



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Draft

Assembly

Ryan Tunseth, President
Kelly Cooper, Vice President
Willy Dunne
Cindy Ecklund
Dale Eicher
Scott Griebel
Michael Hicks
Lenora Niesen
Sarge Truesdell

Tuesday, June 16, 2026

6:00 PM

Betty J. Glick Assembly Chambers
Meeting ID: 897 1694 8642 Passcode: 075938
[https://yourkpb.zoom.us/j/89716948642?
pwd=fEb3zpJksgh1maera2nn3XZRWifPat.1](https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWifPat.1)

Meeting ID: 897 1694 8642 Passcode: 075938

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

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

ROLL CALL

[Clerk's Note: Assembly Member Cooper attended via Zoom.]

Present: 8 - Ryan Tunseth, Kelly Cooper, Cindy Ecklund, Willy Dunne, Dale Eicher, Lenora Niesen, Sarge Truesdell, and Scott Griebel

Excused: 1 - Michael Hicks

Also present were:

Peter A. Micciche, Borough Mayor
Brandi Harbaugh, Finance Director
Sean Kelley, Borough Attorney
Michele Turner, Borough Clerk
Sue Ellen Essert, Deputy Borough Clerk

COMMITTEE REPORTS

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

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell,

Tunseth / 1 Absent: Hicks]

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

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell, Tunseth / 1 Absent: Hicks]

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

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell, Tunseth / 1 Absent: Hicks]

APPROVAL OF AGENDA AND CONSENT AGENDA

Neisen 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-7786](#) June 2, 2026 Regular Assembly Meeting Minutes
approved

The following public hearing items met the required conditions of KPB 22.40.110 and were added to the consent agenda:

[2025-19-44](#) An Ordinance Authorizing the Acquisition of Real Property in Soldotna, Alaska, on Behalf of Central Kenai Peninsula Hospital Service Area, Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund, and Authorizing an Amendment to the Operating Agreement with Central Peninsula General Hospital, Inc. (Mayor)
This Budget Ordinance was enacted.

[2025-19-45](#) On Ordinance Appropriating Funds from the South Peninsula Hospital Service Area Operating Fund to be Transferred to the South Peninsula Hospital Capital Project Fund for Demolition and Site Improvements at 324 West Fairview Avenue, Homer Medical District (Mayor)
This Budget Ordinance was enacted.

NEW BUSINESS

[2026-039](#) A Resolution Authorizing Proprietary Procurement for 911 Network Upgrades (Mayor)
This Resolution was adopted.

[2026-037](#) A Resolution Approving an Updated Management Agreement for the Sea Otter Community Center on Behalf of the Seldovia Recreational Service Area and Authorizing a Pool Management Agreement Addendum (Mayor)

This Resolution was adopted.

[2026-038](#) A Resolution Authorizing the Mayor to Execute the Fourth Amendment to the Operating Agreement with South Peninsula Hospital, Inc. (Mayor)

This Resolution was adopted.

[2025-19-46](#) An Ordinance Appropriating Supplemental Funds from the General Fund for the Seward High School Gym Floor Replacement Project (Mayor) (Hearing on 07/07/26)

This Budget Ordinance was introduced and set for public hearing.

[2025-19-47](#) An Ordinance Appropriating \$800,000 from the Land Trust Investment Fund to be Transferred to the Land Trust Fund Representing the Fiscal Year 2026 Operating Transfer Per KPB 5.20.200(A) (Mayor) (Hearing on 07/07/26)

This Budget Ordinance was introduced and set for public hearing.

[KPB-7789](#) Approving a Right-Of-Way Vacation; KPB File 2026-043

Submitted By: Johnson, Leslie

Request: Vacates the approximately 50' wide by 573' long Mayo St. right-of-way granted per KN 88-86

Location: Lot 1, Mayo River Subdivision Plat KN 88-86, also abutting Govt Lots 23 & 24, Funny River Area

[Clerk's Note: At its regular meeting of May 26, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

This Petition to Vacate was approved.

[KPB-7790](#) Approving a Right-Of-Way Vacation; KPB File 2026-039

Submitted By: McLane Consulting Group / Tanner Crab, LLC

Request: Vacates a portion of the Maximilian Court cul-de-sac granted per SW 2009-6

Location: Lot 13. Clan Maxwell Estates Avalon Heights Addition #5, SW 2021-008, Bear Creek Area

[Clerk's Note: At its regular meeting of May 26, 2026, the Planning

Commission unanimously approved the referenced petition to vacate.]

This Petition to Vacate was approved.

- [KPB-7791](#) Confirming an Appointment to the Nikiski Advisory Planning Commission (Mayor)
Kaitlyn Jackson, Seat C, Term Expires 09/30/2027
This Board Appointment was approved.

Approval of the Agenda and Consent Agenda as Amended

President Tunseth called for public comment with none being offered.

The motion to approve the agenda and consent agenda as amended carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

PRESENTATIONS WITH PRIOR NOTICE

1. [KPB-7787](#) RESCHEDULED TO 07/07/26 Kenai Peninsula Borough School District Quarterly Report, Clayton Holland Superintendent (10 minutes)
2. [KPB-7788](#) TO BE RESCHEDULED Senator Jesse Bjorkman Legislative Update (10 minutes)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Tunseth called for public comment with none being offered.

MAYOR'S REPORT

Mayor's Report Cover Memo

[KPB-7795](#) Mayor's Memo

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-7796](#) Corrected-Authorization to Award a Contract for ITB26-029 Boiler Replacement Skyview Middle School
3. Other
 - a. [KPB-7797](#) Certification of the 2026 Main Roll Assessment

b. [KPB-7798](#) Tax Adjustment Request Approval**ITEMS NOT COMPLETED FROM PRIOR AGENDA****PUBLIC HEARINGS ON ORDINANCES**

[2026-23](#) An Ordinance Authorizing the Conveyance of the Nikolaevsk School Property to Alaskan Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

Ecklund moved to enact Ordinance 2026-23.

President Tunseth called for public comment:

Mariah Kerrone, spoke in support of Ordinance 2026-23.

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

Dunne moved to amend Ordinance 2026-23 as follows:

The fourth Whereas to read, “the installment payments will be deferred by KPB so long as the property is used for K-12 public school purposes and a minimum of \$202,526.64 annually is contributed by AHE towards building maintenance and other building related operational costs; and”; and

Section 4 to read, “That the Alaska Homestead Education, Inc. warrants and covenants that in the event the property is not used for K-12 public school purposes for a period of One Hundred and Twenty (120) months, the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.”; and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaska Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaska Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.”

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Ecklund moved to amend Ordinance 2026-23 as follows:

The title to read, “AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE NIKOLAEVSK SCHOOL PROPERTY TO ALASKAN^u HOMESTEAD EDUCATION, INC IN SUPPORT OF COMMUNITY K-12 PUBLIC EDUCATION”

The first Whereas to read, “this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan^u Homestead Education, Inc. (AHE) for Nikolaevsk K-12 Charter School purposes; and”; and

The second Whereas to read, “conveying the subject parcels to AHE will satisfy a community public charter school purpose, alleviate Kenai Peninsula Borough (KPB) from ongoing maintenance or holding costs associated with the property, and protect KPB’s interests by providing that the property may revert back to KPB, at its discretion, should the property not be used for K-12 public school purposes; and”; and

The seventh Whereas to read, “this arrangement recognizes the unique attributes of the Nikolaevsk school property, that takes into consideration a cloud on title, the remote nature of the school property, the high holding costs and lack of alternative uses for the property, and the community request for a charter school space; this arrangement must not be viewed as a precedent impacting any future surplus school facilities; and”; and

Section 4 to read, “That the Alaskan^u Homestead Education, Inc. warrants and covenants for a term of One Hundred and Twenty (120) Months, that in the event the property is not used for K-12 public school purposes for a period not to exceed four (4) consecutive months, [OF ONE HUNDRED AND TWENTY (120) MONTHS] the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.”; and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan^u Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of

the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.”; and

Section 7 to read, “That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.”

Section 4 to read, “That the Alaskan Homestead Education, Inc. warrants and covenants for a term of One Hundred and Twenty (120) Months, that in the event the property is not used for K-12 public school purposes for a period not to exceed four (4) consecutive months, [OF ONE HUNDRED AND TWENTY (120) MONTHS] the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.” and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.” and

Section 7 to read, “That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.”

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Dunne moved to amend Ordinance 2026-23 as follows:

The first Whereas to read, “this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan Homestead Education, Inc. (AHE) for Nikolaevsk K-12 public charter school purposes”; and

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Assembly Members Dunne and Ecklund spoke in opposition to Ordinance 2026-23.

Assembly Members Cooper, Truesdell and Neisen spoke in support of Ordinance 2026-23.

The motion to enact Ordinance 2026-23 as amended carried by the following vote:

Yes: 6 - Tunseth, Cooper, Eicher, Niesen, Truesdell, and Griebel

No: 2 - Ecklund, and Dunne

Excused: 1 - Hicks

[2026-24](#) An Ordinance Amending KPB Chapter 5.19, Uniform Remote Seller Sales Tax Code, in Accordance with Amendments Adopted by the Alaska Remote Seller Sales Tax Commission (Mayor)

Truesdell moved to enact Ordinance 2026-24.

President Tunseth called for public comment with none being offered.

The motion to enact Ordinance 2026-24 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

[2026-036](#) (Mayor) Substitute: A Resolution Authorizing the Mayor to Execute Agreements with the State of Alaska, Department of Public Safety and the U.S. Forest Service for Dispatch Services Provided by Soldotna Public Safety Communications Center (Mayor)

Neisen moved to adopt Resolution 2026-036.

President Tunseth called for public comment regarding Resolution 2026-036 and 2026-036 (Mayor) Substitute with none being offered.

Neisen moved to amend Resolution 2026-036 by substitute.

The motion to amend Resolution 2026-036 by substitute carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

The motion to adopt Resolution 2026-036 (Mayor) Substitute carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment with none being offered.

ASSEMBLY COMMENTS

Assembly Member Eicher stated he attended the Seward-Bear Creek Flood Service Area Board meeting on June 1, 2026, and the Planning Commission meeting on June 8, 2026. He wished everyone a happy Fourth of July.

Assembly Member Truesdell thanked everyone for a good meeting.

Assembly Member Griebel wished everyone a happy Fourth of July.

Assembly Member Ecklund stated she attended the Eastern Peninsula Highway Emergency Service Area Board meeting on June 15, 2026, and provided a brief update. Ms. Ecklund offered additional comments regarding Ordinance 2026-23.

Assembly Member Niesen stated she attended the Nikiski Advisory Planning Commission meeting on June 4, 2026, the Nikiski Community Council meeting on June 8, 2026, the Nikiski Fire Service Area Board meeting on June 10, 2026, and a Kenai Peninsula Economic Development District meeting. She provided a brief update on those meetings. Ms. Niesen also recognized the passing of Marge Mullin, who recently passed away at the age of 106.

Assembly Member Dunne stated he attended the Kachemak Bay National Estuarine Research Reserve Community Council meeting on June 5, 2026, the Resilience and Security Advisory Commission meeting on June 10, 2026, and the Seldovia Recreational Service Area Board meeting on June 9, 2026. He provided a brief update on those meetings. Mr. Dunne announced that the Seldovia Summer Solstice Music Festival was June 18-20, 2026.

Mr. Dunne also gave notice of reconsideration of Ordinance 2026-23.

Assembly Vice President Cooper provided additional comments regarding Ordinance 2026-23.

Assembly President Tunseth recognized and thanked staff for their assistance,

expressed appreciation to the Mayor's staff for their continued availability and support, and thanked his fellow Assembly Members.

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

- 1. July 7, 2026 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 897 1694 8642 Passcode: 075938

ADJOURNMENT

With no further business to come before the assembly, President Tunseth adjourned the meeting at 7:33 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of June 16, 2026.

Michele Turner, MMC, Borough Clerk

Approved by the Assembly: _____