



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Draft

Assembly

Peter Ribbens, President

Kelly Cooper, Vice President

James Baisden

Tyson Cox

Willy Dunne

Cindy Ecklund

Brent Johnson

Ryan Tunseth

District 5 - VACANT

Tuesday, January 7, 2025

6:00 PM

Betty J. Glick Assembly Chambers

Meeting ID: 835 6358 3837 Passcode: 606672

[https://yourkpb.zoom.us/j/83563583837?](https://yourkpb.zoom.us/j/83563583837?pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1)

[pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1](https://yourkpb.zoom.us/j/83563583837?pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1)

Meeting ID: 835 6358 3837 Passcode: 606672

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

The invocation was given by Central Emergency Services Chaplain Frank Alioto.

ROLL CALL

[Clerk's Note: Assembly Members James Baisden and Cindy Ecklund participated via Zoom.]

Present: 9 - Brent Johnson, Tyson Cox, Ryan Tunseth, Vice President Kelly Cooper, President Peter Ribbens, Bill Elam, Cindy Ecklund, James Baisden, and Willy Dunne

COMMITTEE REPORTS

Assembly Member Tunseth stated the Finance Committee met and discussed its agenda items.

[8 Present: Cox, Cooper, Dunne, Ecklund (via Zoom), Elam, Johnson, Tunseth, Ribbens / 1 Absent: Baisden]

Assembly Member Ecklund stated the Lands Committee met and discussed its agenda items.

[8 Present: Cox, Cooper, Dunne, Ecklund (via Zoom), Elam, Johnson, Tunseth, Ribbens / 1 Absent: Baisden]

Assembly Member Chesley stated the Policies and Procedures Committee met and discussed its agenda items.

[8 Present: Cox, Cooper, Dunne, Ecklund (via Zoom), Elam, Johnson, Tunseth, Ribbens / 1 Absent: Baisden]

APPROVAL OF AGENDA AND CONSENT AGENDA

Cooper moved to approve the Agenda and Consent Agenda.

Copies have been made available to the public, Borough Clerk Michele Turner noted by title only the resolutions, ordinances and other new business items that were on the consent agenda.

[KPB-6481](#) December 3, 2024 Regular Assembly Meeting Minutes
approved.

[2024-19-22](#) An Ordinance Accepting and Appropriating \$65,000 in Federal Pass-Through Funds from the State of Alaska Department of Military and Veterans Affairs, Division of Homeland Security and Emergency Management for Cybersecurity Assessment Update (Mayor)
This Budget Ordinance was enacted.

[2024-34](#) An Ordinance Confirming the Assessment Roll for the Princess Lake Estates Utility Special Assessment District and Establishing the Method for Terminating Assessments and Issuing Refunds to Property Owners (Mayor)
This Ordinance was enacted.

New Business

[2025-001](#) A Resolution Accepting \$215,725.70 from Alaska Department of Fish and Game Salmon Disaster Relief Funds for General Government Operations (Mayor)
This Resolution was adopted.

[2025-002](#) A Resolution Adopting an Alternate Allocation Method for the FY25 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in the Cook Inlet Fisheries Management Area (Mayor)
This Resolution was adopted.

[2025-004](#) A Resolution Authorizing a Standardization Policy for the Use of Analytix AN-450FG Anti-Scalent and Analytix 4930D Defoamer (Mayor)

This Resolution was adopted.

[2025-003](#) A Resolution Accepting the Resignation of Assembly Member Bill Elam and Declaring a Vacancy on the Assembly (Ribbens, Cooper)

This Resolution was adopted.

[2025-005](#) LAYDOWN A Resolution Requesting the Governor of the State of Alaska Designate by Proclamation the Area of the Upper Cook Inlet East Side Set Net Fishery as an Area Impacted by an Economic Disaster in 2024 and Supporting a Recovery Plan (Mayor, Assembly)

[Clerk's Note: Assembly Member Johnson declared a possible conflict with Resolution 2025-005 as he was a set net fisherman. Through the advice of counsel, President Ribbens ruled a conflict existed. Mr. Johnson abstained from the discussion and vote on Resolution 2025-005.]

This Resolution was adopted.

[2024-19-23](#) An Ordinance Appropriating Funds for the Redoubt Elementary and Skyview Middle School Portion of RFP25-008 Design Services (Mayor)

This Budget Ordinance was introduced and set for public hearing.

[2025-01](#) An Ordinance Amending KPB Chapter 5.19, Uniform Remote Seller Sales Tax Code, in Accordance with Updates and Changes Adopted by the Alaska Remote Seller Sales Tax Commission (Mayor) (Hearing on 02/04/25)

This Ordinance was introduced and set for public hearing.

[KPB-6511](#) Confirming Appointment to the Bear Creek Fire Service Area Board (Mayor)

Jason Bickling, Board Seat E, Term Expires October 2026

approved,

[KPB-6512](#) Confirming Appointment to Resilience and Security Advisory Commission (Mayor)

Appointment Philip Kaluza, Board Seat East Peninsula, Term Expires 09/30/2027

approved.

- c. [KPB-6526](#) LAYDOWN Approving the Designation of Administrative Officer and Alternate Administrative Officer (Mayor) approved.

Approval of the Agenda and Consent Agenda

President Ribbens called for public comment.

Jon Kruger, spoke in opposition to Ordinance 2024-34.

There being no one else who wished to speak, the public comment period was closed.

The motion to approve the Agenda and Consent Agenda as amended carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

COMMENDING RESOLUTIONS AND PROCLAMATIONS

None.

PRESENTATIONS WITH PRIOR NOTICE

[KPB-6478](#) Soldotna High School Student Council, Emma Glassmaker, Student Body President (10 minutes)

[Clerk's Note: Emma Glassmaker, Cammy Kincaid and Will Klein gave a presentation to the Assembly.]

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Assembly President Ribbens called for public comment.

The following people addressed the Assembly regarding grand jury processes.

David Haeg
Elaine Harper

The following people addressed the Assembly regarding Solid Waste recycling:

Ben Boettger, Cook Inlet Keeper
Jan Lawless
Tamara Ware

There being no one else who wished to speak, the public comment period was closed.

MAYOR'S REPORT

[KPB-6513](#) Mayor's Report Cover Memo

1. Assembly Requests/Responses
2. Agreements and Contracts
 - a. [KPB-6514](#) Authorization to Award Contract ITB25-022 – Limited Liability Reports
 - b. [KPB-6515](#) Authorization to Award Contract RFP23-001 – Mass Notification System
 - c. [KPB-6516](#) Authorization to Award Contract RFP25-009 – SW Wheel Loader Purchase
 - d. [KPB-6517](#) Authorization to Award Contract RFP25-010 – CPL Compact Wheel Loader Purchase
 - e. [KPB-6518](#) Sole Source Waiver – AnalyTix Technologies, LLC, Antifoam & Descalent Chemicals
3. Other
 - a. [KPB-6519](#) Budget Revisions - November 2024
 - b. [KPB-6520](#) Revenue-Expenditure Report – November 2024
 - c. [KPB-6521](#) Tax Adjustment Request Approval
 - d. [KPB-6522](#) Litigation Status Report – 4th Quarter 2024

ITEMS NOT COMPLETED FROM PRIOR AGENDA**PUBLIC HEARINGS ON ORDINANCES**

[2024-33](#) An Ordinance Amending KPB 21.46.070 to Create the Kenai Wellness Estates Addition Local Option Zoning District Mixed-Use District (C-3) and Granting an Exception to the Minimum Twelve-Lot Requirement in KPB 21.44.040(A) (Mayor)

Johnson moved to enact Ordinance 2024-33.

President Ribbens called for public comment.

Ray Oyemi spoke in support of Ordinance 2024-33.

There being no one else who wished to speak, the public comment period was closed.

The motion to enact Ordinance 2024-33 carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

[2024-29](#)

An Ordinance Amending KPB 2.56.030 to Incorporate the 2024 Homer Transportation Plan as an Element of the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Homer (Mayor)

Cox moved to enact Ordinance 2024-29.

President Ribbens called for public comment with none being offered.

The motion to enact Ordinance 2024-29 carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

[2024-31](#)

An Ordinance Amending KPB Chapter 16.41 to Authorizing the KPB Road Service Area to Approve Minimal Maintenance Work and One-Time Maintenance Work on Roads not Currently Maintained by the KPB Road Service Area (Mayor)

Cox moved to enact Ordinance 2024-31.

President Ribbens called for public comment.

Ed Oberts, spoke in opposition to Ordinance 2024-31.

There being no one else who wished to speak, the public comment period was closed.

Cox moved to amend Section 1 of Ordinance 2024-31 as follows:

Amend Section 1 to read, "16.41.190. - Road construction projects-Assembly approval.

A. Annually the Road Service Area Board [SHALL] will make a report and recommendation to the Assembly regarding whether any road construction projects should be undertaken. The report may be[, BUT NEED NOT BE,] included in the annual report required by KPB 16.41.110. In making the board's recommendation, the following criteria supports consideration of a construction project:

1. Whether there is available road service area funding;
2. Whether the road accesses public lands or facilities;
3. Whether the road is a collector road;

4. Whether there are funding sources in addition to road service area funds available for the project; and

5. Whether the construction will provide an improved alternate route to a road currently certified for maintenance.

B. Funding for a road construction project recommended by the Road Service Area Board is subject to Assembly approval. [SPECIFIC ROAD CONSTRUCTION PROJECTS [SHALL] WILL BE APPROVED BY THE ASSEMBLY UPON CONSIDERATION OF THE ROAD SERVICE AREA BOARD'S RECOMMENDATION.

C. THE ROAD SERVICE AREA BOARD [SHALL] WILL RECOMMEND TO THE ASSEMBLY, FOR APPROVAL, PROCEDURES FOR IMPLEMENTING THE CRITERIA IN KPB 16.41.190(A).]"

The motion to amend Ordinance 2024-31 carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

The motion to enact Ordinance 2024-31 as amended carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

[2024-32](#)

An Ordinance Amending KPB 21.50.055 Relating to the Start of Accrual of Civil Fines for Violations of Title 21 of the KPB Code (Mayor)

Cox moved to enact Ordinance 2024-32.

President Ribbens called for public comment.

Nick Conner, spoke in opposition to Ordinance 2024-32.

There being no one else who wished to speak, the public comment period was closed.

The motion to enact Ordinance 2024-32 carried by the following vote:

Yes: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

[2024-36](#)

An Ordinance Amending KPB Chapter 22.40.080, Relating to Assembly Meeting Agenda, to Increase Aggregate Time for the First Open Public Comment Opportunity and Eliminate the Second Public Comment and Public Presentation Portion (Ribbens)

Cox moved to enact Ordinance 2024-36.

President Ribbens called for public comment.

The following people spoke in opposition to Ordinance 2024-36:

David Haeg
Alex Koplin
Ed Oberts
Dueane Edelman
Nick Conner
Joan Corr
Jean Reveal
Patricia Bouton

There being no one else who wished to speak, the public comment period was closed.

Assembly Members Cox, Johnson, Tunseth, Elam, Dunne, Baisden and Cooper spoke in opposition to Ordinance 2024-36.

Baisden moved to table Ordinance 2024-36.

The motion to table Ordinance 2024-36 failed by the following vote:

Yes: 3 - Tunseth, Ribbens, and Baisden

No: 6 - Johnson, Cox, Cooper, Elam, Ecklund, and Dunne

The motion to enact Ordinance 2024-36 failed by the following vote:

No: 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Elam, Ecklund, Baisden, and Dunne

UNFINISHED BUSINESS

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Ribbens called for public comment.

The following people thanked the Assembly for the vote regarding Ordinance 2024-36:

Patricia Bouton
Ed Martin, Jr.
Alex Koplin
Nick Conner

Ray Oyemi, thanked the Assembly for their vote on Ordinance 20240-33.

Duane Edelman, addressed the Assembly regarding grand jury processes.

Chad Samskar, addressed the Assembly regarding property of his flagged for being in a right of way.

There being no one else who wished to speak, the public comment period was closed.

ASSEMBLY COMMENTS

Assembly Member Ecklund stated she was thankful for the ability to participate via Zoom and appreciated the public testimony. She stated she was hopeful the legislature would continue to improve what was offered to the teachers in our state. She thanked Mr. Elam for his efforts in this regard. She wished everyone a good evening.

Assembly Member Baisden thanked everyone for their comments. He wished everyone a good evening.

Assembly Member Dunne thanked everyone for attending. He stated he enjoyed attending the Alaska Municipal League conference in Anchorage in December and provided a brief report. He provided a report regarding a Kachemak Bay Research Reserve Community Council meeting he attended. Mr. Dunne stated he was grateful for the administration and staff for all the work that was done and looked forward to continued discussions regarding the land fill.

Assembly Member Tunseth echoed the Mayor's comments and thanked everyone who was working hard to keep the borough roads safe. He thanked the students from Soldotna High School that gave a presentation. Mr. Tunseth thanked not only the Clerk's Office staff but also the administration's staff for all their hard work. He thanked everyone for providing public comment. He asked everyone to keep the Huss family in their thoughts and prayers. Mr. Tunseth thanked Mr. Elam for his service on the Assembly and wished him good luck at the legislature.

Assembly Member Johnson thanked everyone for the public comments. He stated he hoped Mr. Ribbens was not discouraged with the outcome of Ordinance 2024-26 as different ideas were good. He thanked Mr. Elam for his service on the Assembly and wished him good luck in Juneau.

Assembly Member Elam stated he learned a lot and enjoyed serving the community on the Assembly. He thanked everyone for their testimony and stated he looked forward to continuing his service in the legislature. He wished everyone a good evening.

Assembly Member Cox stated he attended the Tourism Industry Working Group as a community member, and thought it was a good first meeting. He stated the working group had a good representation of its membership, but wished is included more smaller industry such as air bed and breakfasts. Mr. Cox stated he was attending cross country skiing competition in the Mat-Su valley. He stated he has also enjoyed working with Mr. Elam while he was on the Assembly and looked forward to seeing

what he can accomplish while in Juneau.

Vice President Cooper thanked everyone for their public comments. She wished Mr. Elam much success during his time in the legislature and looked forward to his representation of the Kenai Peninsula Borough in Juneau. She wished everyone a good evening.

President Ribbens congratulated Mr. Elam.

INFORMATIONAL MATERIALS AND REPORTS

1. [KPB-6510](#) Cook Inlet Regional Citizens Advisory Council Update

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. January 21, 2025 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 835 6358 3837 Passcode: 606672

ADJOURNMENT

With no further business to come before the assembly, President Johnson adjourned the meeting at 8:31 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of January 7, 2025.

Michele Turner, CMC, Borough Clerk

Approved by the Assembly: _____