. Assembly Discussion Items

### A. Arctic Security Cutter Homeport Consideration

*This discussion item requested by Member Meucci*

Discussion regarding the potential for Petersburg to be considered as a homeport location for one of the 11 Arctic Security Coast Guard Cutters. Discussion to include whether any formal outreach or expressions of interest with the U.S. Coast Guard has occurred and the Borough's level of interest in pursuing this opportunity.

### B. Former South Mitkof Ferry Terminal

*This discussion item requested by Member Meucci*

Update and discussion on any potential or proposed uses of the former South Mitkof Ferry Terminal as part of a larger Coast Guard facility or related operations.

### C. Power and Light Ordinances (Large Commercial Users)

*This discussion item requested by Member Meucci*

Discussion regarding potential updates to the Power and Light ordinances as they relate to Large Commercial Users, including but not limited to data centers and other high- volume consumers of electricity.

### D. Assembly Member Comments

### E. Recognitions

## 18. Adjourn



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Borough Assembly Regular Meeting

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Monday, April 20, 2026

6:00 PM

Assembly Chambers

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### 1. Call To Order/Roll Call

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

#### PRESENT

Mayor Bob Lynn  
Assembly Member Rob Schwartz  
Assembly Member James Valentine  
Assembly Member Jeff Meucci  
Assembly Member Bob Martin  
Assembly Member Scott Newman

#### EXCUSED

Vice Mayor Jeigh Stanton Gregor

### 2. Voluntary Pledge of Allegiance

The Pledge was recited.

### 3. Approval of Minutes

The minutes for the April 13, 2026, meeting will be included in the May 4, 2026, meeting packet for approval.

### 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, Assembly Member Valentine,  
Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

### 5. Public Hearings

#### A. Ordinance #2026-05 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes

Any public testimony regarding Ordinance #2026-05 should be given during this public hearing. A copy of Ordinance #2026-05 may be found under agenda item 14A.

No testimony was given.

**B. Resolution #2026-11: A Resolution Approving the Lease of a Parcel of Borough Tidelands to American Cruise Lines, Inc.**

Any public testimony regarding Resolution #2026-11 should be given during this public hearing. A copy of Resolution #2026-11 may be found under agenda item 15A.

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.*

Steve Harbour, representing Petersburg Power and Light, let everyone know that the presentation about the data centers is available on the Petersburg Borough website.

Jim Floyd, the Flotilla Commander for the U.S. Coast Guard Auxiliary in Petersburg, spoke in support of the Boater Safety Proclamation.

Sam Enoka, the CEO of Greensparc, introduced himself and said he appreciated being able to tell Petersburg about Greensparc and the type of data center they would like to build in Petersburg.

Tom Kowalske, representing himself, spoke about the proposed data center about his concerns regarding the capacity of the system to support the data center's power needs. He also spoke about the bear problem at apartment garbage cans and recommended purchasing bear-proof trash cans for apartments and schools.

Andrew Mazzella, the CEO of Mazzella Alaska, spoke about working with Greensparc to bring a data center to Petersburg. He also thanked Karl Hagerman and Steve Harbour for putting together a great presentation showing the capacity of Petersburg's power grid.

Greg Browning, representing himself, spoke about his concern that a data center may use too much power during peak load times or when there is a shortage of water. He requested that people make sure to use due diligence with this project.

Aaron Hankins from the Fire Department spoke about the battery backup systems that the data centers use and that if they are lithium batteries that they may be a fire hazard.

David Beebe, representing himself, spoke in opposition to H.R. 2289 and urged the Assembly to exercise due diligence regarding wireless infrastructure policies.

Kirsten Dupree, representing herself, expressed concern that a data center had been discussed for approximately a year and a half without the public's knowledge. She stated

that citizens were only now becoming aware and said a similar lack of public notice occurred with the Tidal Network cell towers.

Andrew Mazzella clarified that although he purchased the property approximately a year and a half ago, discussions regarding a data center had occurred only within the past few weeks.

**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 views were shared.

**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. Utility Director Report on Potential Data Center Development**

Utility Director Hagerman will apprise the Assembly of a potential data center project and its benefits to the community. Andrew Mazzella, of Mazzella Alaska LLC, and Sam Enoka, CEO of Greensparc, will also be available to answer Assembly questions regarding the property or the data center.

Utility Director Hagerman provided an overview of Greensparc's small- scale data center proposal, stating it would utilize existing unused electrical capacity, generate steady revenue for the utility, help stabilize rates, and have minimal environmental or community impacts.

**12. Mayor's Report**

**A. April 20, 2026 Mayor's Report**

Mayor Lynn read his report into the record.

**13. Manager's Report:** No manager's report for this meeting.

**14. Unfinished Business**

**A. Ordinance #2026-05: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Second Reading**

If approved in three readings, this ordinance would make changes to the following funds:

**Secure Rural Schools Revenue:** The federal government approved the Secure Rural Schools Reauthorization Act of 2025 on December 18, 2025. The Borough received its

FY24 payment on March 23, 2026, in the amount of \$722,484 for Title I Schools and Roads. A letter from the State of Alaska is attached.

**Elderly Housing – Fund 470:** Funds are proposed for replacement of Elderly Housing's 44- year- old dry sprinkler system valve and air compressor, which have exceeded their useful life. Details are included in the attached memorandum.

**Fire Department:** To complete the funding of new SCBA tanks and masks to replace expiring equipment. This expenditure was authorized by Resolution 2026- 05, approved March 16, 2026. The resolution is attached.

**Waste Water Outfall Repair Project – Fund 764:** This adds \$275,000 in loan funding from the Alaska Department of Environmental Conservation (ADEC) as well as a \$275,000 expense for the project.

By unanimous roll call vote, Ordinance #2026-05 was approved in its second reading.

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

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

**15. New Business**

**A. Resolution #2026-11: A Resolution Approving the Lease of a Parcel of Borough Tidelands to American Cruise Lines, Inc**

Resolution #2026-11 was approved by unanimous roll call vote.

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

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

**B. Joint Resolution Supporting Responsible Economic Development and Coordinated Utilization of Tye Lake Hydroelectric Resources**

*Petersburg Borough Resolution No. 2026-12 and Borough and City of Wrangell Resolution No. 05-26-2046*

This joint resolution affirms Petersburg’s and Wrangell’s shared commitment to responsible economic development, coordinated use of Tye Lake hydropower, and open communication regarding large new electrical loads. It establishes expectations for collaboration, equitable use of firm power capacity, and local responsibility for supplemental generation, ensuring affordable, reliable power while supporting sustainable regional growth.

A memo from Utility Director Hagerman is attached.

Resolution #2026-12 was approved by unanimous roll call vote.

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

**C. Consideration of Fuel Adjustment Charge for Annual SEAPA Maintenance Shutdown (May - June 2026)**

The assembly unanimously approved the fuel adjustment charge for the 2026 SEAPA maintenance shut down.

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

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

**16. Communications**

**A. Correspondence Received Since 4.9.2026**

**17. Assembly Discussion Items**

**A. Community Preparedness for Spring Bear Activity**

*This discussion item requested by Member Meucci*

Discussion of coordination and public awareness planning for increased bear activity this spring.

Member Meucci, the Assembly and staff discussed seasonal bear activity and community response measures, including coordination with Alaska Department of Fish and Game, public education efforts, and the use of bear- resistant garbage practices. Discussion included bear straps provided by Public Works, potential grant opportunities for bear- resistant containers, costs and feasibility of bear- proof cans, public service announcements, and the need for ongoing education to reduce attractants and minimize bear encounters within the community.

Member Valentine suggested an annual “Bear Week” public education campaign using local media to promote bear awareness and proper garbage practices.

**B. Assembly Member Comments**

No member comments.

**C. Recognitions**

Member Newman thanked Chris Weiss for her 38 years of service to the library and congratulated her on her well-earned retirement.

Member Meucci thanked Chief Kerr, Sergeant Ayriss and the Police and Fire Departments for the emergency training exercise at the elementary school.

Mayor Lynn read the newspaper article that recognized the fire department EMS team, Sara Wright, Katie Pearson and Michael Burnett for winning the regional pediatric CPR competition.

Member Martin recognized the Lutheran Church for their annual rummage sale and meal fundraiser that raised approximately \$11,000 to be shared among Humanity in Progress, Monday Night Dinners, the Salvation Army Food Bank, and the Salvation Army turkey program, with appreciation expressed for the many volunteers who contributed their time and effort.

## **18. Adjourn**

The meeting was adjourned at 8:01 pm.

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



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Borough Assembly Regular Meeting

Monday, May 04, 2026

12:00 PM

Assembly Chambers

### 1. Call To Order/Roll Call

The meeting was called to order at 12:00 pm.

#### PRESENT

Mayor Bob Lynn  
Assembly Member Rob Schwartz  
Vice Mayor Jleigh Stanton Gregor  
Assembly Member James Valentine  
Assembly Member Jeff Meucci  
Assembly Member Bob Martin  
Assembly Member Scott Newman

### 2. Voluntary Pledge of Allegiance

The Pledge was recited.

### 3. Approval of Minutes

#### A. Regular Assembly Meeting Minutes April 13, 2026

Note: The April 20, 2026 minutes will be presented for approval at the May 18, 2026 meeting.

The minutes of the April 13, 2026 meeting were approved as submitted.

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

Tom Kowalske, speaking for himself, encouraged the borough to pursue newly announced state grant funding for road safety and infrastructure improvements. He also raised concerns regarding the proposed data center, including power availability during low water or diesel generation periods, impacts on future residential growth, and the need for greater public transparency and engagement.

Joshua Adams, with the Planning Commission, spoke in support of adopting a communications tower overlay to guide tower placement, protect property values, and preserve land for housing and commerce. He also discussed the proposed data center as an economic diversification opportunity and referenced potential benefits of utilizing surplus power and waste heat.

Mika Cline, speaking for herself, requested an update on the timeline for proposed ordinance language related to communications towers and data centers. She urged the Assembly to prioritize adoption of regulations before additional tower approvals occur.

Judy Ohmer, reading a statement on behalf of Rebecca Knight, requested that the borough enact a moratorium on cell towers and data centers until impacts can be fully analyzed through a National Environmental Policy Act (NEPA) review.

Andrew Mazzella, participating via Zoom and representing himself as CEO of Mazzella Alaska, spoke in support of the Maritime Prosperity Zone agenda item. He encouraged the borough to actively pursue opportunities related to a potential Coast Guard icebreaker homeport, citing existing infrastructure, economic development potential, and housing benefits.

Lisa Browning, speaking for herself, asked questions regarding long-term electrical capacity planning, expressing concern about future power availability if the proposed data center utilizes existing electrical capacity while additional housing development occurs.

**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.*

Joni Johnson, Forest Service Invasive Species Coordinator, informed the Assembly of upcoming maintenance and invasive species work on the Lower Raven Trail. She announced volunteer workdays, opportunities to participate in the Adopt- a- Trail program, and a planned one- day trail closure in late May for limited herbicide treatment of reed canary grass, noting that public notice would be provided.

Stephanie Payne, speaking on behalf of the Community Center and Parks and Recreation, provided an update on ongoing sewer and infrastructure repairs at the Aquatic Center. She thanked borough departments, contractors, partner organizations, and patrons for their support and cooperation, outlined the anticipated work period from mid- May through late August, and noted that the Aquatic Center would reopen only when it is safe, with the gymnasium remaining operational and patrons kept informed of changes.

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

There were no reports.

**10. Consent Agenda**

**A. Moose Lodge Club Alcohol License Renewal**

The Assembly unanimously approved the Moose Lodge Club Alcohol License Renewal.

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

**B. El Zarape LLC License Renewal**

The Assembly unanimously approved El Zarape's LLC License renewal.

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

**C. Engagement of Outside Counsel Providing Bond Counsel Services**

The Assembly unanimously approved the engagement of Kutak Rock for bond council services.

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

**11. Report of Other Officers**

**A. Petersburg Medical Center**

PMC CEO Hofstetter provided a written report.

**B. US Forest Service**

District Ranger Case provided an update on Forest Service activities.

**C. Petersburg School District**

Petersburg School Superintendent Taylor provided a report on school district activities.

**D. Waterworth Presentation on FY 2027 Electric and Wastewater Rates**

Aryan Chawla from Waterworth provide a presentation and answered Assembly member questions about the electric and wastewater rate study.

**E. Data Centers: Informational Presentation**

Utility Director Hagerman provided additional information on data centers based on questions submitted by the public.

**F. SEAPA Special Meeting report from April 28, 2026**

Utility Director Hagerman provided a report on SEAPA’s recent special meeting of April 28, 2026, including information on a Wrangell solar project and other SEAPA business.

**12. Mayor's Report**

**A. May 4, 2026 Mayor's Report**

Mayor Lynn read his report into the record.

**13. Manager's Report**

**A. May 4, 2026 Manager’s Report**

Manager Giesbrecht read his report into the record.

**14. Unfinished Business**

**A. Ordinance #2026-05: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Third Reading**

If approved in three readings, this ordinance would make changes to the following funds:

**Secure Rural Schools Revenue:** The federal government approved the Secure Rural Schools Reauthorization Act of 2025 on December 18, 2025. The Borough received its FY24 payment on March 23, 2026, in the amount of \$722,484 for Title I Schools and Roads. A letter from the State of Alaska is attached.

**Elderly Housing – Fund 470:** Funds are proposed for replacement of Elderly Housing's 44- year- old dry sprinkler system valve and air compressor, which have exceeded their useful life. Details are included in the attached memorandum.

**Fire Department:** To complete the funding of new SCBA tanks and masks to replace expiring equipment. This expenditure was authorized by Resolution 2026- 05, approved March 16, 2026. The resolution is attached.

**Waste Water Outfall Repair Project – Fund 764:** This adds \$275,000 in loan funding from the Alaska Department of Environmental Conservation (ADEC) as well as a \$275,000 expense for the project.

By unanimous roll call vote, Ordinance #2026-05 was approved in its third reading.

Motion made by Assembly Member Newman, 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, Assembly Member Newman

**15. New Business**

**A. Ordinance #2026-06: An Ordinance Amending Petersburg Municipal Code Title 20, Entitled “Watershed Management”, To Update Language and to Account for Borough Incorporation - First Reading**

By unanimous roll call vote, Ordinance #2026-06 was approved in its first reading.

Motion made by Vice Mayor Stanton Gregor, 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, Assembly Member Newman

**B. Ordinance #2026-07: An Ordinance Amending Petersburg Municipal Code Chapter 4.80 To Adjust the Marine Passenger Fee to Address Increased Borough Costs Associated with Services to and Infrastructure for Marine Passenger Vessels and Their Passengers - First Reading**

If approved, this ordinance will amend the Marine Passenger Fee by increasing the per- passenger charge to address rising costs for public safety, harbor operations, sanitation, emergency response, and other Borough services and infrastructure impacted by marine passenger vessels, while codifying the change in the municipal code with the increase effective January 1, 2027.

By unanimous roll call vote, Ordinance #2026-07 was approved in its first reading.

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, Assembly Member Newman

**C. Ordinance #2026-08: An Ordinance Updating Chapter 14.16 of the Municipal Code, Entitled “Electric Utility” - First Reading**

If approved, this ordinance will update electric utility rates and charges for FY 2027 to ensure Petersburg Municipal Power & Light can fully cover operating expenses, inflation, capital needs, reserve requirements, and debt coverage obligations, while

maintaining reliable electric service and codifying the revised rates and fees in the municipal code.

By unanimous roll call vote, Ordinance #2026-08 was approved in its first reading.

Motion made by Vice Mayor Stanton Gregor, 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, Assembly Member Newman

**D. Ordinance #2026-09: An Ordinance of the Petersburg Borough Adopting the Budget for the Fiscal Year July 1, 2026 Through June 30, 2027 - First Reading**

If approved, this ordinance will adopt the Fiscal Year 2027 operating budget for the Petersburg Borough.

By unanimous roll call vote, Ordinance #2026-09 was approved in its first reading.

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

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

**16. Communications**

**A. Correspondence Received Since April 16, 2026**

**17. Assembly Discussion Items**

**A. Scow Bay Fire Station and Training Facilities**

*This agenda item requested by Member Meucci*

The Assembly discussed relocating training facilities from Scow Bay as part of future development, noting temporary storage at the 14th Street pole yard and continued evaluation of a permanent site due to cost and infrastructure constraints.

**B. Petro Marine Property – Harbor Department Use**

*This agenda item requested by Member Meucci*

Assembly members discussed whether the proposed data center project at the Ocean Beauty property would require relocation of harbor equipment. Staff clarified that the project does not require moving existing equipment in Middle Harbor and noted that any reconsideration of alternative storage sites would require Assembly direction through a future action item.

**C. Use of Electric Vehicles for Borough Fleet**

*This agenda item requested by Member Meucci*

Assembly members discussed the potential use of electric vehicles in the borough

fleet. Staff indicated that electric vehicles are not currently being considered due to shipping restrictions, limited ferry transport capacity, and challenges related to off- island maintenance and repairs.

**D. Maritime Prosperity Zone Discussions**

*This agenda item requested by Member Meucci*

Member Meucci said no further discussion was needed since this topic was discussed during the manager's report.

**E. Tidal Network Contract Update**

*This agenda item requested by Member Meucci*

Member Meucci said no further discussion was needed since this topic was discussed during the manager's report.

**F. Assembly Member Comments**

Member Meucci thanked Karl Hagerman and Steve Harbour of Petersburg Power & Light for their patience and for answering his questions.

**G. Recognitions**

Member Schwartz recognized Mr. Derek Thorsen for his lifelong residency in Petersburg, his service to the community as a police officer, and for raising his family locally. He also congratulated Mr. Thorsen on being a member of the 1980 State Wrestling Championship team.

Member Stanton Gregor recognized John Havrelik for his long- time service to the community, support of small businesses, and encouragement of civic involvement. He noted Mr. Havrelik’s role in helping find a location for his small business, his mentorship in encouraging Assembly service, and wished him well as he prepares to relocate closer to family.

Member Newman recognized the Petersburg High School Vikings baseball program, commenting on the quality of the team, the coaching efforts of Coach Engle, and the positive character of the student athletes.

Member Meucci recognized Parks and Recreation, Public Works, and Street Department staff for collaborating to improve accessibility by creating a handicap parking space behind the community gymnasium, addressing concerns raised by community members.

**18. Adjourn**

The meeting was adjourned at 3:05 pm.

Motion made by Assembly Member Newman, 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, Assembly Member Newman

**Mayor's Report  
For  
May 18, 2026 Assembly Meeting**

1. **Little Norway Celebration 2026:** Thank you to the Petersburg Chamber of Commerce and the Little Norway Festival Planning Committee for organizing another successful and fun-filled Little Norway Celebration. The event showcased Petersburg's unique history and community spirit and was enjoyed by residents and visitors alike. Well done to everyone involved.
  
2. **High School Graduation:** Congratulations to the Class of 2026, who will be graduating on June 1<sup>st</sup>. We celebrate your accomplishments and wish you every success ahead.
  
3. **Employee Recognition:** Congratulations to David Mazzella for completing his 8,000-hour Lineman Apprenticeship and achieving Journeyman Lineman status, effective May 14, 2026. This milestone reflects years of dedication, extensive training, and a strong commitment to safety and service to the community.

**PETERSBURG BOROUGH  
ORDINANCE #2026-06**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE TITLE 20,  
ENTITLED “WATERSHED MANAGEMENT”, TO UPDATE LANGUAGE AND TO  
ACCOUNT FOR BOROUGH INCORPORATION**

**Whereas**, on January 3, 2013 the Election Division for the State of Alaska certified the election results of the December 18, 2012 incorporation election for the Petersburg Borough; and

**Whereas**, the certified election confirmed the incorporation of the Petersburg Borough and dissolved the City of Petersburg; and

**Whereas**, Petersburg Borough Charter, Section 19.06 requires all ordinances, resolutions, regulations, orders and rules in effect for the former City of Petersburg to continue in full force and effect within the Petersburg Borough, Service Area 1, until expressly reaffirmed, revised or repealed by the Assembly; and

**Whereas**, Title 20 of the former City of Petersburg Code, entitled *Watershed Management*, requires amendments in order to move it into the current municipal code and to account for necessary changes since the Title was adopted in 1995.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, as follows:

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to update the language of the municipal code regarding watershed management, to move it into the borough code and to account for borough formation.

**Section 3. Substantive Provisions:** Title 20, *Watershed Management*, of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is in [brackets] and struck through:

**Title 20 WATERSHED MANAGEMENT**

**Chapter 20.10 DEFINITIONS**

**20.10.010 Applicability of definitions.**

For the purpose of this title, the terms contained in this chapter shall have the following meanings stated and rights defined unless the context requires otherwise.

**20.10.020 Cabin Creek watershed.**

"Cabin Creek water supply watershed" means those lands above the Cabin Creek water supply reservoir dam and that drain into the water supply reservoir, **specifically including without limitation Sections 7, 8, 9, 16, 17, 18, 19, and 20 of T59S, R80E, CM and Sections 13, 23, and 24 of T59S, R79E, CM.**

**20.10.030 City Creek watershed.**

"City Creek water supply watershed" means those lands above the City Creek water supply reservoir dam and that drain into the water supply reservoir, **specifically including without limitation Sections 1, 2, 11, 12, 13, and 14 of T59S, R79E, CM.**

**20.10.040 Wastes.**

"Wastes" means unwanted or discarded materials, liquid or solid, resulting from manufacturing processes or human habitation or activity.

**Chapter 20.20 AUTHORITY AND APPLICABILITY**

**20.20.010 Applicability.**

~~[The ordinance codified in t]~~This title shall apply to all lands within the [e]**City Creek** and Cabin Creek municipal water supply watersheds and in the immediate vicinity of the existing or planned locations of the impoundment structures or reservoirs.

**20.20.020 Authority.**

Alaska Statutes 29.35.180(b) provides that a home rule municipality shall provide for planning, platting and land use regulation.

**Chapter 20.30 FINDINGS AND PURPOSE**

**20.30.010 - Water supplies.**

The **borough**[city] finds that the City Creek **and Cabin Creek** reservoirs and watersheds currently serve[s] as the [city's sole] source of potable water **for service area #1**~~[- and that a new water supply reservoir is being developed in the Cabin Creek watershed].~~

**20.30.020 - Use of watershed lands.**

The **borough** [city] further finds that water supplies of sufficient quantity and quality are essential to the health and welfare of its residents, visitors and industries; that serving as a public water supply is the highest and best use of water supply watershed lands; that uses of and activities on water supply watershed lands must be consistent with their use and value as public water supplies; and that uses of, and activities on water supply watershed lands that could threaten the quality or quantity of the water supplies are to be prohibited.

**Chapter 20.40 WATERSHED MANAGEMENT PROGRAM**

**20.40.010 - Watershed management program.**

The [city] watershed management program [is] **previously** adopted **by the City of Petersburg is hereby adopted by the borough and incorporated herein** as part of ~~[the ordinance codified in]~~ this title. Management policies and measures set out in the watershed management program are enforceable provisions of this **borough** code.

~~[Chapter 20.50 COMPREHENSIVE PLAN AMENDMENT~~

~~20.50.010 - Comprehensive plan amendment.~~

~~The land use plan specified by the Petersburg comprehensive plan is amended to designate all City Creek and Cabin Creek water supply watershed lands as "open space" classification as defined in the comprehensive plan.]~~

~~[Chapter 20.60 ZONING ORDINANCE AMENDMENT~~

**~~20.60.010 – Zoning ordinance amendment.~~**

~~Title 19 of this code, known as the zoning ordinance, is amended to designate all City Creek and Cabin Creek water supply watershed lands as "open space" district as defined in Title 19.]~~

**Chapter 20.50[70] PROHIBITIONS****20.50[70].010 - Defacing property.**

No person in the Cabin Creek and City Creek water supply watersheds shall willfully mar, deface, disfigure, injure, tamper with, or displace or remove, any **borough[city]**-owned building, equipment, structure, supplies, sign, notice or placard, monument, stake, post or other boundary marker.

**20.50[70].020 - Discharge and disposal.**

No person in the Cabin Creek and City Creek water supply watersheds shall discharge or dispose of pesticides, chemical fire suppressants, road chemicals, refuse, litter, sewage, oils, solvents, or other wastes, liquid or solid, into City Creek or Cabin Creek, into their tributaries, into the reservoirs, or onto the lands. This prohibition does not apply to the Ravens Roost Cabin outhouse.

**20.50[70].030 - Gravel, sand and mineral extraction.**

No person in the Cabin Creek and City Creek water supply watersheds shall explore for, or extract rock, gravel, sand, peat or minerals.

**20.50[70].040 - Structures.**

No person in the Cabin Creek and City Creek water supply watersheds shall place, construct or install any structure without the specific approval of the **borough[city]** after finding that the structure will not threaten water quality or quantity, or cause or encourage activities that could threaten water quality or quantity. This prohibition does not apply to the maintenance or reconstruction of existing structures such as those associated with the Ravens Roost Cabin and Trail.

**20.50[70].050 - Surface disturbance.**

No person in the Cabin Creek and City Creek water supply watershed shall undertake construction or other activity that disturbs the vegetative cover or solids, except that minor disturbances associated with allowable uses or maintenance of trails or recreational facilities is permitted.

**20.50[70].060 - Timber harvesting.**

No person in the Cabin Creek and City Creek water supply watersheds shall harvest timber for commercial, personal or other uses~~[except as required for the initial project].~~

**Chapter 20.60[80] ALLOWABLE ACTIVITIES****20.60[80].010 - Recreation.**

Allowable uses of Cabin Creek and City Creek water supply watershed lands are camping, hiking, berry picking, skiing and other personal use or recreational activities provided that such activities, exclusive of ingress and egress, are conducted at a minimum distance of **fifty (50) feet** ~~[one-quarter mile]~~ from the **shorelines of the** reservoirs and comply with the other provisions of ~~[the ordinance codified in]~~ this title. **Hunting within the watersheds is permitted per applicable State of Alaska or U.S. Forest Service regulation, but game shall not be harvested within fifty (50) feet of the shorelines of the reservoirs, and the entire animal must be moved to downstream of the reservoir dams prior to cleaning, skinning or butchering.**

**20.60[80].020 - Water supply activities.**

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Not[-]withstanding other provisions of [~~the ordinance codified in~~] this title, allowable uses of Cabin Creek and City Creek water supply watershed lands include activities authorized by or conducted by the **borough**[~~city~~] and specifically intended to maintain or improve either the quantity or quality of the water supplies; or deemed necessary to construct, maintain, safeguard, or improve impoundment, intake or other water supply structures or functions.

**Section 4. Severability:** If any provision of this Ordinance or any application to any person or circumstance is held invalid, the remainder of this Ordinance and the application to other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This Ordinance shall become effective upon adoption.

**PASSED AND APPROVED** by the Petersburg Borough Assembly, Petersburg, Alaska this 4<sup>th</sup> day of May, 2026.

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**Robert Lynn, Mayor**

**ATTEST:**

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**Rebecca Regula, Borough Clerk**

Adopted:  
Noticed:  
Effective:

**PETERSBURG BOROUGH  
ORDINANCE #2026-07**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE CHAPTER 4.80 TO  
ADJUST THE MARINE PASSENGER FEE TO ADDRESS INCREASED BOROUGH  
COSTS ASSOCIATED WITH SERVICES TO AND INFRASTRUCTURE FOR MARINE  
PASSENGER VESSELS AND THEIR PASSENGERS**

**WHEREAS**, the Petersburg Borough Assembly finds that costs associated with public safety, harbor facilities, sanitation, emergency response, and other Borough services have substantially increased since the marine passenger fee was adopted on March 5, 2018; and

**WHEREAS**, an increase to the marine passenger fee is necessary to ensure the Borough can continue to provide adequate services and maintain infrastructure impacted by marine passenger vessels.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:**

**Section 1. Classification:**

This ordinance is of a permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:**

The purpose of this ordinance is to amend Chapter 4.80, Marine Passenger Fee, to increase the per-passenger fee by \$3.00 in order to address the Borough's rising costs for services and infrastructure rendered to or for the benefit of marine passenger vessels visiting the Borough.

**Section 3. Substantive Provisions:**

Petersburg Municipal Code 4.80.030, *Imposition of Fee*, is hereby amended to read as follows (the language proposed for deletion is struck through, and the new language is **bold and underlined**):

**4.80 Marine Passenger Fee**

4.80.030 Imposition of fee.

A. A fee of **\$8.00** ~~5.00~~ per passenger shall be assessed for every marine passenger ship not otherwise exempted upon entry into any port within the Borough.

B. The per passenger fee imposed under this Chapter shall be assessed only once per cruise, at the time of first entry by a ship into any port within the Borough.

**Section 4. Severability:**

If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application of other persons or circumstances shall not be affected.

**PETERSBURG BOROUGH  
ORDINANCE #2026-07**

**Section 5. Effective Date:** This Ordinance shall be effective upon adoption, however the fee increase established in Section 3 shall not go into effect until January 1, 2027.

**Passed and approved** by the Petersburg Borough Assembly, Petersburg, Alaska this 1<sup>st</sup> day of June, 2026

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**Robert Lynn, Mayor**

**Attest:**

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**Rebecca Regula , Borough Clerk**

Adopted:  
Published:  
Effective:

PETERSBURG BOROUGH  
ORDINANCE #2026-08

AN ORDINANCE UPDATING CHAPTER 14.16 OF THE MUNICIPAL  
CODE, ENTITLED "ELECTRIC UTILITY"

**WHEREAS**, in this year’s budget preparations and through the use of the new Waterworth rate review software, Petersburg Municipal Power & Light identified that overall department revenues need to increase by an average of approximately 4% in FY27 in order to fully cover expenses and inflation, fund capital projects, meet reserve policies, and achieve the required debt coverage ration required by our revenue bond.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, the following service rates and charges set out in Chapter 14.16, Electric Utility, are hereby amended:

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to update service rates and charges for FY 2027 for electric service, as set out in Chapter 14.16.

**Section 3. Substantive Provisions:** Sections 14.16.670 *Rates-Residential service*, 14.16.680 *Rates—General service class*, 14.16.690 *Rates—Large commercial service*, 14.16.700 *Rates—Boat harbor service*, 14.16.715 *Rates—Security lighting service*, 14.16.716 *Economic development power rate*, 14.16.717 *Rates—Municipal buildings*, 14.16.720 *Rates—Fuel and purchased power adjustment charge*, 14.16.725 *Rates—Diesel generation adjustment charge*, and 14.16.730 *Service charges*, of Chapter 14.16, Electric Utility, of the Petersburg Borough Municipal Code are hereby amended as follows. The language proposed for addition is in bold and underlined, and the language proposed for deletion is in brackets and struck through:

14.16.670 - Rates—Residential service.

A. *Applicability.* The rates in this section apply to domestic usage in private residences and apartments, measured through a single meter; provided, that single-phase motors shall not exceed seven and one-half horsepower.

B. *Character of service.* Residential service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.

C. *Monthly rate.*

		Effective 7/2026 <del>[5]</del> Billing
Customer charge:		\$16. <del>64</del> <del>[00]</del>
Energy charge:	All kwh	12. <del>7</del> <del>[2]</del> cents/kwh

D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.

14.16.680 - Rates—General service class.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

A. *Applicability.* The rates in this section may apply to all requirements for lighting, heating and power **service, typically for commercial entities**, measured through a single meter ~~[that is below]~~ **up to a 50 kilovolt-ampere transformer rating or 50 kilowatt demand, or having any motor loads greater than seven and one-half horsepower.**

B. *Character of service.* General service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.

C. *Monthly rate.*

		Effective 7/202 <del>6</del> <sup>5</sup> Billing
Customer charge:		\$20. <del>80</del> <sup>00</sup>
Energy charge:	All kwh	<u>12.4</u> <del>[44.9]</del> cents/kwh

D. *Fuel and purchased power adjustment charge:* Subject to section 14.16.720.

14.16.690 - Rates—Large commercial service.

A. *Applicability.* The rates in this section apply to lighting, heating and power service for commercial or industrial **customers served by one or more transformer(s) installed solely to provide that service, where the service has a measured demand greater than 50 kilovolt-amperes, or any service for commercial or industrial customers that have greater than 50 kilowatts of demand from any transformer.** ~~[service having measured demands equal to or greater than 50 kilovolt-ampere transformer rating or 50 kilowatt demand.]~~

B. *Character of service.* Large commercial service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage or phase of service supplied under this schedule.

C. *Monthly rate.*

		Effective 7/202 <del>6</del> <sup>5</sup> Billing
Customer charge:		\$ <u>41.60</u> <del>[40.00]</del>
Demand charge:		\$3. <u>85</u> <del>[70]</del> per KW of billing demand
Energy charge:	All kwh	<u>12.4</u> <del>[44.9]</del> cents/kwh

D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

E. *Minimum charge.* The minimum demand charge shall not be less than 75 percent of the highest demand billed during the preceding 11 months, **but** in any case no less than **\$200.00 after July 1, 2026.** [~~\$170.00 after January 2, 2022; and \$185.00 after July 1, 2022.~~]

F. *Billing demand.* The billing demand shall be the maximum 15-minute measured demand during the billing period, adjusted for power factor.

G. *Adjustment of demand for power factor.* Demands will be adjusted to correct for average power factors lower than 90 percent. Such adjustments will be made by increasing the measured demand one percent for each one percent or portion thereof by which the average power factor is less than 90 percent lagging.

H. *Agreement of service.* The borough may require an agreement to be entered into for service under this schedule.

14.16.700 - Rates—Boat harbor service.

A. *Applicability.* The rates in this section apply to usage in moored [~~private~~] boats, measured through a single meter, at the boat harbors; provided, that single-phase motors shall not exceed seven and one-half horsepower.

B. *Character of service.* Boat harbor service will be 60-hertz, alternating current. The utility reserves the right to specify the voltage and phase of service supplied under this schedule.

C. *Monthly rate.*

		Effective 7/202 <del>6</del> <sup>5</sup> Billing
Customer charge:		\$20. <del>80</del> <sup>80</sup>
Energy charge:	All kwh	12. <del>9</del> <sup>9</sup> cents/kwh

D. *Fuel and purchased power adjustment charge.* Subject to section 14.16.720.

14.16.715 - Rates—Security lighting service.

A. *Installation policy.* Residential or commercial customers may **select light-emitting diode (LED) security lighting fixtures using the wattage ranges identified in paragraph C below. High pressure sodium (HPS) fixtures shall not be available for new installations or replacements under this schedule after July 1, 2026.** [~~choose 70 watt, 100 watt, 200-watt or 400 watt high pressure sodium (H.P.S.) lamps, or LED wattage equivalent fixtures, for security lighting purposes.~~] The municipal electric utility shall install and maintain the fixtures on existing poles, **and at its discretion may replace HPS security lights for equivalent LED lights. In the case of HPS replacement with an LED light, the monthly rates in section C below shall apply to the wattage of the new LED light.**

B. *Character of service.* Security lighting shall be served from an existing source of 60-hertz, alternating current. The utility reserves the right to specify the voltage of service supplied under this schedule.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

C. *Rates.* Monthly rates for the fixtures shall be:

<b>Wattage</b>	<b>Rate per lamp</b>
20—30 watt LED	\$8.50
31—50 watt LED	\$10.00
51—100 watt LED	\$12.50
101—150 watt LED	\$15.00
70 watt HPS	\$8.50
100 watt HPS	\$10.00
200 watt HPS	\$15.00
400 watt HPS	\$20.00

D. *Special provisions.* Where suitable poles and/or existing services do not exist, the customer may be required to participate in or bear the cost of installation of poles and conductors. Such installations are at the sole discretion of the utility director.

14.16.716 - Economic development power rate.

A. The purpose of this rate schedule is to encourage economic development by encouraging capital investments, adding jobs, improving the efficient utilization of existing municipal power and light facilities and diversifying customer base.

B. Applicant eligibility requirements are as follows:

1. New commercial or industrial customers at one location having peak demand equal to, or greater than, 50 kilowatts. A new customer's electric service represents demand not previously serviced by the electric utility at any location.

2. Existing commercial or industrial customers who increase their peak demand at one location by no less than 50 kilowatts. The rate shall apply only to the expanded demand and shall be measurable by installation of a separate electric meter or other device approved by the utility director.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

3. The applicant is required to be located where there is no significant additional investment in utility facilities by the borough or pay for the line extension and/or transformer costs under terms of the existing code.

4. Upon connection of the new or increased load addressing sections B.1 or B.2 of this section, a customer will be charged established normal rates per the applicable customer class until they prove that they have met sections B.1 and B.2. The customer has up to 12 months from the month service is energized or new load is added to demonstrate eligibility under provisions B.1. or B.2. of this section. The customer must provide a written request for application of the economic development rate to the utility director, with information provided that clearly shows that the load threshold has been met.

5. All written requests for service under this section will be considered by the borough assembly, after review and recommendation by the utility director; however, requests which do not conform to purpose and applicability provisions as determined by the director, shall not be approved.

C. *Character of service.* Service will be 60-hertz, alternating current. The borough reserves the right to specify the voltage or phase of service supplied under this schedule.

D. *Monthly rate.*

		Billing Period
Customer charge:		<b>\$31.20</b> <del>[30.00]</del>
Demand charge:		-0-
Energy charge:	All KWH	10. <b>9</b> <del>[5]</del> cents/KWH

E. *Term of rate.*

1. The term of this rate shall not exceed a period of three years from the month that increased or added loads have been proven by the customer and approval of the rate is approved.

2. Continuation of service beyond the three year limit will be at the appropriate standard rate.

3. This rate will not go into effect until applicant is approved by the borough assembly, and no refund or consideration for past power consumption will be considered.

F. *Special provisions.* This rate may be curtailed by the borough assembly upon 30 days' notice in the event that sufficient hydro power is no longer available. Should this occur, the customer would have the option of switching to the appropriate standard rate schedule or having the service discontinued.

G. *Agreement of service.* The borough assembly may require an agreement to be entered into for service under this schedule.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

14.16.717 - Rates—Municipal buildings.

A. *Applicability.* The rates of this section apply only to the following municipal buildings, of the Petersburg Borough who receive a large commercial rate: 1) the Aquatic Center Boiler Room, 2) the Aquatic Center, 3) the High School/Middle School/High School Gym, and 4) the Elementary School.

B. *Character of service.* The service voltage shall be three-phase, 60-hertz. The utility reserves the right to specify the voltage supplied under this service.

C. *Monthly rate.* The energy charge and monthly customer charges shall be as presented in the table below. There are no demand or power factor penalty charges. In addition to the energy charge and monthly customer charge, the fuel and purchased power adjustment charge described in section 14.15.720 will apply.

		Effective 7/2026 <del>[5]</del> Billing Period
Customer charge:		<b>\$35.36</b> <del>[34.00]</del>
Demand charge:		-0-
Energy charge:	All kwh	11. <b>6</b> <del>[2]</del> cents/kwh

D. *Special provisions.* During the annual budget process, the electric utility shall report to the assembly the dollar amount difference by offering the municipal rate instead of the large commercial rate.

14.16.720 - Rates—Fuel and purchased power adjustment charge.

A. *Applicability.* An adjustment shall be applied to each kilowatt-hour billed under all schedules to reflect increases in purchased wholesale power above a rate of 7.3 cents/kwh for SEAPA wholesale power. **Upon the Electric Utility Director’s recommendation, and the Borough Manager’s approval**~~[At the assembly’s discretion]~~, an adjustment may be applied to each kilowatt-hour billed under all schedules for diesel fuel purchased, for purposes of generation, above **the budgeted per gallon cost established in the current fiscal year**~~[a cost of two hundred forty cents/gallon]~~. The adjustment **rate will be applied to kWh usage during a billing period that includes diesel generation (the “billing period” in the formula below), and the adjustment charge will be billed the month following.**~~[s will be based on the previous month’s usage.]~~

B. *Method of calculation.* The adjustment A (in cents/kilowatt-hour) ~~[applied to prior month’s usage]~~ shall be calculated as follows:

A = (Fuel adjustment formula) + (Purchased Power adjustment formula)

A = ((F-**FB**~~[240]~~)/13.5 × D/G) + ((S-7.3) × P/G)

Where:

F = Cost in cents/gallon of most recent purchase of diesel fuel.

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

**FB = Cost in cents/gallon of current fiscal year’s budgeted fuel purchase expense.**

D = Kilowatt-hours generated during **the billing period.** [~~prior month by diesel plant.~~]

G = Total generation during **the billing period** [~~prior month~~] **(Blind Slough Hydro + Diesel Plant + SEAPA),** [~~including purchased power,~~] in kilowatt-hours.

S = SEAPA wholesale power rate, in cents/kilowatt-hour.

P = Energy purchased from SEAPA during [~~month prior to billing period~~] **the billing period,** in kilowatt-hours.

[~~G = Total generation during prior month (Blind Slough Hydro + Diesel Plant + Tyee), in kilowatt-hours.~~]

14.16.725 - Rates—Diesel generation adjustment charge.

A. *Applicability.* **Upon the Electric Utility Director’s recommendation, and the Borough Manager’s approval**[~~At the Assembly’s discretion~~], an adjustment may be applied to each kilowatt-hour billed under all schedules for fuel, engine oil and staff overtime expenses incurred when unplanned and unbudgeted diesel generation is required in support of insufficient supply of purchased power, or to supplant purchased power due to an emergency situation. This shall not apply to diesel generation required during scheduled maintenance periods of the wholesale power supplier, which are covered under section 14.16.720.

B. *Method of calculation.* The adjustment (in cents/kilowatt-hour applied to prior month's usage) shall be calculated as follows:

$$\text{Diesel Generation Adjustment} = ((B+O+OT)/D) \times (D/G) \times 100$$

Where:

B = Total prior month's cost of fuel burned during diesel generation event in dollars.

O = Total prior month's cost of oil consumed during diesel generation event in dollars.

OT = Total prior month's cost of staff operations overtime during diesel generation event in dollars.

D = Kilowatt-hours generated during prior month by diesel plant.

G = Total generation during prior month, including purchased power, in kilowatt-hours.

14.16.730 - Service charges.

A. *Connect/reconnect fee:* **\$50**[~~25~~].00 during normal business hours for each premises served. Actual labor costs, plus 15 percent after business hours.

B. *Transfer fee:* **\$40**[~~25~~].00. The transfer fee covers the cost of name change and meter reading at two service locations and is billed to the new account.

C. *Shut-off due to unauthorized turn-on, fraud or abuse:* Actual costs to the borough, plus 15 percent.

D. *Meter testing fee:* **\$100**[~~75~~].00 (if test initiated by customer). See section 14.16.290 B.

E. *New service fees:* Fees are per single point of attachment (one meter) and customers will be charged the actual cost for any additional meters.

- 1. Residential connection (overhead or underground):

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

100 amp service: overhead ~~\$800~~[350].00; underground ~~\$1,100~~[650].00.

150 amp service: overhead ~~\$900~~[400].00; underground ~~\$1,200~~[700].00.

200 amp service: overhead ~~\$1,000~~[450].00; underground ~~\$1,500~~[750].00.

400 amp service (Class 320): overhead ~~\$1,200~~[550].00; underground ~~\$2,000~~[850].00.

2. Residential temporary connection fee: ~~\$250~~[100].00.

3. Commercial connection (overhead or underground—single phase):

100 amp service: overhead ~~\$1,200~~[650].00, underground ~~\$1,400~~[850].00, plus transformer costs;

150 amp service: overhead ~~\$1,300~~[700].00, underground ~~\$1,500~~[900].00, plus transformer costs;

200 amp service: overhead ~~\$1,500~~[850].00, underground ~~\$2,000~~[1,050].00, plus transformer costs.

Above 200 amp service: overhead ~~\$1,750~~[900].00, underground ~~\$2,400~~[1,100].00, plus ~~\$15~~[10].00 per KVA requirement, plus transformer costs.

4. Commercial connections (overhead—three phase):

100 amp service: ~~\$2,000~~[950].00, plus transformer costs;

150 amp service: ~~\$2,200~~[1,050].00, plus transformer costs;

200 amp service and larger: ~~\$2,500~~[1,200].00, plus ~~\$15~~[10].00 per KVA requirement, plus transformer costs.

5. Commercial connection (underground—three phase):

100 amp service: ~~\$2,200~~[1,000].00, plus transformer costs;

150 amp service: ~~\$2,400~~[1,200].00, plus transformer costs;

200 amp service: ~~\$2,600~~[1,300].00, plus transformer costs.

Above 200 amp service: ~~\$2,750~~[1,300].00, plus ~~\$15~~[10].00 per KVA requirement, plus transformer costs.

Owner must provide trenching, backfilling, concrete or fiberglass pad, and PVC conduit, as specified by the utility, from secondary spades to metering enclosure.

6. Commercial temporary connection:

Single phase: ~~\$250~~[100].00;

Three phase: ~~\$850~~[450].00.

7. Service upgrade fee. Customers who request to upgrade service shall pay the difference between their current service connection fee and the requested service connection fee.

**F. Permit fees:**

1. Residential up to six sockets or outlets: heat pump installations: \$50.00;

2. Residential over six sockets or outlets: \$75.00;

3. Temporary meter setting and other miscellaneous works: \$50.00;

**PETERSBURG BOROUGH  
ORDINANCE #2026-08**

- 4. Commercial buildings: \$75.00, plus twenty-five cents per socket or outlet;
- 5. The above fees include two inspections: one rough and one final inspection;
- 6. For each additional inspection: \$50.00;
- 7. For inspection of any electrical equipment for which no fee is specifically prescribed: \$50.00;
- 8. Upon failure to make application and secure permit by the second workday after commencing work: add \$50.00 to permit fee. Permits will be issued by the electrical inspector within 72 hours from time of application, Saturdays, Sundays and holidays excluded.
- 9. Permit fees for borough-owned projects or work may be waived by the utility director, **however connection fees shall still apply.**

G. *Secondary service work:* If secondary service work is required, the customer will be charged actual costs. Customers requesting such service outside of normal working hours shall pay actual labor costs, **including overtime and double time pay rates that apply**~~[plus fifteen percent]~~.

H. Electric rates and fees shall be reviewed **annually**~~[periodically]~~ by the electric utility and a recommendation made to the borough manager for the increase or decrease of rates as needed for the sound financial management of the electric utility. The borough manager shall review the findings and present the recommendations to the borough assembly.

**Section 4. Severability:** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This Ordinance shall become effective immediately upon final passage.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 1<sup>st</sup> day of June 2026.**

\_\_\_\_\_  
**Robert Lynn, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

Adopted:  
Noticed:  
Effective:


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**MEMORANDUM**

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**TO:** MAYOR LYNN AND BOROUGH ASSEMBLY  
**FROM:** KARL HAGERMAN, UTILITY DIRECTOR   
**SUBJECT:** RECOMMENDATION FOR ELECTRIC UTILITY RATE INCREASE  
**DATE:** 4/28/2026  
**CC:** STEVE GIESBRECHT, BOROUGH MANAGER  
STEPHAN HARBOUR, UTILITY DIRECTOR (INCOMING)  
JODY TOW, FINANCE DIRECTOR

In this year's budget preparations and through the use of the new Waterworth rate review software, Petersburg Municipal Power & Light identified that overall department revenues need to increase by 4% in FY27 in order to fully cover expenses and inflation, fund capital projects, meet reserve policies, and achieve the required debt coverage ratio required by our revenue bond.

The new singular energy rate for each customer class established last year has worked well, with revenues meeting projections in FY26. However, as capital improvement plans solidify and inflation continues to impact department expenses, the rate setting software shows that a 4% across the board increase is needed to fund the needs of the department in FY27.

Additionally, the utility is recommending an increase to various connection fees in this ordinance. PMPL has been providing connections at reasonable rates for many years, but cost increases have gotten to the point where it has become difficult to justify. On average, PMPL spends approximately \$5,000 to connect a standard residential customer. This includes a service pole, wire, hardware, terminations, equipment time and line crew labor. The utility is not seeking to recover 100% of those costs to make service requests accessible for new home owners or business startups, but to increase the fee to cover more of the materials needed to establish service.

As was provided last year, an attachment to this memo shows comparisons of various customer billings using the current rates and the proposed rates. The recommended 4% across the board increase is noted.

Also, the utility is providing information on how the proposed rates compare to other communities in our region. As you'll see, Petersburg's rates remain extremely competitive even with the proposed increases.

It is PMPL's recommendation that the Assembly approve the proposed rate ordinance. Thank you for your consideration.

**PMPL Proposed Rate Increase  
Customer Comparisons**

	<i>Charges with Current Rates</i>	<i>Charges with Proposed Rates</i>
<b>Residential Customer #1</b>	\$16.00	\$16.64
1203 kWh	\$147.03	\$152.91
TOTAL	<b>\$163.03</b>	<b>\$169.55</b>
<i>Percentage increase</i>		4.00%
<b>Residential Customer #2</b>	\$16.00	\$16.64
3590 kWh	\$438.77	\$456.32
TOTAL	<b>\$454.77</b>	<b>\$472.96</b>
<i>Percentage increase</i>		4.00%
<b>General Service Customer #1</b>	\$20.00	\$20.80
1279 kWh	\$152.60	\$158.70
TOTAL	<b>\$172.60</b>	<b>\$179.50</b>
<i>Percentage increase</i>		4.00%
<b>General Service Customer #2</b>	\$20.00	\$20.80
7428 kWh	\$886.23	\$921.68
TOTAL	<b>\$906.23</b>	<b>\$942.48</b>
<i>Percentage increase</i>		4.00%
<b>Harbor Customer #1</b>	\$20.00	\$20.80
629 kWh	\$78.10	\$81.22
TOTAL	<b>\$98.10</b>	<b>\$102.02</b>
<i>Percentage increase</i>		4.00%
<b>Harbor Customer # 2</b>	\$20.00	\$20.80
1,322 kWh	\$164.14	\$170.71
TOTAL	<b>\$184.14</b>	<b>\$191.51</b>
<i>Percentage increase</i>		4.00%
<b>Lg Commercial #1</b>	\$40.00	\$41.60
56,400 kWh	\$6,729.08	\$6,998.24
742.5 KW	\$2,747.25	\$2,857.14
TOTAL	<b>\$9,516.33</b>	<b>\$9,896.98</b>
<i>Percentage increase</i>		4.00%
<b>Lg Commercial Customer #2</b>	\$40.00	\$41.60
144,960 kWh	\$17,295.17	\$17,986.98
591.36 KW	\$2,188.03	\$2,275.55
TOTAL	<b>\$19,523.20</b>	<b>\$20,304.13</b>
<i>Percentage increase</i>		4.00%
<b>MUNI Customer #1</b>	\$34.00	\$35.36
15,840 kWh	1774.08	1845.0432
TOTAL	<b>\$1,808.08</b>	<b>\$1,880.40</b>
<i>Percentage increase</i>		4.00%
<b>MUNI Customer #2</b>	\$34.00	\$35.36
33,480 kWh	3749.76	3899.7504
TOTAL	<b>\$3,783.76</b>	<b>\$3,935.11</b>
<i>Percentage increase</i>		4.00%

# ELECTRIC RATES 2026

## SOUTHEAST ALASKA

Location	Residential Rate		
	Rate	Demand	Monthly
<b>Petersburg Current</b>	<b>\$0.1222</b>	all kWh	\$16.00

<b>Petersburg PROPOSED</b>	<b>\$0.1271</b>	all kWh	\$16.64
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<b>JUNEAU 1/1/2026</b>			
AEL&P	Rate	Demand	Monthly
Nov - May	<b>\$0.1229</b>		\$10.08
Jun - Oct	<b>\$0.1010</b>		\$10.08
Nov - May w/ demand	<b>\$0.0596</b>	\$11.4300	\$12.01
Jun - Oct w/ demand	<b>\$0.0521</b>	\$6.9100	\$12.01

	Rate	Demand	Monthly
<b>Ketchikan 04/2025</b> KPU	<b>\$0.1346</b>		\$8.95

	Rate	Demand	Monthly
<b>Wrangell 7/2023</b>	<b>\$0.1548</b>	0-300KWH	\$8.00
WMLP	<b>\$0.1291</b>	300-1200kWH	\$8.00
Rate study in progress	<b>\$0.1056</b>	1200KWH+	\$8.00

	Rate	Demand	Monthly
<b>Sitka 07/1/2025</b>	<b>\$0.1371</b>	Nov - April	\$21.90
Rate increase as of 7/1/25	<b>\$0.2193</b>	May - October	

	Rate	Demand	Monthly
100-200 AMP			
<b>Kodiak 2025</b>	<b>\$0.1823</b>	all kWh	\$7.50
400 AMP			
	<b>\$0.1823</b>	all kWh	\$12.50

	Rate		
<b>Seattle (2024)</b>	<b>0.4103</b>	Base Charge per day	
Time of use rate coming in 2025	<b>0.1375</b>	kWh	

**PETERSBURG BOROUGH  
ORDINANCE #2026-09**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADOPTING THE BUDGET FOR THE FISCAL YEAR JULY 1,  
2026 THROUGH JUNE 30, 2027**

**Section 1. Classification:** This ordinance is not of a permanent nature and shall not be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to set forth budgetary requirements for the operation of the various divisions, departments and organizations of the Petersburg Borough for Fiscal Year 2027. Support to the Petersburg School District has been included in the General Fund Expenditures.

**Section 3. Substantive Provisions:** In accordance with Section 11.07 of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2026 and ending June 30, 2027 is hereby approved in the amounts and for the purposes as stated below. The supporting line item budget detail, as reviewed by the Assembly, is incorporated as part of this ordinance.

**A. Fiscal Year 2027 Revenue and Expenditure Budget**

<b>FUND</b>	<b>REVENUES</b>	<b>EXPENDITURES BUDGET</b>
<b>GENERAL FUND</b>		
General Fund	\$ 14,176,368	\$ 14,171,706
<b>ENTERPRISE FUNDS</b>		
Electric Fund	\$ 7,946,389	\$ 8,950,397
Water Fund	\$ 1,247,220	\$ 2,056,871
Wastewater Fund	\$ 1,593,290	\$ 1,935,836
Sanitation Fund	\$ 1,703,393	\$ 2,107,133
Harbor Fund	\$ 2,221,545	\$ 6,320,035
Elderly Housing Fund	\$ 559,756	\$ 505,287
Assisted Living Fund	\$ 2,265,889	\$ 2,185,200
<b>INTERNAL SERVICE FUNDS</b>		
Motor Pool Fund	\$ 1,607,389	\$ 1,805,200
<b>DEBT SERVICE FUND</b>		
	\$ 447,375	\$ 447,375
<b>SPECIAL REVENUE FUNDS</b>		
Miscellaneous Grants	\$ 77,886	\$ 77,886
Economic Development Fund	\$ 100,000	\$ 815,895
Secure Rural Schools Fund	\$ 560,000	\$ 650,000
Secure Rural Roads Fund	\$ 105,000	\$ 624,223
Property Development Fund	\$ 85,692	\$ 85,692
Transient Room Tax Fund	\$ 139,842	\$ 121,500
E911 Surcharge Fund	\$ 80,000	\$ 79,600
Marine Passenger Fee	\$ 52,000	\$ 145,000
Borough Organizational Fund	\$ -	\$ 50,000
Local Assistance & Tribal Consistency Fund	\$ -	\$ -
<b>CAPITAL PROJECTS FUNDS</b>	<b>\$ 20,817,744</b>	<b>\$ 24,306,061</b>

**PETERSBURG BOROUGH  
ORDINANCE #2026-09**

**Section 4. Severability:** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person and circumstance shall not be affected.

**Section 5. Effective Date:** This ordinance shall become effective July 1, 2026.

**Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 1st day of June, 2026.**

\_\_\_\_\_  
**Robert Lynn, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

Adopted:  
Published:  
Effective:

**PETERSBURG BOROUGH, ALASKA  
ORDINANCE #2026-10**

**AN ORDINANCE AMENDING SECTION 4.28.120 OF THE  
PETERSBURG MUNICIPAL CODE, TO INCREASE THE AMOUNT OF  
THE SINGLE PURCHASE SALES TAX CAP FROM \$1,200 TO \$5,000,  
AND DIRECTING THAT THE PROPOSED AMENDMENT BE  
SUBMITTED TO THE QUALIFIED VOTERS OF THE BOROUGH**

**WHEREAS**, the Petersburg Municipal Code (PMC), in the exemptions found at sections 4.28.120D and E, currently sets the maximum sales tax which can be collected on a specific job or task, or on a single purchase (defined as purchases made at the same time or within a 24 hour transaction period) at \$72.00; and

**WHEREAS**, this means that the total amount of any single purchase of goods or services subject to the Borough sales tax is currently limited to \$1,200 and the purchase price exceeding \$1,200 is tax-free; and

**WHEREAS**, this maximum single purchase amount was initially established in Petersburg in 1959, and set at \$1,000; and

**WHEREAS**, if that maximum had kept pace with inflation since its inception, it would now be close to \$11,300; and

**WHEREAS**, this maximum amount has been raised only once in the last 67 years, when it was increased from \$1,000 to \$1,200, in 2002; and

**WHEREAS**, exempted local sales due to the sales tax cap amounted to over \$25 million in calendar year 2025. Over \$6.3 million were from travel, charter, guides, lodges, hotels and B&B sales; and

**WHEREAS**, Petersburg has the lowest maximum taxable single purchase amount in Southeast Alaska, and most other Southeast communities limit the purchase to a single item only and not to a total purchase transaction, or have no maximum limit at all.

<b>Municipality</b>	<b>Sales Tax Cap</b>	<b>Notes</b>
Haines Borough	\$ 10,000.00	On single Item or vehicle
Haines Borough	\$ 5,000.00	On single service
Juneau Borough	\$ 15,000.00	On single Item/or Service/Or vehicle
Kake	None	No Sales Tax Cap
Ketchikan	\$ 2,000.00	On Single Item/Service/Vehicle
Sitka	\$ 12,000.00	On Single Item or Service

**PETERSBURG BOROUGH, ALASKA  
ORDINANCE #2026-10**

<b>Municipality</b>	<b>Sales Tax Cap</b>	<b>Notes</b>
Skagway	None	No Sales Tax Cap
Thorne Bay	\$ 7,500.00	On Single Item/Vehicle
Thorne Bay	None	No cap on Services
Wrangell	\$ 5,000.00	On Single Item/Single Service
Craig	None	No cap on Items/Services
Craig	\$ 5,000.00	On Vehicle/Boat sales
Gustavus	None	No Cap on items, Services, Vehicles
Petersburg	\$ 1,200.00	Per Invoice
Pelican	None	No Sales Tax Cap

; and

**WHEREAS**, if Petersburg increases its maximum taxable single transaction amount to \$5,000 from the current amount of \$1,200, the maximum sales tax collectible would increase from \$72 to \$300, and it would still be one of the lowest maximums in Southeast Alaska; and

**WHEREAS**, by increasing the maximum taxable amount to \$5,000, the Borough will be able to raise funds to support important governmental services, including the Petersburg School District; and

**WHEREAS**, in the current climate of increased expenses and shrinking state revenues, and considering that the maximum taxable amount has been adjusted only once in the past 67 years (with no changes for over two decades), a modest increase is reasonable; and

**WHEREAS**, under the Borough charter, sec. 12.02B, any change in the exemptions to the sales tax are to be made by ordinance, and ratified by a majority of the qualified borough voters; and

**WHEREAS**, it is the intent of the Borough Assembly to adopt this change and put the matter before the qualified voters of the Borough at the next regular election.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, Paragraphs D and E, Section 4.28.120, *Exemptions*, of Chapter 4.28, Sales Tax, of the Petersburg Municipal Code, are hereby amended as follows:

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to increase the maximum taxable transaction amount subject to borough sales tax on a single purchase of goods or services from \$1,200 to \$5,000.

**PETERSBURG BOROUGH, ALASKA  
ORDINANCE #2026-10**

**Section 3 Substantive Provisions:** Paragraphs D and E of Section 4.28.120 of the Petersburg Municipal Code, entitled *Exemptions*, are hereby amended as follows. The language proposed for addition is **underlined and bolded**, and the language proposed for deletion is in brackets and struck through.

4.28.120 Exemptions.

The following sales and services are exempt from said sales tax:

*[There are no changes to paragraphs A-C]*

D. That part of a sale of goods over **\$5,000.00** [~~\$1,200.00~~] when all items purchased or delivered at the same time or within a 24-hour period are added together;

E. That part of a sale of services over **\$5,000.00** [~~\$1,200.00~~] for a specific job or task. Invoices for sales of services shall be computed for tax purposes monthly;

**Section 4. Submittal to Voters:**

A. In accordance with subsection 12.02B of the Borough Charter, the Borough Clerk shall submit this ordinance as a single proposition to the voters of the Borough at the next regular election, to be held on October 6, 2026.

B. The proposition to be submitted to the voters shall read substantially as follows:

Proposition # \_\_\_\_

Increasing the maximum single transaction amount subject to the borough sales tax from \$1,200 to \$5,000.

Shall Paragraphs D and E of Section 4.28.120, *Exemptions*, of the Borough Code be amended to increase the single purchase transaction amount subject to the borough sales tax from \$1,200 to \$5,000?

- YES
- NO

This change would only affect single purchase transactions over \$1,200. If this proposition is approved, the maximum amount of a single transaction that is subject to the Borough's 6% sales tax would increase from \$1,200 to \$5,000, thus increasing the maximum sales tax due from \$72 to \$300.

**PETERSBURG BOROUGH, ALASKA  
ORDINANCE #2026-10**

**Section 5. Severability:** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

**Section 6. Effective Date:** This ordinance shall be effective upon adoption. The proposed amendment to PMC 4.28.120, if approved by the voters, shall become effective January 1, 2027.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 15<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
**Robert Lynn, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

Adopted:  
Noticed:  
Effective:

**PETERSBURG BOROUGH  
ORDINANCE #2026-11**

**AN ORDINANCE UPDATING CHAPTER 14.08 OF THE MUNICIPAL CODE,  
ENTITLED "SEWER UTILITY"**

**WHEREAS**, the annual rate review of the Borough Sewer Utility, utilizing the Waterworth rate review software, identified the need for greater-than-anticipated rate increases for FY2027 through FY2030 to address rising costs and expenses and future capital projects.

**THEREFORE**, THE PETERSBURG BOROUGH ORDAINS, Section 14.08.320A of Chapter 14.08 of the Petersburg Municipal Code, entitled Sewer Utility, is hereby amended as follows:

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to update the rates for FY2027, FY2028, FY2029 and FY2030 for sewer utility service set out in Section 14.08.320A.

**Section 3. Substantive Provisions:** Section 14.08.320A of the Petersburg Borough Municipal Code is hereby amended as follows. The language proposed for addition is in blue and the language proposed for deletion is bracketed in red and struck through.

**14.08.320 Sewer collection rates.**

- A. The sewer utility rate shall apply to the owner of all houses, buildings or other structures designed or used for human occupancy, employment, recreation or other purpose provided that the public sewer is within 150 feet of the property line. The rate for the sewer utility shall be a minimum based on a unit fee predicated on the size of the water service, plus a water commodity charge as follows. In the event municipal water service is not connected, the monthly minimum for five-eighths inch service shall apply unless it is apparent to the borough that a larger amount of water is being used on the premises.

**Sewer Utility Monthly Service Charge Rate Schedule**

		FY2026 25% inc.	FY2027 <del>{10% inc}</del> 20% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth	Service Charge \$/mth
Residential	¾"	56.79	<del>{62.47}</del> 68.15	<del>{68.71}</del> 74.97	<del>{75.58}</del> 82.47	<del>{83.14}</del> 90.72
1" Sewer	1"	127.24	<del>{139.96}</del> 152.69	<del>{153.96}</del> 167.96	<del>{169.35}</del> 184.76	<del>{186.29}</del> 203.24
1½" Sewer	1½"	306.16	<del>{336.78}</del> 367.39	<del>{370.46}</del> 404.13	<del>{407.50}</del> 444.54	<del>{448.25}</del> 488.99
2" Sewer	2"	612.38	<del>{673.61}</del> 734.86	<del>{740.97}</del> 808.35	<del>{815.07}</del> 889.19	<del>{896.58}</del> 978.11
3" Sewer	3"	1,179.60	<del>{1,297.56}</del> 1,415.52	<del>{1,427.32}</del> 1,557.07	<del>{1,570.05}</del> 1,712.78	<del>{1,727.05}</del> 1,884.06
6" Sewer	6"	3,080.80	<del>{3,388.88}</del> 3,696.96	<del>{3,727.77}</del> 4,066.66	<del>{4,100.54}</del> 4,473.33	<del>{4,510.60}</del> 4,920.66

**PETERSBURG BOROUGH  
ORDINANCE #2026-11**

Industrial Sewer		743.06	<del>{817.37}</del> 891.67	<del>{899.11}</del> 980.84	<del>{989.02}</del> 1,078.92	<del>{1,087.92}</del> 1,186.81
Sewer 3/Base Conspt	¾"	170.36	<del>{187.40}</del> 204.43	<del>{206.14}</del> 224.87	<del>{226.75}</del> 247.36	<del>{249.43}</del> 272.10
DBL Base+Conspt/Res	¾"	113.58	<del>{124.93}</del> 136.30	<del>{137.43}</del> 149.93	<del>{151.17}</del> 164.92	<del>{166.29}</del> 181.41
Sewer Conspt-Res	¾"	0.00	0.00	0.00	0.00	0.00
Sewer Base	¾"	56.79	<del>{62.47}</del> 68.15	<del>{68.71}</del> 74.97	<del>{75.58}</del> 82.47	<del>{83.14}</del> 90.72
Sewer Conspt-Com		0.00	0.00	0.00	0.00	0.00
Sewer-Condos		511.09	<del>{562.20}</del> 613.31	<del>{618.42}</del> 674.64	<del>{680.26}</del> 742.10	<del>{748.28}</del> 816.31
Sewer 3xBase +Conspt		170.36	<del>{187.40}</del> 204.43	<del>{206.14}</del> 224.87	<del>{226.75}</del> 247.36	<del>{249.43}</del> 272.10
Housing Apartments	¾"	340.73	<del>{374.80}</del> 408.88	<del>{412.28}</del> 449.77	<del>{453.50}</del> 494.75	<del>{498.86}</del> 544.23
Commercial Swr Base		127.24	<del>{139.96}</del> 152.69	<del>{153.96}</del> 167.96	<del>{169.35}</del> 184.76	<del>{186.29}</del> 203.24
Half Chg Senior Cit	¾"	28.40	<del>{31.24}</del> 34.08	<del>{34.36}</del> 37.49	<del>{37.79}</del> 41.24	<del>{41.57}</del> 45.36

**Sewer Utility Commodity Charge Rate Schedule**

		FY2026 25% inc.	FY2027 <del>{10% inc.}</del> 20% inc.	FY2028 10% inc.	FY2029 10% inc.	FY2030 10% inc.
Service Description	Size of Water Meter	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal	\$/Kgal
All service levels	All	1.44	<del>{1.58}</del> 1.73	<del>{1.74}</del> 1.90	<del>{1.91}</del> 2.09	<del>{2.10}</del> 2.30

The commodity charge is billed from the rate schedule as presented in this chapter, for each unit. A unit shall be each separate residence, house, trailer, apartment, commercial or industrial premises, public restroom or any structure designed or used for dwelling or business purposes.

**B. Fees for sewer services and administration shall be as follows:**

*Connect/reconnect fee.* If water valve seals have been used to disconnect a private water system and facilitate the disconnection of sewer service, a \$30.00 fee shall be assessed when service is reconnected. When borough water service is being connected or reconnected, the connect fee for the water utility shall be billed but no connection fee for sewer shall apply.

*Disconnect fee.* In the event borough water service is disconnected to a unit, sewer service charges may be discontinued. If a unit is not served by borough water service, disconnection of the unit's water supply and installation of a borough valve seal on an accessible water control valve will meet the requirements for discontinuation of sewer charges. The borough shall bill the property owner the actual cost to discontinue the service. If borough seals are tampered with or broken before being removed by the borough in preparation to reconnect services, the property owner will be backbilled for all waived charges during the disconnection period.

*Charges for Service.* If Borough staff responds to a call for service and the cause of the problem is found to be located on private property, the property owner is responsible for all labor and equipment costs for repair of service.

New service fee:	
Four- or six-inch sewer line	\$150.00

**PETERSBURG BOROUGH  
ORDINANCE #2026-11**

Eight-inch and larger sewer line	\$250.00
New service line installation:	Actual cost
Private sewage disposal:	\$4.00 per 100 gallons of liquid waste delivered to the wastewater treatment plant.
	\$50.00 per 55 gallon volume of waste containing at least ten percent solids by weight.
Vactor Service:	\$750.00 per load flat fee for septic tanks, outhouse or vault toilet pumping.
Portable toilet service:	\$300.00 flat fee for pumping of temporary, rented or privately-owned portable toilets.
Marine pumping: (Vessel pumps to Borough tanker)	\$800.00 flat fee per load. Responsibility for wastewater spills lies solely with vessel owner during pumping.
Camera Inspection Equipment:	An equipment fee of \$40.00 per hour is charged for pipeline inspection services on private sewer lines, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.
Sewer Cleaning Equipment:	An equipment fee of \$40.00 per hour is charged for clearing of blockages on private property, with a 1 hour minimum. Actual personnel costs are charged in addition to the equipment fee.

- C. Nonresident rates and fees. Charges for all sewer services and fees for users outside Service Area 1 or the municipal limits shall be twice the Service Area 1 rate.
- D. Sewer rates and fees shall be reviewed annually by the sewer utility and finance departments and a recommendation made to the borough manager for the increase or decrease of rates as needed for the sound financial management of the sewer utility. The borough manager shall review the findings and present the recommendation to the borough assembly.
- E. Interest shall accrue on past due accounts: Maximum rate allowable by state law.

(Ord. No. 2018-07, § 3, 3-5-2018; Ord. No. 2022-06, § 3, 5-16-2022; Ord. No. 2023-06, § 3, 6-5-2023; Ord. No. 2025-09, § 3, 6-16-2025)

**Section 4. Severability:** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This Ordinance shall become effective immediately upon final passage.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 15th day of June 2026.**

\_\_\_\_\_  
**Robert Lynn, Mayor**

ATTEST:

\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

Adopted:  
Published  
Effective:



PUBLIC WORKS DEPARTMENT

## Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY

From: THOMAS RUMMEL, ASSISTANT PUBLIC WORKS DIRECTOR

Date: 05/18/2026

CC: STEVE GIESBRECHT, BOROUGH MANAGER

The Wastewater Treatment Utility is recommending a rate adjustment to maintain the long-term reliability, regulatory compliance, and financial sustainability of the Borough's wastewater system. The proposed increase is necessary to address rising operational costs, aging infrastructure, and increasing state and federal regulatory requirements impacting wastewater utilities throughout Alaska.

Over the past several years, the cost of operating and maintaining wastewater infrastructure has increased substantially. At the same time, the Environmental Protection Agency (EPA) and Alaska Department of Environmental Conservation (DEC) continue to implement increasingly stringent environmental compliance and reporting requirements which require additional monitoring, testing, engineering support, operational oversight, and long-term infrastructure planning.

In addition to regulatory pressures, much of the Borough's wastewater infrastructure is aging and will require significant repair and replacement in the coming years. Critical components including lift stations, piping, pumps, controls, and marine outfall infrastructure are approaching or have exceeded their intended service life. Deferred maintenance and escalating construction costs continue to increase the financial impact of these necessary capital improvement projects.

The proposed rate increase will help ensure the Borough can continue providing safe and reliable wastewater collection and treatment services while maintaining compliance with state and federal environmental regulations. Revenue generated through the adjustment will support ongoing operations and maintenance, future infrastructure replacement projects, and long-term utility system sustainability.

Even with the proposed increase, the Borough's wastewater rates remain generally comparable to similar Southeast Alaska communities facing many of the same operational and infrastructure challenges.

Staff respectfully recommends Assembly approval of the proposed wastewater rate adjustment to ensure continued safe, reliable, and compliant wastewater utility operations for the community.

**Public Works Department**

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4430 Fax (907) 772-4102

[www.petersburgak.gov](http://www.petersburgak.gov)

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

**AN ORDINANCE AMENDING TITLE 19 ZONING, OF THE PETERSBURG MUNICIPAL  
CODE TO REGULATE WIRELESS COMMUNICATION FACILITIES (WCF) AND OTHER  
TOWERS AND TRANSMITTERS**

**WHEREAS**, the Federal Telecommunications Act of 1996 preserves the authority of local governments to regulate the placement, construction, and modification of personal wireless service facilities to protect the health, safety, and welfare of the community; and

**WHEREAS**, the Petersburg Borough recognizes the increasing demand for wireless services and the necessity of high-quality telecommunications infrastructure for public safety, education, and economic development; and

**WHEREAS**, the unregulated proliferation of standalone towers can lead to significant visual blight, degradation of the community aesthetic, and potential impacts on neighboring properties and property values, including “fall zone” risks and creation of nuisances; and

**WHEREAS**, the Planning Commission has held a duly noticed public hearing and determined that these regulations provide the least intrusive means to achieve the community’s connectivity goals while protecting the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE PETERSBURG BOROUGH, ALASKA, AS FOLLOWS:**

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this Ordinance is to establish comprehensive standards for the siting of wireless communication facilities and other towers and transmitters.

**Section 3. Substantive Provisions:** Title 19, *Zoning*, of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is in [brackets] and ~~struck through~~.

A. Chapter 19.04, Definitions, is amended to add and/or modify the following definitions:

**19.04.185 – Director**

**“Director” means the director of community development for the Petersburg Borough.**  
19.04.270 – Essential services.

“Essential services” **or “required essential services”** means the erection, construction, alteration or maintenance by municipal public utility companies or municipal departments or commissions of underground or overhead gas, electrical, steam, wastewater, or water transmission or distribution systems[;], and collection, communication, supply or disposal **components [systems] related to said systems**, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants and other similar equipment and accessories[;y] in connection therewith. This definition shall not be interpreted to include public buildings **or wireless communication facilities**.

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

**19.04.537 – Noncommercial Antenna.**

**Noncommercial antenna means an antenna and antenna support structure designed and used for private, personal use rather than for business purposes or commercial broadcasting. These include noncommercial a) FCC-licensed amateur (ham) antennas, b) broadcast reception antennas (devices used only to receive over-the-air radio or television signals), c) citizen band (CB) antennas, and d) antennas meeting the conditions of an over-the-air receiving device under 47 CFR 1.4000(a)(1)(i) through (iv), or any successor provision.**

**19.04.806 – Wireless communication facility.**

**“Wireless communication facility (WCF)” means the set of equipment and network components, including communication towers and affixed or adjacent antennas, accessory equipment, transmitters, base stations, power supplies, and cabling, necessary or otherwise installed to provide wireless services, including cellular, mobile broadband, and fixed wireless internet services. This term does not include noncommercial antennas and facilities used solely for the transmission of over-the-air broadcast radio or television signals.**

- B. Section 19.16.030 – R-R District, Rural Residential – *Accessory uses permitted*, is amended as follows:

19.16.030 – Accessory uses permitted.

The following are accessory uses permitted:

- A. Private garages and required off-street parking;
- B. Greenhouses, woodsheds, tool sheds;
- C. Private docks, moorage, boathouses and net houses;
- D. Detached accessory dwelling per section 19.56.090;
- E. **Noncommercial antennas;**

[E]F. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

- C. Section 19.20.030 - S-F District, Single-Family Residential – *Accessory uses permitted*, is amended as follows:

19.20.030 – Accessory uses permitted.

- A. Private garages and required off-street parking;
- B. Greenhouses and tool sheds;
- C. Detached accessory dwelling per section 19.56.090;
- D. **Noncommercial antennas;**

[D]E. Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- D. Section 19.20.040 – S-F District, Single-Family Residential – *Conditional uses*, is amended as follows:

19.20.040 - Conditional uses.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Public and private schools;
- D. Children's nursery;
- E. Churches;
- F. Public buildings and structures;
- ~~G. Noncommercial radio and television transmitters or towers;~~
- ~~[H]~~**G.** Private docks, moorage, boathouses and net houses;
- ~~[I]~~**H.** Required essential services.

- E. Section 19.22.030 – S-F 2 District, Single-Family, Special Use – *Accessory uses permitted*, is amended as follows:

19.22.030 – Accessory uses permitted.

- a. Private garages and required off-street parking;
- b. Greenhouses and tool sheds;
- c. Detached accessory dwelling per section 19.56.090;
- d. **Noncommercial antennas**;
- ~~[d]~~**e.** Uses and structures which are customarily accessory and clearly subordinate to permitted uses.

- F. Section 19.24.030 – M-F District, Multiple-Family Residential – *Accessory uses permitted*, is amended as follows:

19.24.030 – Accessory uses permitted.

**A. Noncommercial Antennas**;

**B.** Uses and structures which are clearly incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.

- G. Section 19.24.040 – M-F District, Multiple-Family Residential – *Conditional Uses*, is amended as follows:

19.24.040 – Conditional uses

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- A. Boardinghouses;
  - B. Rooming houses;
  - C. Home occupations;
  - D. Trailers used for construction purposes;
  - E. Public and private schools;
  - F. Children's nursery;
  - G. Churches;
  - H. Public buildings and structures;
  - ~~[I. Noncommercial radio and television transmitters or towers;]~~
  - ~~[J]~~I. Required essential services;
  - ~~[K]~~J. Private docks, moorage, boathouses and net houses.
- H. Section 19.28.030 – SFMH District, Single-Family Mobile Home – *Accessory uses permitted*, is amended as follows:
- 19.28.030 – Accessory uses permitted.
- A. Detached accessory dwellings per section 19.56.090;
  - B. **Noncommercial antennas**;
  - C.** Uses and structures which are clearly incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.
- I. Section 19.28.040 – SFMH District, Single-Family Mobile Home – *Conditional uses*, is amended as follows:
- 19.28.040 – Conditional uses.
- The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:
- A. Home occupation;
  - B. Trailers used for construction purposes;
  - C. Public and private schools;
  - D. Children's nursery;
  - E. Churches;
  - F. Public buildings and structures;
  - ~~[G. Noncommercial radio and television transmitters or towers;]~~
  - ~~[H]~~G. Required essential services;
  - ~~[I]~~H. Private docks, moorage, boathouses and net houses.
- J. Section 19.32.020 – C-1, Commercial-1 District – *Principal uses permitted*, is amended as follows:
- 19.32.020 – Principal uses permitted.
- The following are principal permitted uses:
- A. Retail businesses;

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- B. Business and professional offices;
- C. Barbershops and beauty shops, laundries and other consumer services;
- D. Restaurants, cafes, bars;
- E. Theaters and assembly halls;
- F. Clubs, lodges and fraternal organizations;
- G. Hotels and motels;
- H. Governmental and civic buildings;
- I. Multiple-family dwellings, boardinghouses and rooming houses;
- J. Recreational vehicle parks;
- K. Newspaper and printing establishments;
- L. All uses permitted in S-F and M-F zones;
- ~~[M. Commercial radio and television transmitter or towers;]~~
- ~~[N]~~**M.** Service stations;
- ~~[O]~~**N.** Required essential services.

- K. Chapter 19.32, C-1, Commercial-1 District, is amended to insert a new section, 19.32.035, entitled Conditional uses, to read as follows:

**19.32.035 Conditional uses.**

**A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.**

**B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- L. Section 19.36.020 – C-2, Commercial-2 District – *Permitted uses permitted*, is amended as follows:

19.36.020. **Principal** ~~[Permitted]~~ uses permitted.

- A. Warehouses and storage;
- B. Transportation and transshipment facilities;
- C. Manufacturing, fabricating and assembling of a light industrial nature;
- ~~[D. Commercial radio and television transmitters or towers;]~~
- ~~[E]~~**D.** Required essential services;
- ~~[F]~~**E.** All uses permitted in C-1 zone.

- M. Chapter 19.36, – C-2, Commercial-2 District, is amended to insert a new section, 19.36.035, entitled Conditional uses, to read as follows:

**19.36.035 – Conditional uses.**

**A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.**

**B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- N. Section 19.38.030 – C-3, Commercial-3 District – *Accessory uses permitted*, is amended as follows:

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

19.38.030 – Accessory uses permitted.

**A. Noncommercial antennas;**

**B.** Uses and structures which are clearly incidental and subordinate to principal uses permitted and which will not create a nuisance or hazard and which are located on the same lot, are permitted.

- O. Section 19.40.030 – MHP District, Mobile Home Park, -- *Accessory uses permitted*, is amended as follows:

19.40.030 – Accessory uses permitted.

**A. Noncommercial antennas;**

**B.** Uses and structures which are clearly incidental and subordinate to principal permitted uses and which will not create a nuisance or hazard are permitted as accessory uses.

- P. Section 19.40.040 – MHP District, Mobile Home Park, -- *Conditional uses*, is amended as follows:

19.40.040 – Conditional uses.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 19.72 of this title:

- A. Home occupation;
- B. Trailers used for construction purposes;
- C. Public and private schools;
- D. Children's nursery;
- E. Churches;
- F. Public buildings and structures;
- ~~G. Noncommercial radio and television transmitters or towers;~~
- H]G.** Required essential services.

- Q. Section 19.44.040 - I-1, Industrial District, *Conditional uses*, is amended to read as follows:

19.44.040 – Conditional uses.

- A. Multifamily structures, dormitories, rooming houses and boardinghouses;
- B. Mobile homes on single lots;
- C. Mobile home parks;
- D. One- and two-family dwellings;
- E. Wireless communication facilities (WCF) under the provisions of Chapter 19.58;**
- F. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- R. Chapter 19.48 - P-1, Public Use District, is amended to insert a new section 19.48.030, to read as follows:

**19.48.030 – Conditional uses.**

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- A. Wireless communication facilities (WCF) under the provisions of Chapter 19.58.**  
**B. A radio or television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas.**

- S. Section 19.56.110 – Building Regulations - *Exceptions to height restrictions*, is amended as follows:

19.56.110 – Exceptions to height restrictions.

A. The height limitations of this title shall not apply to church spires, belfries, cupolas and domes, if not used for human occupancy, nor to chimneys, ventilators, weather vanes, skylights, water tanks, bulkheads, monuments, flag poles, **noncommercial antennas** [~~television and radio antennas~~], and other similar features, and necessary mechanical appurtenances usually carried above roof level.

B. The provisions of this title shall not apply to prevent the erection, above the building height limit, of parapet walls or cornices, if without windows and not exceeding five feet in height.

C. The provisions of this title shall not prevent the erection above the building height limit, of any structure within any commercial or industrial zone with an approved fire suppression system approved by the State Fire Marshal's office.

- T. Title 19 is hereby amended to add a new Chapter 19.58 – entitled *Wireless Communication Facilities*, to read as follows:

**Chapter 19.58 – Wireless Communication Facilities**

**19.58.010 – Purpose.**

**The purpose of this chapter is to establish reasonable regulations for the issuance of a conditional use permit for the placement, construction, and modification of wireless communication facilities (WCF) consistent with the Telecommunications Act of 1996 and applicable law in order to:**

- A. Promote the health, safety, and general welfare of the public and the borough;**  
**B. Preserve the authority of the borough to regulate the location of wireless communication facilities; and**  
**C. Protect residential neighborhoods and the borough's aesthetic character from the adverse impacts of towers.**

**19.58.020 – Applicability.**

**Except for facilities and activities exempt under section 19.58.030, this chapter applies to development of WCFs, including, without limitation, placement, installation, construction, modification, and collocation, and applies to existing and new WCFs.**

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- A. The provisions of this title are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting personal wireless services as the term is defined in 47 U.S.C. 332(c)(7)(C)(i).
- B. This chapter shall not be applied in such a manner as to unreasonably discriminate between providers of functionally equivalent personal wireless services.

**19.58.030 – Exempt facilities and activities.**

**The following facilities and activities are exempt from this chapter:**

- A. A noncommercial antenna.
- B. A radio and television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF.
- C. A temporary WCF installed upon the declaration of a state of emergency by federal, state, or local government, or a written determination of public necessity by the borough manager except that such facility must comply with all federal, state and local requirements. The WCF shall be exempt from the provisions of this article for up to one (1) week after termination or expiration of the state of emergency;
- D. Temporary, commercial WCF installed for providing coverage of a special event such as news coverage or sporting event, subject to approval by the director. The WCF shall be exempt from the provisions of this article for up to one (1) week after the end of the special event;
- E. All legally permitted WCFs existing on or before the effective date of this chapter shall be allowed to continue as they presently exist, provided however, that any proposed modification to an existing WCF, including collocation, must comply with this chapter.
- F. Eligible facility requests, and routine maintenance and repairs, that do not meet the definition of a substantial change, provided that any existing conditions of approval of the WCF are met. These activities may also require approval of the state fire marshal and a borough building permit prior to commencement of development. As a condition of any required building permit, the applicant shall provide documentation certifying that the modification will meet radio frequency emission standards established by the Federal Communications Commission (FCC).
- G. Facilities and activities that would be exempt from this chapter under federal law.

**19.58.040 – Location preferences.**

- A. Locating a new WCF shall be in accordance with the following priorities, one (1) being the highest priority and seven (7) being the lowest priority:
  - 1. Collocated WCF on an existing communication tower;
  - 2. Rooftop WCF;
  - 3. Attached WCF on an existing building;

PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12

4. New communication tower located in C-1, C-2, or I-1 district at least 500 feet from a residential district, waterfront, or public park;
  5. New communication tower in I-1 district;
  6. New communication tower in C-1 or C-2 district;
  7. Any communication tower located in an area where the FAA would require air navigation lighting.
- B. An application seeking to vary from the stated priority hierarchy set out in paragraph A above and locate a WCF in a lower-ranked location may be denied unless the applicant demonstrates, to the satisfaction of the planning commission, that, despite diligent efforts to adhere to the established hierarchy, doing so is technically infeasible as demonstrated by a Radio Frequency (RF) Propagation Study certified by a qualified radio frequency engineer, structurally impossible as certified by a professional engineer licensed in the state of Alaska, or commercially impractical or unavailable.

**19.58.050 - Development standards for WCFs.**

- A. Setbacks. Notwithstanding any other yard setback requirements for each district,
  - a. A communication tower base must be situated on a parcel such that it is set back a minimum of One Hundred Ten Percent (110%) of the total tower height (1x1.1 ratio) from all property lines and the boundary lines of any public road or right-of-way.
  - b. Sensitive area setback. A communication tower base must be situated on a parcel such that it is set back a minimum of Fifteen Hundred (1,500) feet from any property line of a parcel on which is located an existing school, assisted living facility, childcare facility (children's nursery), or hospital.
- B. Separation. No communication tower shall be permitted within one-half (1/2) mile (2,640 feet) of another communication tower.
- C. Minimum number of antenna arrays. A communication tower exceeding 120 feet shall be engineered and constructed to accommodate no fewer than three antenna arrays. A communication tower exceeding 150 feet in height shall be engineered and constructed to accommodate no fewer than four antenna arrays.
- D. Fencing. A WCF shall be enclosed by a minimum seven (7) foot fence or wall with a secured gate. Transmitters and telecommunications control points must be installed in a manner to be readily accessible only to people authorized to operate or service them.
- E. Signs. No sign, flag, banner, or pennant may be attached to a communication tower except that the following shall be posted in a location that is visible from the ground outside the equipment compound:
  - a. A weatherproof sign identifying the party responsible for the operation and maintenance of the communication tower, with a 24-hour emergency contact telephone number.
  - b. Any antenna structure registration number required by the FCC.

PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12

- c. Warnings of dangers associated with the communication tower or equipment located at the site.
- F. Lighting. No lighting shall be mounted on or illuminate a communication tower, except when required by the Federal Aviation Administration (FAA). Required lighting shall be equipped with shields or louvers to avoid projecting directly onto surrounding properties.
- G. Height.
1. Subject to paragraph 2 below, the height of a collocated WCF shall not exceed the greater of:
    - a. The maximum building height of the zoning district in which the WCF is located;
    - b. The height of a building or utility pole to which the WCF is attached, including any existing mechanical equipment located on the roof of a building; or
    - c. The minimum height necessary for effective functioning of the WCF, as certified by a qualified radio frequency engineer, but not to exceed:
      - (i) Ten (10) feet above the height of the existing utility pole to which the WCF will be attached; or
      - (ii) Fifteen (15) feet above the height of the existing building to which the WCF will be attached, including any existing mechanical equipment located on the roof.
  2. The height of a communication tower shall not be greater than the minimum necessary for effective functioning of a WCF as certified by a qualified radio frequency engineer. For new construction, proposed height should consider required collocations under paragraph C above.
- H. Protrusion Limit. No part of a WCF shall protrude more than 36 inches from the face of the support structure, measured to the outer face of the WCF.
- I. Radio Frequency Emission Standards. Radio frequency emissions from antenna array(s), both individually and cumulatively and considering any other WCF located on or immediately adjacent to the proposed WCF, shall meet radio frequency emission standards established by the FCC.
- J. No Air Navigation Hazard. An Applicant shall submit a determination of no hazard to air navigation for the communication tower issued by the FAA.
- K. Professional engineering plans. The WCF, including foundation and appurtenant attachments, shall be designed by a professional engineer licensed in the state of Alaska to meet relevant site and subsurface conditions, and will be constructed to meet ANSI/TIA-222-G (as amended) and adopted building code structural requirements for loads, including wind, snow and ice loads.

PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12

- L. No guy wires. Use of guy wires is prohibited for all communication towers.
- M. Visual impacts. WCFs shall be configured and located in a manner that shall minimize adverse visual impacts on the landscape and adjacent properties, including through use of alternative tower structure or other stealth technologies.
- N. Significant Coverage Gap/Least Intrusive Means. A WCF shall be placed, constructed, or installed only to fill a significant coverage gap in the least intrusive manner available.

19.58.060 – Conditional use permitting process for WCFs.

- A. As of the effective date of this chapter, and excepting exempt facilities and activities under section .030 of this chapter, no WCF shall be sited, placed, built, constructed, installed, collocated, or modified in any zoning district unless permitted as a conditional use and a conditional use permit has been obtained per this chapter and chapter 19.72 of this title. In the event of any conflict between this chapter and chapter 19.72, this chapter shall govern.
- B. The director may, at the director's discretion, require a technical review from a third-party expert, the actual costs of which shall be borne by the applicant, when the director determines that such review would aid the borough's review of the application. Based on the results of the technical review, the director may require changes to the WCF design or location, or submittal of additional documentation, before the application is considered complete. The technical expert review may address any matter deemed to be relevant to determining whether a proposed WCF complies with the provisions of this chapter.
- C. An application, meeting the requirements of section .070 of this chapter, shall be submitted to the director. The director shall review the application for completeness.
  - 1. Incomplete applications shall be rejected and the applicant notified in writing within thirty (30) days of submission. If rejected, the director's decision shall identify the deficiencies in the application, which, if cured, would make the application complete.
  - 2. Once resubmitted following a notice of deficiency, the director will have ten (10) days to identify any missing documents or information consistent with the director's original notification under paragraph 1 necessary to make the application complete.
  - 3. Once an application is deemed complete, the application shall be scheduled for a public hearing before the planning commission per 19.72.060.
- D. Following the public hearing, and notwithstanding the requirements of 19.72.080, the planning commission shall grant or reject a WCF conditional use permit application within a presumptively reasonable period of time, as such is defined under 47 CFR §1.6003, less any tolling periods. If no applicable period of time is established under 47 CFR §1.6003, the period of time shall not exceed One Hundred Fifty (150) days, less any tolling periods.

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- E. The planning commission's decision shall be in writing and be based on the compliance of the application with the requirements and conditions of this chapter. The decision of the commission and the reasons therefore shall be entered in the records of the commission and shall be available to the public. A denial of a permit shall be in writing and supported by substantial evidence contained in a written record.**

**19.58.070 – Conditional use permit application requirements for WCFs.**

- A. An application for a conditional use permit for a WCF subject to regulation under this chapter shall be made on a form provided by the borough and include the following information. Additional information may be required under other provisions of this title or requested by the director or the planning commission:**
- 1. *Site plan.* Consistent with section 19.72.040, applicant shall provide a site plan of the parcel on which the WCF is to be located, with the following information:**
    - a. Size of the parcel stated both in square feet and lot line dimensions, and a diagram showing the location of all lot lines;**
    - b. Locations of any dwellings and public roads within a radius equal to the height of the proposed tower from its base;**
    - c. Location, size, and height of all existing and proposed structures on the parcel;**
    - d. Location, size, and height of all proposed and existing antennas and all appurtenant structures, including fuel tanks and generators; and**
    - e. Type, locations, and dimensions of all proposed and existing lighting, landscaping, and fencing.**
  - 2. *Coverage area.* The application shall provide information about the existing and proposed coverage area and demonstrate the significant coverage gap the proposed WCF will fill by submittal of a RF propagation study certified by a qualified radio frequency engineer.**
  - 3. *Site justification.* An application shall provide supporting documentation that justifies the proposed site in accordance with the location priorities set out in Section 19.58.040, and demonstrates that the means chosen by applicant to fill a significant coverage gap is the least intrusive means available. This should include verification that no existing sites or structures are available for equipment, summary of alternative locations investigated, and an explanation of the technical, structural or commercial impediments that rendered higher-ranked sites infeasible.**
  - 4. *Height.* An application shall provide supporting documentation that the proposed WCF meets the requirements of paragraph 19.58.050(G).**
  - 5. *Visual impacts.* An application shall provide an analysis of the potential visual impacts of the communication tower at distances of 500 feet and 1,500 feet from the proposed location, through the use of photo simulations of the communication tower and the wireless communication equipment**

PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12

that it will support. The analysis shall include, to the extent practicable, the visual impact from multiple vantage points of any adjacent roadways and from all residential zones that are within 1,500 feet of the proposed site. The analysis should include recommendations to mitigate adverse visual impacts of the communication tower on nearby properties.

6. Other information. An application shall include maps, plans, studies, reports, certifications, and other necessary information to show compliance with the other requirements of section 19.58.050.
7. Waiver request. Applicants seeking a waiver under 19.58.090 shall provide supporting documentation justifying the request and demonstrating request is minimum required at the time of application.

19.58.080 - Conditions of approval.

- A. The planning commission shall approve a WCF conditional use permit if the commission finds the WCF conforms to the development requirements of this chapter and the other applicable standards and criteria in this title, including without limitation that the location satisfies the priorities of section 19.58.040, and that the selected site provides the necessary coverage for the applicant's wireless communication services customers with the least intrusive manner available, including consideration of visual impacts on other properties.
- B. Insurance, Performance Guarantee, and Removal Requirements. Every conditional use permit issued under this chapter shall include the insurance, performance guarantee, and removal requirements of sections .100 and .110 of this chapter as express conditions of approval.
- C. Compliance with FCC enforcement orders. Every conditional use permit issued under this chapter shall include as an express condition of approval compliance by the permittee with all FCC rules, regulations, and enforcement orders, including without limitation those relating to radio frequency emissions and interferences.
- D. No action may be taken on a WCF conditional use permit application on the basis of the environmental effects of radio frequency emissions, provided that the wireless communication equipment that will be sited complies with FCC regulations concerning such emissions.

19.58.090 - Waiver.

- A. The planning commission may grant a waiver to one or more of the development standards for WCFs set out in paragraphs 19.58.050(A-H), if it is determined that the applicant has established that denial of a permit or strict adherence to the standards would:
  1. Require a technically infeasible location, design or installation of a WCF, as certified by a qualified radio frequency engineer; or

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

2. Result in a structurally unsound support structure of a WCF, as certified by a qualified engineer licensed in the state of Alaska; or
  3. Jeopardize public health, safety, and welfare because the current level of service in the proposed coverage area is functionally inadequate for emergency calls.
- B. If a waiver is granted under paragraph A above, the waiver shall be limited to the minimum extent required to avoid the findings of A(1-3) hereof.
  - C. Any applicant seeking a waiver hereunder shall, at the time of submission of its application, provide a detailed description, explanation, and documentation supporting its request for a waiver, demonstrating that it meets the requirements of A above.
  - D. In addition to the circumstances set out in paragraph A of this section, the commission may grant a waiver of the minimum setback requirements in paragraph 19.58.050(A) of this chapter if a qualified structural engineer licensed in the state of Alaska certifies a breakpoint design that limits the fall radius to a lesser area.
  - E. At the director's discretion, technical claims for a waiver, including engineering reports and RF propagation maps, may be reviewed and verified by an independent third-party hired by the borough under 19.58.060B.

**19.58.100 - Insurance requirements.**

**The issuance and continuation of a permit for a WCF that is subject to regulation under this title shall be conditioned upon the permittee securing and at all times maintaining insurance meeting the following requirements:**

- A. An insurance policy providing commercial general liability coverage for personal injuries, death and property damage with limits not less than \$1,000,000 per occurrence and \$3,000,000 in the aggregate. The policy shall also contain coverage for environmental damages, including fuel spills, if the WCF contains a fuel tank.
- B. The insurance policy shall be issued by an insurance company licensed to do business in the State of Alaska and with an AM Best's rating of at least A.
- C. The insurance policy shall contain an endorsement obligating the insurance company to furnish the borough with at least 30 days' prior written notice in advance of the cancellation of the insurance.
- D. The permittee shall provide the borough with a certificate of insurance demonstrating compliance with the requirements of this section before the permit is issued, and upon annual renewal thereafter, at least 30 days before expiration.
- E. At the assembly's discretion, the requirements of this section may be amended from time to time, including increases in policy limits, in accordance with changing industry standards. Such amended requirements shall be applicable to all new and existing permittees.

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

**19.58.110 Removal requirements and performance guarantee.**

- A. A WCF shall be removed, and the parcel returned to its prior condition, upon either of the following:**
- 1. Within six (6) months, after revocation of a permit issued under this Chapter. This period may be shortened if the revocation is based upon the WCF presenting an immediate safety threat or health hazard as reasonably determined by the borough building official; or**
  - 2. Within ninety (90) days, after all wireless communication equipment on a communication tower has been removed, or such equipment has been nonoperational for at least twelve (12) consecutive months.**
- B. The owner of the WCF and the owner of the parcel on which the WCF is located are jointly and severally responsible for its removal.**
- C. The issuance of a conditional use permit for a communication tower that is subject to regulation under this title shall be conditioned upon the permittee providing and maintaining for the benefit of the borough a performance guarantee, in the form of a cash or surety bond, in an amount equal to the estimated costs of removing the tower and returning the parcel to its original condition, but in no event less than the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00). A surety bond must be issued by a corporation licensed to act as a surety in Alaska and securing the obligations of the tower and property owner. A current certificate must be provided to the borough demonstrating compliance with this provision.**

**19.58.120 Definitions**

**The following definitions shall apply to this chapter:**

- A. "Alternative tower structure" means siting techniques, such as artificial trees or similar mounting structures, that camouflage or conceal the presence of antennas or communication towers.**
- B. "Antenna" means any exterior apparatus designed for telephonic, data, voice, internet, or any other communications through the sending or receiving of electromagnetic waves.**
- C. "Base station" means a structure or equipment that enables wireless communications, as further described in 47 CFR 1.6100.**
- D. "Collocation" means mounting or installing a WCF onto an existing structure, regardless of whether another WCF is already mounted on the structure. This definition includes modification or replacement of existing structures for the purpose of mounting or installing WCF transmission equipment on that structure. This definition shall include "collocation" as described in 47 CFR 1.6002(g), or any successor provision.**
- E. "Communication tower" means any structure built for the sole or primary purpose of supporting any wireless communication facility. This definition shall include "tower" as described in 47 CFR 1.6100(b)(9), or any successor provision.**

**PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12**

- F. **“Eligible facilities request” (“EFR”) means any request for modification of an existing WCF that involves a collocation, removal or replacement of transmission equipment that does not substantially change the physical dimensions of the existing support structure.**
- G. **“Substantial change” means a modification that meets the criteria of 47 CFR 1.6100(b)(7), or its successor.**
- H. **“Temporary WCF” means a support structure that is not permanently affixed to the ground or another structure. This definition includes, but is not limited to, cell-on-wheels (COW), WCFs attached to vehicles, and crank-up towers.**
- U. **Section 19.72.020 - Conditional Use Permits - Conditions of approval**, is amended as follows:
- A. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place. The commission shall require the conditional user to take those steps necessary so that the permitted conditional use will not be offensive because of injurious and noxious noise, vibrations, smoke, gas, fumes or odors or will not be hazardous to the community because of danger of **fall, collapse**, fire or explosion.
- B. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.
- C. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.
- D. **In addition to the conditions of subsections (A) and (B) of this section, a radio and television antenna, transmitter, or tower or any other antenna, transmitter, or tower that is not a WCF, excepting noncommercial antennas, shall meet the following standards, unless waived by the commission upon a finding that strict compliance with the standard would be technically infeasible, structurally unsound, or result in conditions unreasonably disproportionate to the public benefit served by the standard:**
1. **Setbacks. Notwithstanding any other yard setback requirements for a district,**
    - a. **A tower base must be situated on a parcel such that it is set back a minimum of One Hundred Ten Percent (110%) of the total transmitter or tower height (1x1.1 ratio) from all property lines and the boundary lines of any public road or right-of-way.**

PETERSBURG BOROUGH  
ORDINANCE NO. 2026-12

- b. **Sensitive area setback.** A tower base must be situated on a parcel such that it is set back a minimum of Fifteen Hundred (1,500) feet from any property line of a parcel on which is located an existing school, assisted living facility, childcare facility (children’s nursery), or hospital.
- 2. **Separation.** No tower shall be permitted within one-half (1/2) mile (2,640 feet) of another tower.
- 3. **Fencing.** A tower shall be enclosed by a minimum seven (7) foot fence or wall with a secured gate.
- 4. **Lighting.** No lighting shall be mounted on or illuminate a tower, except when required by the Federal Aviation Administration (FAA). Required lighting shall be equipped with shields or louvers to avoid projecting directly onto surrounding properties.
- 5. **Height.** The height of a tower shall not be greater than the minimum necessary for effective functioning of the tower.
- 6. **Visual impacts.** A tower shall be located in a manner that shall minimize adverse visual impacts on the landscape and adjacent properties.
- 7. **Compliance with FCC enforcement orders.** A conditional use permit issued for a radio and television transmitter or tower (excepting a noncommercial, FCC-licensed amateur (ham) antenna) or any other transmitter or tower that is not a WCF shall include as an express condition of approval that the permittee must operate in compliance with all FCC rules, regulations, and enforcement orders, including without limitation those relating to radio frequency emissions and interferences.

**Section 4. Severability:** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 15th day of June, 2026.

\_\_\_\_\_  
Robert Lynn, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Regula, Borough Clerk

# MEMORANDUM

**TO:** Borough Assembly

**FROM:** Liz Cabrera, Director, Community & Economic Development Department

**DATE:** May 12, 2026

**RE:** Ordinance 2026-12 – Wireless Communication Facilities

## Summary

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Ordinance No. 2026-12 establishes a zoning and permitting framework for wireless communication facilities (WCFs), including cellular towers, communication towers, antennas, and related telecommunications equipment. It also establishes permitting requirements for radio/TV towers and other towers that do not qualify as WCFs.

The ordinance significantly expands the Borough's regulation of wireless infrastructure by:

- requiring conditional use permits for most new wireless facilities,
- establishing siting priorities and development standards,
- requiring technical and engineering documentation,
- imposing design and visual impact standards,
- creating insurance, removal, and bonding requirements,
- formalizing review procedures for WCFs, and
- requiring conditional use permits for radio, television, and other non-WCF towers.

The ordinance is intended to give the Borough greater control over where and how wireless infrastructure is developed while preserving a realistic and feasible path to provide wireless and other communication services within the community.

## Federal Telecommunications Act Context

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Wireless communication facilities are regulated not only by local zoning law, but also by federal law under the Telecommunications Act of 1996 (TCA), related FCC regulations, and federal court case law.

The TCA preserves local government authority over land use, tower siting, aesthetics, setbacks, structural safety, and neighborhood compatibility. However, federal law also limits local authority in several important ways. Local governments generally may not:

- prohibit wireless service (including through de facto prohibition),
- unreasonably discriminate among providers of functionally equivalent services,
- deny facilities based on radio frequency (RF) health concerns if FCC standards are met,
- delay decisions beyond federally established timelines.

A *de facto* prohibition can arise from setback or spacing requirements that eliminate all feasible sites within a provider's service area; repeated denial of applications despite demonstrated coverage gaps where no reasonable alternative locations exist; or requirements that make

deployment commercially or technically infeasible. Petersburg’s ordinance was specifically designed to avoid these outcomes — the location hierarchy, the waiver process, and the multiple available zones collectively ensure viable sites exist.

The ordinance was drafted with TCA limitations in mind and includes language intended to preserve borough authority while avoiding conflict with federal law. The ordinance expressly provides that it shall not be applied to prohibit or have the effect of prohibiting personal wireless services, and that it shall not unreasonably discriminate between providers of functionally equivalent services (19.58.020(A) and (B)).

## **Purpose of the Ordinance**

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The ordinance is designed to address several concerns that commonly arise with wireless infrastructure development, including:

- visual impacts from towers,
- proliferation of standalone towers,
- placement near residential or sensitive areas,
- long-term maintenance and abandonment issues, and
- structural and public safety concerns.

The ordinance also recognizes that wireless infrastructure is increasingly important for emergency communications, public safety, economic activity, and daily communications needs.

The proposal attempts to balance those competing interests by allowing wireless development while subjecting it to more detailed local review. The ordinance also establishes a permitting process for radio/TV towers and other non-WCF towers, which fall outside the scope of the TCA but were previously permitted by right in commercial and industrial zones without meaningful review.

## **Section-by-Section Summary**

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### **Section 1. Classification**

The ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code in Title 19.

### **Section 2. Purpose**

Establishes the purpose of the ordinance: to create comprehensive standards for the siting of wireless communication facilities and other towers and transmitters.

### **Section 3. Substantive Provisions**

#### **(A) Definitions**

This section adds or modifies definitions in Chapter 19.04. Key additions and changes include:

- Director (19.04.185): Defined as the director of community development for the Petersburg Borough. This definition supports the new WCF permitting process in Chapter 19.58.

- Essential services (19.04.270): Clarified to expressly exclude wireless communication facilities. Because essential services are permitted by right in most zoning districts, this exclusion is necessary to ensure that WCFs are subject to the new conditional use permitting framework rather than being installed without review.
- Noncommercial antenna (19.04.537): Defined to include FCC-licensed amateur (ham) antennas, broadcast reception antennas, citizen band (CB) antennas, and antennas qualifying as over-the-air receiving devices under 47 CFR 1.4000(a)(1). These are exempted from WCF regulation throughout the ordinance.
- Wireless communication facility (19.04.806): Defined to include the full set of equipment and network components necessary to provide wireless services, including cellular, mobile broadband, and fixed wireless internet services. The definition expressly excludes noncommercial antennas and facilities used solely for over-the-air broadcast radio or television transmission.

### **(B–R) Zoning District Amendments**

The ordinance amends multiple zoning districts to modernize and restructure how wireless and antenna uses are classified. The principal changes across districts are:

- Noncommercial antennas are added as expressly permitted accessory uses in all residential districts (R-R, S-F, S-F 2, M-F, SFMH, MHP, C-3) and in most other zones where they were previously unaddressed. Accessory use is allowed once permitted use is established. For example, a noncommercial antenna is allowed in a residential district once a dwelling is constructed.
- Legacy references to “noncommercial radio and television transmitters or towers” as conditional uses in residential and mobile home districts are removed. These uses are now addressed through the noncommercial antenna definition or, if commercial in nature, through the new WCF chapter.
- Legacy references to “commercial radio and television transmitters or towers” as permitted uses in C-1 and C-2 commercial and I-1 industrial districts are removed and replaced with conditional use requirements.
- WCFs are established as conditional uses (requiring a CUP under Chapter 19.58) in C-1, C-2, I-1, and P-1 districts.
- Radio and television antennas, transmitters, or towers that are not WCFs — and that are not noncommercial antennas — are added as conditional uses in C-1, C-2, I-1, and P-1 districts, subject to standards in amended 19.72.020(D).

### **(S) Building Height Exemption**

The exception to height restrictions in 19.56.110 is updated to reference “noncommercial antennas” rather than the former “television and radio antennas,” consistent with the new definition.

### **(T) New Chapter 19.58 – Wireless Communication Facilities**

The ordinance creates an entirely new chapter dedicated to WCF regulation. Key components are summarized below.

#### **Applicability and Exemptions – 19.58.020 and 19.58.030**

Chapter 19.58 applies to all WCF development — including placement, installation, construction, modification, and collocation — for both new and existing WCFs, except for the following exempt facilities and activities:

- Noncommercial antennas.

- Radio and television antennas, transmitters, or towers that are not WCFs.
- Temporary WCFs installed during a declared state of emergency or upon a written determination of public necessity by the borough manager, for up to one week after the emergency ends.
- Temporary WCFs for special events (news coverage, sporting events, etc.), subject to director approval, for up to one week after the event.
- Existing lawfully permitted WCFs that were in place on the ordinance's effective date. Such facilities may continue operating as they presently exist, but any proposed modification — including collocation — must comply with the new chapter.
- Eligible facilities requests (EFRs) and routine maintenance and repairs that do not constitute a “substantial change” under 47 CFR 1.6100(b)(7). Federal law (Section 6409(a) of the Spectrum Act) requires local governments to approve these requests within 60 days. A building permit with FCC RF emissions certification may still be required.
- Facilities and activities that are federally exempt.

### **Location Preferences – 19.58.040**

The ordinance establishes a seven-tier siting hierarchy, with Priority 1: Collocation on an existing communication tower being most preferred.

Applicants seeking a lower-priority site must demonstrate, to the satisfaction of the planning commission, that adherence to a higher-priority location is technically infeasible (certified by a qualified RF engineer), structurally impossible (certified by a licensed Alaska PE), or commercially impractical or unavailable.

### **Development Standards – 19.58.050**

The ordinance establishes detailed physical standards for WCFs:

- **Setbacks:** A communication tower base must be set back from all property lines and road rights-of-way by a minimum of 110% of the total tower height. A separate sensitive area setback requires a minimum of 1,500 feet from the property line of any parcel containing a school, assisted living facility, childcare facility, or hospital.
- **Tower separation:** No communication tower may be located within one-half mile (2,640 feet) of another communication tower.
- **Collocation capacity:** Towers exceeding 120 feet must be engineered to accommodate at least three antenna arrays; towers exceeding 150 feet must accommodate at least four.
- **Fencing:** WCFs must be enclosed by a minimum seven-foot fence or wall with a secured gate.
- **Signs:** Required identification signage with 24-hour emergency contact information, FCC antenna structure registration number, and danger warnings.
- **Lighting:** No lighting on towers except when required by the FAA; required lighting must use shields or louvers.
- **Height:** Tower height must be the minimum necessary for effective functioning, as certified by a qualified RF engineer. For collocated facilities, height is also limited relative to the structure on which the WCF is mounted.
- **Protrusion:** No part of a WCF may protrude more than 36 inches from its support structure.
- **RF emissions:** Must meet FCC emission standards individually and cumulatively.

- No air navigation hazard: Applicants must obtain an FAA determination of no hazard to air navigation.
- Engineering: WCFs must be designed by a licensed Alaska professional engineer to meet ANSI/TIA-222-G structural requirements and applicable building codes.
- No guy wires: Guy wires are prohibited for all communication towers.
- Visual impacts: WCFs must be configured to minimize adverse visual impacts, including use of alternative tower structures or stealth technologies.
- Coverage gap/least intrusive means: A WCF may only be placed to fill a significant coverage gap, using the least intrusive means available.

### **Permitting Procedures – 19.58.060**

All WCFs not otherwise exempt require a conditional use permit under this chapter. Key procedural elements include:

- Completeness review: The director reviews applications for completeness. Incomplete applications must be rejected in writing within 30 days of submission with identification of deficiencies. Upon resubmittal, the director has 10 days to identify any remaining deficiencies.
- Third-party technical review: At the director's discretion, a third-party technical expert may be retained to review the application. The actual costs of this review are borne by the applicant.
- Public hearing: Once complete, the application is scheduled for a public hearing before the planning commission.
- Decision timeline: The planning commission must grant or deny the application within the presumptively reasonable timeframe established under 47 CFR §1.6003 (generally 90 days for collocations, 150 days for new towers), less any tolling periods. If no federal tolling period applies, the maximum is 150 days.
- Written decision: All decisions must be in writing and based on compliance with the standards of this chapter. Denials must be supported by substantial evidence in a written record.

### **Application Requirements – 19.58.070**

Applications must include:

- A site plan showing parcel dimensions, lot lines, proximity of dwellings and roads, existing and proposed structures, antennas, appurtenances, lighting, landscaping, and fencing.
- A coverage area analysis demonstrating the significant coverage gap to be filled, supported by an RF propagation study certified by a qualified RF engineer.
- Site justification demonstrating compliance with the location priority hierarchy, verification that no higher-ranked sites are available, a summary of alternative locations investigated, and an explanation of why those sites are infeasible.
- Height documentation certifying compliance with the height standards of 19.58.050(G).
- A visual impact analysis with photo simulations at 500-foot and 1,500-foot distances, including multiple vantage points from adjacent roadways and residential zones within 1,500 feet.
- Maps, plans, studies, reports, certifications, and other materials necessary to demonstrate compliance with all development standards.

- Waiver documentation, if applicable.

### **Conditions of Approval – 19.58.080**

The planning commission shall approve a WCF CUP if it finds the application meets all applicable development standards, that the location satisfies the siting priority hierarchy, that the proposed site fills the necessary coverage gap, and that the least intrusive means available has been selected.

Every issued permit automatically includes as conditions of approval: the insurance requirements of 19.58.100, the performance guarantee and removal requirements of 19.58.110, and compliance with all FCC rules and enforcement orders.

The commission may not deny a permit on the basis of radio frequency emission health concerns if the equipment meets FCC standards.

### **Waiver – 19.58.090**

The planning commission may grant a waiver from one or more of the development standards in 19.58.050(A)–(H) if the applicant demonstrates that denial of a permit or strict adherence to the standard would:

- require a technically infeasible location, design, or installation, as certified by a qualified RF engineer;
- result in a structurally unsound support structure, as certified by a licensed Alaska PE; or
- jeopardize public health, safety, or welfare because the current level of service in the proposed coverage area is functionally inadequate for emergency calls.

The commission may also waive the minimum setback requirement of 19.58.050(A) if a qualified structural engineer certifies a breakpoint design that limits the tower's fall radius to a lesser area.

The waiver provision serves an important federal law function. The TCA prohibits local governments from taking any action that effectively prohibits wireless service. Without a waiver mechanism, rigid application of the Borough's development standards could, in certain circumstances, make it impossible for a carrier to provide service — potentially exposing the Borough to a federal preemption challenge. The waiver process provides a structured, on-the-record path to grant limited relief where strict compliance is genuinely unworkable, without opening the door to broad exceptions.

Three key guardrails govern all waivers: (1) the waiver extends only to the minimum relief necessary to resolve the qualifying condition — not a blanket exemption from the standard; (2) all waiver documentation must be submitted with the original application; and (3) the director may obtain an independent third-party review of technical waiver claims at the applicant's expense.

### **Insurance Requirements – 19.58.100**

Every WCF permittee must maintain commercial general liability insurance for as long as the permit is active, providing at minimum \$1,000,000 coverage per occurrence and \$3,000,000 in the aggregate. Facilities with fuel tanks must also carry environmental damage coverage. The insurer must be licensed in Alaska and carry an AM Best rating of at least A. The insurer must provide the Borough at least 30 days' advance written notice before cancellation. The Assembly may update coverage limits from time to time, and any amended requirements apply to all new and existing permittees.

### **Removal and Performance Guarantee – 19.58.110**

WCFs must be removed and the parcel restored to its prior condition:

- within six months of permit revocation (shortened if the WCF presents an immediate safety or health hazard as determined by the borough building official); or
- within ninety days after all wireless communication equipment on a tower has been removed or has been nonoperational for at least 12 consecutive months.

The WCF owner and the parcel owner are responsible for removal. As a condition of any CUP for a communication tower, the permittee must maintain a performance guarantee — in the form of cash or a surety bond — in an amount equal to estimated removal and site restoration costs, but no less than \$150,000. A current certificate evidencing the guarantee must be provided to the Borough.

### **Definitions – 19.58.120**

Chapter 19.58 includes its own definitions applicable throughout the chapter, including: alternative tower structure, antenna, base station, collocation, communication tower, eligible facilities request (EFR), substantial change, and temporary WCF. Several definitions incorporate or cross-reference federal regulatory definitions for consistency with federal law.

### **(U) Conditional Use Standards for Non-WCF Towers – 19.72.020(D)**

The conditional use permit criteria in 19.72.020 are amended to add a new subsection (D) establishing standards for radio and television antennas, transmitters, or towers — and any other antenna, transmitter, or tower — that are not WCFs and are not noncommercial antennas. These standards parallel some of the WCF development standards and include:

- Setbacks: 110% of tower height from all property lines and road rights-of-way; 1,500-foot sensitive area setback from schools, hospitals, childcare facilities, and assisted living facilities.
- Tower separation: One-half mile (2,640 feet) from any other tower.
- Fencing: Minimum seven-foot fence or wall with secured gate.
- Lighting: No illumination except as required by the FAA; required lighting must use shields or louvers.
- Height: Minimum necessary for effective functioning.
- Visual impacts: Located to minimize adverse visual impacts.
- FCC compliance: Permit must include as an express condition compliance with all FCC rules and enforcement orders regarding RF emissions and interference (except for noncommercial amateur ham antennas).

The commission may waive any of these standards upon finding that strict compliance would be technically infeasible, structurally unsound, or result in conditions unreasonably disproportionate to the public benefit served by the standard.

## **Section 4. Severability**

If any part of this ordinance is found to be invalid, the rest of it remains in effect.

**Petersburg Borough, Petersburg, Alaska  
RESOLUTION #2026-13**

**A RESOLUTION OF THE PETERSBURG BOROUGH SETTING THE MILLAGE RATES FOR  
THE FISCAL YEAR JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, the Assessor has completed the final assessment records and the total taxable assessed value of all real property within the Petersburg Borough as of January 1, 2026 is \$459,749,084. Of this amount the taxable assessed valuation of Service Area 1 totals \$381,907,886 and

**WHEREAS**, Petersburg Municipal Code 4.24.300 B. states that the assembly shall, before June 15th, establish the mill rate of the tax levy, by designating the number of mills upon each dollar of value of assessed taxable real property that shall be levied; and

**WHEREAS**, Petersburg Charter, section 12.03 states that the tax on real property shall not exceed 10 mills, except tax on real property necessary to retire debt approved by the voters is excluded from this limit; and

**THEREFORE, BE IT RESOLVED** that the Assembly of the Petersburg Borough by this resolution hereby adopts and levies the following millage rate upon each dollar of assessed taxable real property for the fiscal year July 1, 2026 through June 30, 2027:

<b>AREA WIDE - EDUCATION.....</b>	<b>4.36 mills</b>
<b>AREA WIDE GENERAL PURPOSES.....</b>	<b>1.71 mills</b>
<b>GO BOND – PUBLIC SCHOOL CAPITAL PROJECTS.....</b>	<b>.57 mills</b>
<b>AREA WIDE TOTAL.....</b>	<b>6.64 mills</b>

<b>SERVICE AREA 1 (IN ADDITION TO AREA WIDE)</b>	
<b>SERVICE AREA 1 GENERAL PURPOSES.....</b>	<b>3.93 mills</b>
<b>GO BOND DEBT RETIREMENT</b>	
<b>AQUATIC CENTER.....</b>	<b>.09 mills</b>
<b>LIBRARY BOND.....</b>	<b>.27 mills</b>
<b>SERVICE AREA 1 (INCLUDING AREA WIDE) TOTAL...</b>	<b>10.93 mills</b>

**BE IT FURTHER RESOLVED**, all 2026 property taxes shall become past due by October 15, 2026 after 4:30 p.m. per Petersburg Municipal Code 4.24.320 A.; and if not paid by the due date are delinquent.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the Petersburg Borough on the 18th day of May, 2026.

\_\_\_\_\_  
Robert Lynn, Mayor

**ATTEST:**

\_\_\_\_\_  
Rebecca Regula, Borough Clerk

**PETERSBURG BOROUGH  
RESOLUTION #2026-14**

**A RESOLUTION AUTHORIZING THE BOROUGH MANAGER TO TRANSFER  
OWNERSHIP OF CERTAIN ANTIQUE FIRE APPARATUS TO THE  
PETERSBURG VOLUNTEER FIRE DEPARTMENT ASSOCIATION**

**WHEREAS**, the Petersburg Volunteer Fire Department Association (PVFDA) has requested that the Borough transfer ownership of three antique fire apparatus currently owned by the Borough and maintained as legacy items in the motor pool, specifically the 1928 Model A, 1936 International, and 1950 Willys Jeep; and

**WHEREAS**, the PVFDA has invested significant volunteer time, labor, and resources into the restoration, maintenance, and upkeep of these antique fire apparatus and has expressed a desire to preserve and protect them for future generations; and

**WHEREAS**, the PVFDA has identified specialized insurance coverage for antique fire apparatus and proposes to assume full responsibility for insurance, maintenance and all costs associated with the transfer of ownership, thereby reducing administrative and financial obligations for the Borough; and

**WHEREAS**, the PVFDA has committed to making the antique fire apparatus available for display at public events for as long as the Association remains in existence; and

**WHEREAS**, the PVFDA has further committed that, in the event the Association dissolves, ownership of the antique fire apparatus shall revert to the Borough; and

**WHEREAS**, the Assembly finds that transferring ownership of the antique fire apparatus to the PVFDA serves the public interest by preserving historically significant equipment, supporting volunteer emergency services, and reducing Borough operational responsibilities;

**NOW, THEREFORE, BE IT RESOLVED** by the Assembly of the Borough of Petersburg that the Borough Manager is hereby authorized to transfer ownership of the 1928 Model A, 1936 International, and 1950 Willys Jeep antique fire apparatus to the Petersburg Volunteer Fire Department Association.

**BE IT FURTHER RESOLVED** that the transfer shall be subject to review for legal sufficiency and upon execution of any documents necessary to reflect the terms that:

**PETERSBURG BOROUGH  
RESOLUTION #2026-14**

1. The PVFDA assumes all costs associated with the transfer, insurance, maintenance, and upkeep of the vehicles; and
2. The vehicles remain available for public display at community events; and
3. Ownership of the vehicles shall revert to the Borough if the PVFDA dissolves.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska  
this 18<sup>th</sup> day of May, 2026.**

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**Robert Lynn, Mayor**

*ATTEST:*

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**Rebecca Regula, Borough Clerk**

To: Stephen Giesbrecht, Petersburg Borough Manager  
CC: Aaron Hankins, Emergency Services Director  
Subject: Ownership of Antique Fire Apparatus

April 30<sup>th</sup>, 2026

Assembly Members,

The Petersburg Volunteer Fire Department Association, commonly referred to as 'The Association' by its members, is humbly requesting the Borough to transfer ownership of the 3 antique fire apparatus into the care of the Association. Currently, these three vehicles are owned by the Borough as part of its Motor Pool fleet as legacy items with the only expense occurring to the Borough being limited vehicle liability insurance.

The Association has spent considerable time, money and resources to repair, restore and upkeep the antiques and now are seeking to preserve our work by taking over the insurance responsibilities to make sure that they have adequate coverage in the event that they become damaged while on display, damaged while in storage or while driving. The Association has found an insurance company that specifically deals with antique fire vehicles and found that a policy with this company would be worth the expense. In order to accomplish this, the Association would need to take ownership of the 1928 Model A, 1936 International and 1950 Willys Jeep.

We have spoken to the previous Public Works director about this transfer before and Mr. Cotta found that this might be favorable to the Borough. Since that initial conversation, we have been working to make sure that this is what we what we need to do, researching costs and plans and what ownership might mean for the Association and the Borough. What we are proposing is to have the Borough transfer ownership to the Association, with the Association paying for all costs related to the transfer. In exchange, the Association will provide for the maintenance and upkeep for the vehicles and make them available for display during public events for as long as the Association remains in business. Should the Association ever dissolve, the Association would transfer ownership back to the Borough. We find that this removes the administrative burden from Motor Pool and allows us to make sure a piece of Petersburg's history remains well maintained and cared for.

We ask that our request be allowed to proceed to the Assembly for additional consideration.

Thank you,



William Tremblay  
PVFD Association President

**PETERSBURG BOROUGH  
RESOLUTION #2026-15**

**A RESOLUTION OF THE PETERSBURG BOROUGH ASSEMBLY APPROVING THE SALE  
OF TWO BOROUGH-OWNED PARCELS TO TAYLOR JENSEN**

**WHEREAS**, the Petersburg Borough is the owner of real property identified as: Lot 2, Block 245, USS 1252A (Parcel ID 01-011-328, located at 505 Mill Street); and

**WHEREAS**, the parcel has a total FY 2026 assessed value of \$7,500.00; and

**WHEREAS**, on February 6, 2026 application was made by Taylor Jensen to purchase the parcel adjacent to his property; and

**WHEREAS**, on March 10, 2026, the Planning Commission held a public hearing on the application and recommended approval of the requested purchase; and

**WHEREAS**, the Borough Assembly, on April 13, 2026, approved and advanced the application, authorizing direct negotiations for the sale of the parcel, with the final terms subject to Assembly approval; and

**WHEREAS**, thereafter, the Borough Manager negotiated the terms and conditions for purchase of the parcel, which is memorialized in a proposed Contract of Sale attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the Borough Assembly determines that the parcels are not required for a municipal purpose; and

**WHEREAS**, Petersburg Municipal Code 16.12.160C, provides that the disposal of borough property with an assessed value of \$250,000 or less be authorized by resolution of the Assembly.

**NOW, THEREFORE, BE IT RESOLVED by the Petersburg Borough Assembly as follows:**

**Section 1.** The Assembly hereby approves the sale of the parcel - Borough-owned Lot 2, Block 245, USS 1252A (Parcel ID 01-011-328, located at 505 Mill Street) - to Taylor Jensen, pursuant to the terms and conditions contained in the attached Contract of Sale.

**Section 2.** The Borough Manager is authorized to execute the Contract of Sale and any associated closing documents, deeds, disclosures, or agreements necessary to complete the conveyance of the parcels to the Buyer.

**Section 3.** This resolution shall take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 18<sup>th</sup> day of May 2026.**

\_\_\_\_\_  
**Robert Lynn, Mayor**

*ATTEST:*

\_\_\_\_\_  
**Rebecca Regula, Borough Clerk**

**Exhibit A****CONTRACT OF SALE**

This contract of sale is made between the Petersburg Borough, whose address is P.O. Box 329, Petersburg, Alaska, 99833, hereinafter the Seller, and Taylor C. Jensen, whose address is PO Box 272, Petersburg, Alaska 99833, hereinafter the Buyer. If Buyer is an individual, s/he represents that s/he is 18 years of age or older. If this contract of sale is being executed by Buyer's authorized representative, the written authorization, or copy thereof, is attached hereto.

1. Upon the following terms and conditions, and those set out in Assembly Resolution #2026-15 of the Petersburg Borough, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the following described real property:

Parcel #01-011-328, 505 Mill Street, Lot 2, Block 245, 1252A, Petersburg Recording District, State of Alaska

2. (a) The total purchase price is \$7500.00 payable as follows: A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to the Seller within five (5) business days of the date of execution of this contract of sale, and the balance of the purchase price shall be paid in full to the Seller within ninety (90) calendar days of execution of this contract of sale. Conveyance of the property to the Buyer shall be by quitclaim deed upon payment of the full purchase price.

(b) In the event that an appeal of the bid award is filed and the bid award to Buyer is upheld in the decision on appeal by the Assembly, the deposit is due within five (5) calendar days of the Assembly's decision, and the balance of the purchase price shall be paid in full within ninety (90) calendar days of the Assembly's decision.

(c) If the Buyer defaults, by either failing to timely make the required deposit or by failing to timely pay the balance of the purchase price, any deposit made by Buyer shall be forfeited to the Seller and the Buyer shall have no further rights whatsoever to purchase the property. This section is not intended to limit any other legal remedy available to the Seller.

3. The property, and any improvements located thereon, is sold "as is, where is", in its current condition and with all faults. The Seller expressly makes no representations regarding, and disclaims any liability for, the property, and/or any improvements located thereon, including but not limited to (1) the condition of the property and any improvements located thereon; (2) the exact location or size of the property, the existence of markers on the property, or the ability or cost of surveying the property; (3) the status or insurability of title to the property, including the existence of any liens, encumbrances or conditions on the property; (4) the ability of the Buyer to utilize the property and/or any improvements in any fashion and for any particular purpose or use; and (5) the existence, or the potential for installation, of utilities on or to the property. The Seller makes no representations, warranties or guarantees, express or implied, as to quality, merchantability or suitability of the property for a particular purpose or use.

4. The property is sold subject to all platted easements, rights-of-way and reservations, and may only be used for the purpose for which it is zoned. The property is sold subject to all other liens, encumbrances, and conditions, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection

Exhibit A

of the property.

IN WITNESS WHEREOF, this contract of sale has been duly executed by the parties thereto.

SELLER, Petersburg Borough

\_\_\_\_\_  
By: Stephen Giesbrecht  
Its: Borough Manager

Date: \_\_\_\_\_

STATE OF ALASKA                    )  
  )ss.  
FIRST JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Stephen Giesbrecht, to me known to be the Borough Manager of the Petersburg Borough, and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed and on behalf and under proper authority of the Petersburg Borough for the uses and purposes therein mentioned.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_, 2026

\_\_\_\_\_  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: \_\_\_\_\_

Exhibit A

BUYER

\_\_\_\_\_  
Name of Buyer (please print)

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

STATE OF ALASKA                    )  
  ) ss.  
FIRST JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Gregory B. Johnson, to me known to be the individual described herein, and who executed the foregoing instrument, and acknowledged to me that s/he signed and sealed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC in and for Alaska  
My Commission Expires: \_\_\_\_\_

## PLANNING COMMISSION REPORT

<b>Action #</b>	2026-0403
<b>Meeting Date:</b>	4/14/2026
<b>Applicant(s):</b>	Robert Funk
<b>Property Owner(s):</b>	Petersburg Borough
<b>Agent/Representative:</b>	
<b>Property Address:</b>	502 LUMBER STREET
<b>Legal Description:</b>	Lot 6, Blk 245, 1252A
<b>Parcel ID</b>	01-011-324
<b>Acreage/Lot Size</b>	5,000 sf
<b>Current Zoning</b>	Mobile Home Park
<b>Comp Plan Designation:</b>	n/a
<b>Request Type:</b>	Purchase of borough-owned land

### EXECUTIVE SUMMARY

**Applicant Request:** Purchase borough-owned property

**Recommendation:** Recommend Approval

**Key Issues:**  
Topography will make development challenging.  
Utilities are located on Lumber St.

### PROJECT DESCRIPTION

#### Proposal Details

Intended Use: Backyard  
 Building/Development: Possible residential development  
 Site Improvements:  
 Operations Plan:  
 Timeline:

### SITE CHARACTERISTICS

Size: 5,000 sq ft  
 Topography: Sloping  
 Existing Structures: none  
 Legal Access: Lumber St  
 Utilities: Adjacent  
 Flood Zone: n/a  
 Constraints:

### ZONING AND LAND USE ANALYSIS

#### Current Zoning

<b>Zone</b>	Mobile Home Park
<b>Intent</b>	MHP provides a residential neighborhood for single-family mobile homeowners on rented spaces.
<b>Principal Uses</b>	Uses outlined in Section 19.40.20 for MHP include, but are not limited to, one-family dwelling and mobile homes.
<b>Conditional Uses</b>	Conditional uses outlined in Section 19.40.040 for MHP include, but are not limited to, home occupation, church.

#### Surrounding Zoning

#### Actual Land Use

North	Mobile Home Park	Residential
South	Mobile Home Park	Residential
East	Mobile Home Park	Residential
West	Single-family Residential	Residential

#### LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000	5000	No	Nonconforming
Min. Road Frontage	80'	50'	No	Nonconforming

#### STANDARDS ANALYSIS (PMC 16.12.050-16.12.080)

Disposal of borough property shall not be approved unless the property involved has been zoned by the borough.

Property is zoned, single-family residential.

Planning commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed. The planning commission may also require an applicant to furnish development plans.

Applicant has no immediate plans for development.

#### DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	No public need for the property.
Power & Light:	No public need for the property.
Fire/EMS:	No public need for the property.

#### PUBLIC NOTICE

The borough provided public notice consistent with PMC 16.12.080. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

#### FINDINGS AND CONDITIONS OF APPROVAL

##### Findings of Fact

Finding 1: Subject property is owned by the borough and not needed for public purpose.

Finding 2: Subject property is zoned as required by code.

Finding 3: Legal access is Lumber St.

Finding 4: Adjacent lot owned by applicant.

Finding 5: Utilities located on Lumber St.

#### ATTACHMENTS

A. Maps                                      C. Public Comments                      E. Draft Meeting Minutes  
 B. Applicant Materials                      D. Public Notice



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes

### Planning Commission

### Regular Meeting

Monday, April 20, 2026

12:00 PM

Assembly Chambers

#### 1. Call to Order

The meeting was called to order at 12:00 PM.

#### 2. Roll Call

##### PRESENT

- Commission Chair Chris Fry
- Commission Vice-Chair Heather O'Neil
- Commission Secretary Sarah Fine-Walsh
- Commissioner Joshua Adams
- Commissioner Mika Cline
- Commissioner Thomas Kowalske

Commission Chair Chris Fry stated that Commissioner Marrietta Davis resigned from the Commission

#### 3. Acceptance of Agenda

The agenda was amended to remove Public Hearing item 7D.

Motion made by Commissioner Adams, Seconded by Commission Secretary Fine-Walsh.  
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

#### 4. Approval of Minutes

##### A. March 10, 2026, Meeting Minutes

Commission Secretary Fine-Walsh proposed an amendment to the minutes under Public Hearing Item 7D. Where it reads, Commission Secretary Fine-Walsh spoke with concerns that if the Commission denied the variance, then it would be appealed to the Borough Assembly, it should instead read, Commission Secretary Fine-Walsh spoke with concerns that if the Commission approved the variance, it would be appealed to the Borough Assembly and overturned, which would disappoint the applicant.

Motion to approve as amended made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.  
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission

Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

## 5. Public Comments

None

## 6. Consent Calendar

None

## 7. Public Hearing Items

- A. Consideration of an application from Scott & Stacey Fredricksen for a variance from the yard setback requirement to allow for construction of a deck within 5 feet of the side and 5 feet from the rear property line at 701 RAMBLER ST (PID: 01-011-552)

Aaron Hankins, Emergency Services Director spoke, he inspected the property and confirmed that there is access in and out of the building on all four sides. He stated publicly that the variance application does not limit emergency access and actually makes it easier.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commissioner O'Neil spoke to say the physical circumstance for granting a variance is the placement of the home on the lot.

Commissioner Adams added wide open spaces and the satisfying distance between them and the neighbors. This is more exceptional with this property than many others around town.

Commissioner Fine-Walsh referenced the sketch of the home on page 15 of the packet; the location they've chosen to build the proposed deck is best for sunlight. That along with the placement of the home on the lot, this is the best location for a deck.

Stacey Fredricksen, owner of 701 Rambler Street, spoke regarding the reasons for building the deck.

Commissioner Kowalske spoke to say, this plan does not include a roof over the deck, however in the future, if they were to consider a roof, it could extend beyond the deck.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- B. Consideration of an application from Sandy Beach Holdings LLC for a preliminary plat at 410 SANDY BEACH RD (PID: 01-003-275). *Note: Due to a procedural deficiency at the previous meeting, this item will be reconsidered*

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- C. Consideration of an application from Sandy Beach Holdings LLC for final plat approval at 410 SANDY BEACH RD (PID: 01-003-275).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- ~~D. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 HAUGEN DR (PID: 01-012-010)~~

- E. Consideration of an application from the Petersburg Borough for a replat of a portion of N 7<sup>th</sup> ST and 200 AASLAUG ST (PID: 01-002-339).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Commissioner Fine-Walsh spoke to say this is a good idea, Commissioner Adams and Commission Chair Fry agreed.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

- F. Recommendation to the Borough Assembly regarding an application from Robert Funk to purchase borough owned property at 502 LUMBER STREET (PID: 01-011-324).

Motion made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Commission Chair Fry said he is in favor of this, Commissioner O'Neil agreed.

Robert Funk spoke as the applicant; his concern is the snow dump on the property and questioned whether the Borough would continue to dump snow there. Commission Chair Fry replied that the Borough would not use private property as a snow dump.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

## 8. Non-Agenda Items

## A. Commissioner Comments

- Wireless Communication Facilities Overlay

Commissioner Adams presented photos of potential alternative tower location properties.

The Commission discussed tower locations, wireless facility overlay zoning, and the most effective approach to initiating the overlay process.

The Commission discussed data centers and the initiation of an ordinance development process related to such facilities.

## B. Staff Comments

Director Cabrera mentioned there will be agenda items for the May meeting.

## C. Next Meeting is May 12, 2026

## 9. Adjournment

The meeting adjourned at 12:56 PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.  
Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline, Commissioner Kowalske

**From:** jimefloyd@gmail.com <jimefloyd@gmail.com>  
**Sent:** Wednesday, April 22, 2026 11:57 AM  
**To:** Becky Regula <bregula@petersburgak.gov>  
**Subject:** Letter of Interest - Planning Commission Vacancy

Dear Borough Clerk,

I am writing to formally express my interest in serving on the Petersburg Borough Planning Commission for the upcoming vacancy through the October 2026 municipal election.

I previously served on the Planning Commission and found the experience both valuable and impactful. That time provided me with a strong understanding of the Borough's planning processes, land use considerations, and the importance of balanced, well-informed decision-making that supports both community development and long-term sustainability.

As a current resident and registered voter of the Petersburg Borough, I meet the eligibility requirements and remain committed to contributing thoughtfully and responsibly to the community. My professional experience, combined with my prior service, allows me to approach planning matters with a practical, business-informed perspective while maintaining respect for regulatory frameworks and public input.

I would welcome the opportunity to once again serve the Borough in this capacity and contribute to the continued growth and stewardship of our community.

Please let me know if any additional information is needed as part of the consideration process.

Thank you for your time and consideration.

Sincerely,  
Jim Edward Floyd

These are a few of the things I've been looking at and thinking about. Jeff

Guidelines and suggestions for the proposed Housing Working Group.

Create a trusted forum where residents, employers, government, non-profits and developers can discuss housing openly and constructively.

To improve the availability, affordability, and quality of housing in Petersburg through collaboration, planning, infrastructure coordination, and development of practical local solutions.

- Estimate the shortage of workforce housing, senior housing, family housing, rentals and starter homes.
- Identify barriers to construction or renovation.
- Identify buildable land.
- Recommend zoning or permitting improvements.
- Explore public-private partnerships.
- Identify developers interested in small community projects.
- Encourage rehabilitation of vacant or deteriorating homes.
- Support weatherization and energy efficiency upgrades.
- Help homeowners access grants or low-interest loans.
- Water, sewer and electrical capacity.
- State housing grants, federal rural development programs, tribal housing, local land incentives and tax abatements or fee reductions.

**From:** Sarah Fine <sarahfine90@gmail.com>  
**Sent:** Thursday, April 30, 2026 7:39 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Cc:** Becky Regula <bregula@petersburgak.gov>  
**Subject:** Fwd: Clearing Snow & Ice on DOT Roads/Sidewalks in Petersburg AK

Dear Assembly:

I support a resolution requesting that DOT allocate funding and manpower to removing snow & ice from sidewalks on DOT roads. Below please find email correspondence I had with DOT this winter on this issue. It is a major safety concern.

Thank you for your consideration,  
 Sarah Fine-Walsh

----- Forwarded message -----

**From:** **Mauricio, Sonny A (DOT)** <[sonny.mauricio@alaska.gov](mailto:sonny.mauricio@alaska.gov)>  
**Date:** Wed, Jan 28, 2026 at 4:00 PM  
**Subject:** Re: Clearing Snow & Ice on DOT Roads/Sidewalks in Petersburg AK  
**To:** Sarah Fine <[sarahfine90@gmail.com](mailto:sarahfine90@gmail.com)>, DOT ASK <[dot.ask@alaska.gov](mailto:dot.ask@alaska.gov)>

Hi Sarah,

Thanks for reaching out about this!

I've received your message and I'm passing it along to the Maintenance & Operations (M&O) team so they're aware and can respond as conditions and priorities allow.

Thanks again for taking the time to flag this. We really appreciate you looking out for your community.

Best,  
 Sonny



**Sonny Mauricio**

Information Officer 3, Southcoast Region

**[Alaska Department of Transportation & Public Facilities](#)**

Contact: 907.465.4503 | [sonny.mauricio@alaska.gov](mailto:sonny.mauricio@alaska.gov)

***Keep Alaska Moving***



**From:** Sarah Fine <[sarahfine90@gmail.com](mailto:sarahfine90@gmail.com)>  
**Sent:** Wednesday, January 28, 2026 2:38 PM

**To:** Mauricio, Sonny A (DOT) <[sonny.mauricio@alaska.gov](mailto:sonny.mauricio@alaska.gov)>; Guthrie, Alexander F (DOT) <[alexander.guthrie@alaska.gov](mailto:alexander.guthrie@alaska.gov)>; DOT ASK <[dot.ask@alaska.gov](mailto:dot.ask@alaska.gov)>  
**Subject:** Clearing Snow & Ice on DOT Roads/Sidewalks in Petersburg AK

Dear Mr. Guthrie & Mr. Mauricio:

I am a resident of Petersburg Alaska. We have lots of folks who walk into our downtown on a DOT road, specifically S Nordic Drive, who are having difficulty navigating the sidewalks still covered in very slippery ice and snow. I am sure the State is dealing with budget limitations for clearing both the roads and the sidewalks. But we have lots of residents, including families with young children, who have been walking the sidewalks on DOT roads in dangerous conditions. I would hate to see someone get hurt and I am hoping you are able to help us.

Most sincerely,  
Sarah Fine-Walsh

907-650-7589

Petersburg, AK

**From:** Architecture of Faith and Historic Preservation <architectureoffaith@gmail.com>  
**Sent:** Monday, May 4, 2026 11:44 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** District heating

Dear Petersburg Assembly,

That was a very important meeting that we had today. I didn't really have time to express all of what I had to say about the exciting prospect of having our very first data center in Petersburg, so I thought I would send this link to a youtube.com video about what they are doing over in Finland. Don't get bogged down too much in the details of it; they are doing something much larger. But the concept remains the same on a smaller scale: the Finnish capital is using its urban center as a heat dump for its data centers. Their system is scaled for an entire city. Ours could be as simple as multiple PEX lines run underground on circulation pumps. Think geothermal heating, but with a data center as the heat sink. The dispersal is minimal(usually around 2-3%) in the lines, not that it really matters in this case.

I am fond of saying that data centers' greatest feature is their scalability. Mazella's idea is perfectly-sized for downtown Petersburg. The opportunity is exciting. A third of the cost of running a data center in the midwest goes to cooling. I don't know why all data centers aren't centered on arctic climes to take advantage of their waste heat. Mazzella needs our buildings to cool his ASIC chips; our buildings need Mazzella to provide free heat! This sort of sustainable symbiosis could grant us a double use for our excess watts from Tyee Lake.

Anyway, please check out the video, and look up district heating online.

(81) Finland's Big Idea: Turning Data Center Waste Into Heat - YouTube

**Statement before the Petersburg Borough Assembly**  
**by**  
**Becky (Rebecca) Knight**  
**May 4, 2026**

I was unable to be here today. Thank you for allowing a speaker in my place for a short statement.

I join many Petersburg residents in their valid concerns for our small community with the proliferation of proposed (and existing) cell towers and data centers on Mitkof Island. A Borough moratorium should be enacted immediately to put a hold on such expansion until the impacts can be better and fully analyzed. Just because the proposed Greensparc data center is perceived as small, does not excuse it from adverse impacts on Petersburg Borough residents.

The NEPA [National Environmental Policy Act] process would force full disclosure and analysis of the impacts of these projects. The trigger for a NEPA analysis is if a proposal is likely to have “significant adverse environmental impacts.” BOTH cell tower and data center construction and operation qualify, despite any pass that the FCC may have granted for such projects.

I request that the Borough request full implementation of the NEPA process for cell tower and data center construction and operation. I believe Mayor Lynn fully understands the NEPA process as he worked with it during his career with the Forest Service.

While the Borough’s analysis is well-intended and informative, there are likely many issues that were not considered and that the authors are unaware of. That’s where the public gets involved with the NEPA process—to raise issues that were not fully considered or even addressed. For instance, interference with existing uses, bandwidth limitations, network outages, geographic limitations and accessibility are but some of the issues. The so-called “low hum” of the proposed Greensparc facility should be better disclosed. And of course the potential for catastrophic fire as Emergency Services Director Hankins raised should be thoroughly vetted.

Of course the developers paint a rosy scenario as any developer would. These projects could well be, just the “foot-in-the-door” to other unforeseen impacts and connected actions. For instance, what are the impacts of a “micro-grid” as Greensparc may be considering?

As you are likely aware, Petersburg opposition is not unique. There is nationwide opposition to this new technology in communities and on the landscape, whether they are perceived as large or small. For instance, the City of Seattle is wisely in the process of enacting a one-year moratorium on new large data centers due to concerns over high energy demand, environmental impacts, and increased utility rates for residents. The State of Maine is enacting a similar moratorium. There are plenty more in the works.

I request that the Borough consider a moratorium until these issues surrounding such development be thoroughly vetted via a NEPA process.

Sincerely,

Becky Knight

**From:** Andrew Mazzella <admazzella@gmail.com>  
**Sent:** Tuesday, May 5, 2026 2:52 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** Maritime Action Plan and Executive Order 14269

Hello all, please read and understand the attached Maritime Action Plan and Executive Order 14269 (<https://www.presidency.ucsb.edu/documents/executive-order-14269-restoring-americas-maritime-dominance>)

Ship building and tax credits are a part of this of course, but a fraction of all the opportunities ready for the taking by creating a Maritime Opportunity Zone (OZ's are an extremely common vehicle in commercial real estate development on land to incentivize private investment, this is just based specifically on your backyard, marine environments) which is to the benefit of any American waterfront community via shore and marine based infrastructure and improvements, job creation and training, freight and trade (cost of goods), equipment such as a travel lift you want for Scow Bay, and incentive for private investment on a scale you are not able to imagine yet because no one has done it there yet which is what we are working on, which would include solving the housing problem through creation of workforce.

As the models clearly show, paired with the economic trends of dying industries Petersburg relies on historically, the town will not survive economically long term without this investment (or raising cost of living exponentially every year)- that is very clear.

I also attached Wrangell's two resolutions as an outline for the next Petersburg assembly meeting declaring the same (I don't know why you would take it out as the sky should be the limit, but could simply remove the language about a shipyard and leave everything else word for word if that's a hang up). The point of this is to get in front of the actual heads of departments in the Federal Government, generate press and influence in decisions being made at a high level, and at least keep up with neighboring towns at a minimum.

I will be discussing all with DHS Secretary Mullin and President Trump directly soon- it would be helpful to show them the local government is supportive and proactive prior.

At Your Service,

Andrew Mazzella, CEO  
Mazzella Alaska, LLC

**From:** kholmlundak <kholmlundak@gmail.com>  
**Sent:** Monday, May 11, 2026 7:03 AM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** Request for your consideration

Dear Petersburg Assembly,

I'm writing as a frequent user of the Petersburg Ballfields, a volunteer softball coach, and a youth programs coordinator to encourage the Assembly to consider purchasing new bear- and critter-resistant garbage cans for the ballfield complex.

Many community members spend time at these fields every week, and throughout the year I often find myself picking up litter around the complex, usually alongside dedicated kids who are helping out. Last week was especially discouraging because ravens had pulled multiple bags of trash out of the cans and scattered garbage across several fields.

Beyond making an important community space look neglected, loose litter creates safety concerns for players and families and can become an environmental issue when trash blows into nearby waterways.

I would love to see the Assembly lead by example by installing wildlife-resistant garbage cans at borough-owned facilities. Our community asks residents to properly secure trash to help keep bears and other animals away, and I believe our public spaces should reflect that same commitment.

The ballfields are an important gathering place for Petersburg's families, youth programs, and community events. Investing in better garbage cans would help keep the complex cleaner, safer, and more welcoming for everyone who uses it.

Thank you for your time and consideration.

With Respect,

Katie Holmlund

**From:** Architecture of Faith and Historic Preservation <architectureoffaith@gmail.com>  
**Sent:** Wednesday, May 13, 2026 8:30 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** homeport Petersburg

Dear Petersburg Assembly,

I was thinking about the homeport idea that Andrew Mazzella expressed in the last assembly meeting. Mazzella seems to have the dock space and the will to make it happen, plus he has a company that can build more housing for the Coast Guard. I think that we should endeavor to make Petersburg a homeport for one of those icebreakers that is coming to Alaska. There is competition, so it is of the essence to move quickly before another community snatches up our opportunity!

**From:** Senator Dan Sullivan <Senator@sullivan.senate.gov>  
**Sent:** Wednesday, May 13, 2026 12:05 PM  
**To:** Clerk <bregula@petersburgak.gov>  
**Subject:** Historic Coast Guard Buildup for Alaska, including 3 icebreakers!

DAN SULLIVAN  
 ALASKA  
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United States Senate

COMMITTEES  
 ARMED SERVICES  
 COMMERCE, SCIENCE, AND  
 TRANSPORTATION  
 ENVIRONMENT AND  
 PUBLIC WORKS  
 VETERANS' AFFAIRS

Dear Alaskan,

I am writing to share important news about the historic Coast Guard buildup taking place in Alaska—particularly regarding icebreakers, expanded shipbuilding and manufacturing capabilities, and infrastructure upgrades in our state. Using my seat on the Senate Committee on Commerce, Science, and Transportation, which oversees the Coast Guard, I've been pushing for this buildup since I've been in the Senate and have continued as chair of the Senate Commerce Subcommittee on Coast Guard, Maritime, and Fisheries.

Last month the Secretary of Homeland Security announced that two more U.S. Coast Guard icebreakers will be homeported in Alaska. This is in addition to the Coast Guard Cutter *Storis* now homeported in Juneau.

This is another major milestone for Alaska's expanded Coast Guard presence and the broader military comeback taking place across our state.

Since joining the Senate, I have been sounding the alarm that our nation is falling behind in the Arctic—particularly when it comes to our icebreaker gap. While adversaries like Russia, with more than 50 icebreakers, and China have dramatically expanded their presence in the region, the United States has had just two Coast Guard heavy icebreakers—both homeported in Seattle, with one out of service.

Further, a decade ago, the Coast Guard was planning to reduce its presence across Alaska—the frontline of America's Arctic. We fought those plans and have increased the number of vessels in Alaska. The homeporting of three icebreakers in Alaska builds on years of work to reverse that trend. All told, since I've been in office, I have been able to secure over \$1.4 billion for infrastructure and construction-related projects in Alaska to support new and existing Coast Guard assets, providing significant investment in infrastructure and local housing and childcare in our Coast Guard communities.

These investments include six Fast Response Cutters (FRCs) in Ketchikan, Kodiak, Seward, and Sitka, two Offshore Patrol Cutters in Kodiak, a Waterways Commerce Cutter for Petersburg, and 87-foot patrol boats for Petersburg, Juneau, and Valdez to expand maritime safety, security, and search-and-rescue capability across Alaska.

This Coast Guard buildup is spurring some of the most exciting economic activity we've seen in years: a boom in shipbuilding and heavy maintenance activity throughout our state, from Kodiak to Seward to Ketchikan, perhaps even in Wrangell.

I also worked relentlessly to secure \$25 billion for the Coast Guard in the Working Families Tax Cut Act (WFTCA)—the largest investment in Coast Guard history—to modernize the service's fleet and infrastructure. These investments include:

- Funding for 16 new icebreakers — a dramatic expansion from the Coast Guard's current capability — as well as 22 new cutters, more than 40 new helicopters, and 6 new C-130J aircraft.
- \$4.379 billion for repairing docks, hangars, and Coast Guard shore facilities nationwide – including projects in Alaska.
- Specifically for Alaska, the WFTCA included \$300 million to support shoreside infrastructure for the homeporting of the *USCGC Storis* in Juneau.

With more coastline than the rest of the country combined, Alaska depends on the Coast Guard like no other state. The Coast Guard's presence and capabilities in Alaska are growing, and I am pursuing every opportunity to ensure our state remains at the forefront of the nation's strategic center of gravity in the Arctic and to provide the brave men and women who serve our state the resources they need to do their jobs and provide for their families every day.

If you have questions about these developments or how they may impact you or your community, please contact my office at 202-224-3004 or visit [www.sullivan.senate.gov](http://www.sullivan.senate.gov).

Sincerely,



Dan Sullivan  
United States Senator