



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

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

Tuesday, February 17, 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

Any invocation that may be offered at the beginning of the assembly meeting shall be a chaplain from borough fire and emergency service areas. No member of the community is required to attend or participate in the invocation.

ROLL CALL

COMMITTEE REPORTS

APPROVAL OF AGENDA AND CONSENT AGENDA

(All items listed with an asterisk () are considered to be routine and non-controversial by the Assembly and will be approved by one motion. Public testimony will be taken. There will be no separate discussion of these items unless an Assembly Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)*

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

KPB-7461: February 3, 2026 Regular Assembly Meeting Minutes

KPB-7464: A Resolution Commending the Homer High School Boys' Football Team

Resolution 2026-010: Authorizing the Issuance and Sale of General Obligation Bonds, in an Amount Not to Exceed \$31,462,085 Costs of Certain Educational Capital Improvements

Ordinance 2025-19-27: Accepting and Appropriating Code Blue Grant Funds from the Southern Region Emergency Medical Services, Inc. on Behalf of Western Emergency Service Area

Ordinance 2026-04: Amending KPB 2.56.030 to Adopt the 2045 Homer Comprehensive Plan

Ordinance 2026-05: Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings

Ordinance 2026-06: Amending Borough Code Section KPB 17.10.100(F) Regarding Methods of Disposition

Ordinance 2026-07: Authorizing a Long-Term Lease Agreement with the City of Seward for Operation of a Public Outdoor Shooting Range

Ordinance 2026-08: Authorizing a Communications Site Lease Agreement with Chugach Electric Association, Inc., in Cooper Landing

KPB-7470: Authorizing a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Outdoor Recreation Lodge License, The Notch, LLC, dba Shearwater Cove

KPB-7471: Authorizing a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Eating Place, AK Props and Fins LLC, dba AK Props and Fins

KPB-7472: Authorizing a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Outdoor Recreation Lodge License with Restaurant Endorsement, Snug Harbor Outpost LLC, dba Snug Harbor Outpost

KPB-7473: Petition to Vacate an irregular-shaped portion of Narrow Road as it is currently located east of Lots 14 and 15, north of the intersection with De Busk Drive, including all associated utility easements, as originally dedicated by Immanuel Subdivision No. 2, Plat KN 2025-14. Nikiski

KPB-7474: Confirming an Appointment to Hope/Sunrise Advisory Planning Commission

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2025-19-24: Accepting and Appropriating Opioid Settlement Funds for the Opioid Settlement Fund Grant Program

Ordinance 2025-19-25: Appropriating \$342,000 from the School Maintenance Fund for Snow Removal and Sanding

Ordinance 2026-03: Accepting Emergency Response Equipment from the Bear Creek Volunteer Fire & Ems, Inc. (BCV) on Behalf of Bear Creek Fire Service Area and Reconveying Used Equipment to BCV

Ordinance 2025-19-26: Appropriating Local Area and Tribal Consistency Funds to Fund the 25% Cost Share Requirement for the FY26 Congressionally Directed Spending Award to Construct Telecommunications Infrastructure in Turnagain Pass

APPROVAL OF MINUTES

*1. [KPB-7461](#) February 3, 2026 Regular Assembly Meeting Minutes

Attachments: [February 3, 2026 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

- *1. [KPB-7464](#) A Resolution Commending the Homer High Schools Boys' Football Team - ASAA State Football Champions of the Year 2025 (Mayor, Cooper)

Attachments: [Commending Resolution](#)

PRESENTATIONS WITH PRIOR NOTICE

(20 minutes total)

1. [KPB-7465](#) Alaska Small Business Development Center Overview, Clifford Cochran, Kenai Peninsula Director

Attachments: [Alaska Small Business Development Center Overview, Clifford Cochran, Kenai](#)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

(3 minutes per speaker; 20 minutes aggregate)

MAYOR'S REPORT

Mayor's Report Cover Memo

[KPB-7475](#) Mayor's Report Memo

Attachments: [Mayor's Report Cover Memo](#)

1. Assembly Requests/Responses
2. Agreements and Contracts
 - a. [KPB-7476](#) Authorization to Award a Contract for RFP26-009 2026 Tax Foreclosure Land Sales Marketing & Auction Services
Attachments: [Authorization to Award Contract RFP26-009 20206 Tax Foreclosure Land Sales](#)
3. Other
 - a. [KPB-7477](#) Investment Report quarter ended December 31, 2025
Attachments: [Investment Report quarter ended December 31, 2025](#)
 - b. [KPB-7478](#) Capital Project Reports- December 31, 2025
Attachments: [Capital Project Reports December 31, 2025](#)

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2025-19-24](#) An Ordinance Accepting and Appropriating Opioid Settlement Funds for the Opioid Settlement Fund Grant Program (Mayor)

Attachments: [Ordinance 2025-19-24](#)
[Memo](#)
[Reference Copy R2021-074](#)
[Reference Copy O2021-19-50](#)
[Reference Copy O2023-19-51](#)

2. [2025-19-25](#) An Ordinance Appropriating \$342,000 from the School Maintenance Fund for Snow Removal and Sanding (Mayor)

Attachments: [Ordinance 2025-19-25](#)
[Memo](#)

3. [2026-03](#) An Ordinance Accepting Emergency Response Equipment from the Bear Creek Volunteer Fire & EMS, Inc. (BCV) on Behalf of Bear Creek Fire Service Area and Reconvening Used Equipment to BCV (Mayor)

Attachments: [Ordinance 2026-03](#)
[Memo](#)
[Laydown Advisory Board Recommendations](#)

4. [2025-19-26](#) An Ordinance Appropriating Local Area and Tribal Consistency Funds to Fund the 25% Cost Share Requirement for the FY26 Congressionally Directed Spending Award to Construct Telecommunications Infrastructure in Turnagain Pass (Mayor)

Attachments: [Ordinance 2025-19-26](#)
[Memo](#)

Ordinances referred to Policies and Procedures Committee

5. [2026-02](#) An Ordinance Amending Title 4, Elections, to Update Election Worker Compensation, the Candidate Filing Period, add a New Candidate Withdrawal Period and Extend the Terms of Office for Current Elected Officials to Align with a November Election Date (Eicher, Niesen and Tunseth at the request of the Borough Clerk)

Attachments: [Ordinance 2026-02](#)
[Memo](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

- *a. [2026-010](#) A Resolution Authorizing the Issuance and Sale of General Obligation Bonds, in One or More Series, of the Kenai Peninsula Borough in an Amount Not to Exceed \$31,462,085 of Bond Proceeds to Finance Costs of Certain Educational Capital Improvements in the Borough; Authorizing the Sale of Such Bonds; Fixing Certain Details of Such Bonds; Pledging the Full Faith and Credit of the Borough to the Payment Thereof; Authorizing the Sale of Such Bonds; and Providing for Related Matters (Mayor)

Attachments: [Resolution 2026-010](#)
[Memo](#)
[Reference Copy O2022-20](#)
[Reference Copy R2023-003](#)

- b. [2026-011](#) LAYDOWN A Resolution Authorizing a Letter of Support for the National Forest Foundation's Proposal to the Recreational Trails Program for the Construction of Wolverine Bridge

Attachments: [Resolution 2026-011](#)
[LAYDOWN Memo](#)
[LAYDOWN Map](#)
[LAYDOWN Tunseth Amendment Memo](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

- *a. [2025-19-27](#) An Ordinance Accepting and Appropriating Code Blue Grant Funds from the Southern Region Emergency Medical Services, Inc. on Behalf of Western Emergency Service Area (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2025-19-27](#)
[Memo](#)

Ordinances for Introduction and referred to the Lands Committee

- *b. [2026-05](#) An Ordinance Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2026-05](#)
[Memo](#)
[Vicinity Map](#)
[Exhibit A - Retention Parcels](#)
[Exhibit B - Sale Parcels](#)

- *c. [2026-07](#) An Ordinance Authorizing the Kenai Peninsula Borough to Enter Into a Long-Term Lease Agreement with the City of Seward for Operation of a Public Outdoor Shooting Range (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2026-07](#)
[Memo](#)
[Map](#)
[Draft Lease](#)
[City of Seward Resolution 2026-008](#)

- *d. [2026-08](#) An Ordinance Authorizing a Communications Site Lease Agreement with Chugach Electric Association, Inc., in Cooper Landing (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2026-08](#)
[Memo](#)
[Map](#)
[Draft Lease](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

- *e. [2026-04](#) An Ordinance Amending KPB 2.56.030 to Adopt the 2045 Homer Comprehensive Plan as the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Homer (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2026-04](#)
[Memo](#)
[Homer Comprehensive Plan 2045](#)

- *f. [2026-06](#) An Ordinance Amending Borough Code Section 17.10.100(F) Regarding Methods of Disposition (Mayor) (Hearing on 03/17/26)

Attachments: [Ordinance 2026-06](#)
[Memo](#)

3. Other

Other items referred to Finance Committee

- *a. [KPB-7470](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Outdoor Recreation Lodge License, The Notch, LLC, dba Shearwater Cove License No. 16811, Resurrection Bay

Attachments: [New Outdoor Recreation Lodge License, dba Shearwater Cove License #16811](#)

- *b. [KPB-7471](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Eating Place, AK Props and Fins LLC, dba AK Props and Fins License No. 16847, Nikiski

Attachments: [New Restaurant Eating Place, dba AK Props and Fins License #16847](#)

- *c. [KPB-7472](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Outdoor Recreation Lodge License with Restaurant Endorsement, Snug Harbor Outpost LLC, dba Snug Harbor Outpost License No.16866, Chisik Island

Attachments: [New Outdoor Recreation Lodge License with Restaurant Endorsement, dba Sn](#)

Other items referred to Lands Committee

- *d. [KPB-7473](#) Petition to Vacate an irregular-shaped portion of Narrow Road as it is currently located east of Lots 14 and 15, north of the intersection with De Busk Drive, including all associated utility easements, as originally dedicated by Immanuel Subdivision No. 2, Plat KN 2025-14. Nikiski

[Clerk's Note: At its regular meeting of February 9, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

Attachments: [Petition to Vacate a portion of Narrow Road, Plat KN 2025-14, Nikiski Submittal Petition](#)

Other items referred to Policies and Procedures Committee

- *e. [KPB-7474](#) Confirming an Appointment to Hope/Sunrise Advisory Planning Commission (Mayor)
Scotty Smith, Seat D, Term Expires 09/30/2028

Attachments: [Appointment to Hope/Sunrise Advisory Planning Commission](#)

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY COMMENTS

PENDING LEGISLATION

(This item lists legislation which will be addressed at a later date as noted.)

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. March 17, 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

This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBI-AM 890 (South Peninsula), and KIBH FM 91.7 (East Peninsula).

The meeting will be held in the Betty J. Glick Assembly Chambers, Borough Administration Building, Soldotna, Alaska. The meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible. To attend the Zoom meeting by telephone call toll free 1-888-788-0099 or 1-877-853-5247 and enter the Meeting ID: 897 1694 8642 Passcode: 0745938. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at www.kpb.us

For further information, please call the Clerk's Office at 714-2160 or toll free within the Borough at 1-800-478-4441, Ext. 2160. Visit our website at <https://kpb.legistar.com/Calendar.aspx> for copies of the agenda, meeting minutes, ordinances and resolutions.