



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Assembly

*Brent Hibbert, President*  
*Brent Johnson, Vice President*  
*Jesse Bjorkman*  
*Kenn Carpenter*  
*Lane Chesley*  
*Tyson Cox*  
*Richard Derkevorkian*  
*Willy Dunne*  
*Bill Elam*

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Tuesday, January 19, 2021

6:00 PM

Betty J. Glick Assembly Chambers

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

*Any invocation that may be offered at the beginning of the assembly meeting shall be a voluntary offering of a private person, to and for the benefit of the assembly. No member of the community is required to attend or participate in the invocation.*

[Clerk's Note: An invocation was given by Carrie Henson.]

### 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.)*

### APPROVAL OF MINUTES

[KP-2940](#) January 5, 2021 Assembly Meeting Minutes

*Attachments:* [January 5, 2021 Assembly Meeting Minutes](#)

### COMMENDING RESOLUTIONS AND PROCLAMATIONS

**PRESENTATIONS WITH PRIOR NOTICE**

*(20 minutes total)*

1. [KPB-2942](#) South Peninsula Hospital Quarterly Report (10 Minutes)

***Attachments:*** [Presentation](#)

2. [KPB-2941](#) Project Homeless Connect, Jodi Stuart (10 Minutes)

***Attachments:*** [Presentation](#)

[2020 Annual Report](#)

[2021 Flyer](#)

[2020 Homer Area Report](#)

[2020 Seward Cares Report](#)

**PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

*(3 minutes per speaker; 20 minutes aggregate)*

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

*(Testimony limited to 3 minutes per speaker)*

Ordinances referred to Finance Committee

[2020-19-15](#) An Ordinance Appropriating \$112,341.16 from the Land Trust Fund, Fund Balance to be Transferred to the Land Trust Investment Fund Representing the Fiscal Year 2020 Transfer of Land Sales Revenue to the Land Trust Investment Fund Per KPB 5.20.080(B) (Mayor)

***Attachments:*** [Ordinance 2020-19-15](#)

[Memo](#)

[2020-19-16](#) An Ordinance Accepting and Appropriating a \$150,164.45 Grant from The National Oceanic and Atmospheric Administration, Gulf of Alaska Pink Salmon Fishery Disaster Relief Program Administered by the Pacific States Marine Fisheries Commission to Improve Fish Passage at Old Exit Glacier Road Bridge #1 (Mayor)

**Attachments:**

[Ordinance 2020-19-16](#)

[Memo](#)

[Road Service Area Board Recommendation](#)

[Email Notice 120320](#)

[Grant Notice Letter](#)

[Kenai Peninsula Borough Mitigation Project Photos](#)

[Additional information 011921](#)

[Johnson Information 010721](#)

[Public Comment 010721](#)

Ordinances referred to Lands Committee

[2021-02](#) An Ordinance Authorizing the Negotiated Lease of Classroom Space at the Soldotna Prep Building with the Boys and Girls Club of the Kenai Peninsula (Mayor)

**Attachments:**

[Ordinance 2021-02](#)

[Amendment Memo 011921](#)

[Planning Commission Recommendation](#)

[Memo](#)

[Lease Package](#)

Ordinances referred to Policies and Procedures Committee

[2020-45](#) An Ordinance Amending KPB 2.40, Planning Commission, KPB Title 20, Subdivisions, and KPB 21.20, Hearing and Appeals, to Correct Grammatical Errors, and Clarify and Improve Certain Administrative Procedures (Mayor)

*Attachments:* [Ordinance 2020-45](#)  
[Planning Commission Request for Postponement 011921](#)  
[Amendment Memo #2 120120 \(Motion to amend is on the floor form the 12/01/20\)](#)  
[Memo](#)  
[Sectional Analysis](#)  
[Public Comments 120120](#)  
[Public Comment 111020](#)  
[eComments 120120](#)  
[Amendment Memo #1 102920 \(Dealt with on 12/01/20\)](#)  
[Planning Commission Recommendation 111020 \(Dealt with on 12/01/20\)](#)

## UNFINISHED BUSINESS

### NEW BUSINESS

#### 1. Resolutions

Resolutions referred to Finance Committee

[2021-006](#) A Resolution Redistributing Fiscal Years 2018 and 2019 Community Assistance Program Funds to Eligible Nonprofits within the Unincorporated Communities of Diamond Ridge and Fritz Creek (Mayor)

*Attachments:* [Resolution 2021-006](#)  
[Memo](#)

Resolutions referred to Policies and Procedures Committee

[2021-007](#) A Resolution Approving the Tourism and Economic Development Program Objectives for Fiscal Year 2022 (Mayor)

*Attachments:* [Resolution 2021-007](#)  
[Memo](#)

Resolutions referred to Legislative Committee

[2021-008](#) A Resolution Requesting the U.S. Secretary of Commerce to Declare a Commercial Fishery Resource Disaster Due to the 2020 Failure of the Upper Cook Inlet Commercial Sockeye Salmon Fishery (Mayor, Johnson)

*Attachments:* [Resolution 2021-008](#)  
[Memo](#)  
[Resolution 2021-008 Substitute](#)  
[Sub Memo](#)  
[Sub Fisheries Data](#)

## 2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

[2020-19-17](#) An Ordinance Authorizing the Acquisition of Real Property Located at 4135 Hohe Street, Homer, Alaska on Behalf of South Peninsula Hospital, Appropriating \$315,000 from the South Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the SPH, Inc. Operating Agreement (Mayor)

*Attachments:* [Ordinance 2020-19-17](#)  
[Memo](#)  
[Hohe - SPH Campus Map](#)  
[HoHe Detailed Parcel Report 17506205](#)  
[HoHe Purchase Agreement](#)  
[SPH 1st Amendment to OA](#)  
[Hohe Purchase Approval - SPH Resolution 20-21](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

[2021-03](#) An Ordinance Amending KPB 21.06.040, Administration, and KPB 21.06.070, "Development" Definition, for Floodplain Management Purposes (Mayor)

*Attachments:* [Ordinance 2021-03](#)  
[Memo](#)

## 3. Other

[KPB-2944](#) Confirming the Appointment to the Kenai Peninsula Borough Funny River Advisory Planning Commission (Mayor)

Donovan J. Fritz, Seat A, Term Expires September 30, 2023

*Attachments:* [Appointment](#)

[KPB-2945](#) Confirming the Appointment to the Western Emergency Service Area Board (Mayor)

Janice Nofziger, Seat E (At-Large), Term Expires October, 2021

*Attachments:* [Appointment](#)

[KPB-2946](#) Confirmation of Melanie Aeschliman as Borough Director of Planning (Mayor)

*Attachments:* [Confirmation](#)

## MAYOR'S REPORT

[KPB-2932](#) Mayor's Report Cover Memo

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

1. Assembly Requests/Responses

2. Agreements and Contracts

a. [KPB-2933](#) Authorization to Award a Contract for ITB21-017 Homer Medical Center Roof Replacement to Building Specialties, Inc., Anchor Point, AK.

*Attachments:* [Auth to Award Contract ITB21-017](#)

b. [KPB-2934](#) Sole Source to Purchase Full-Time/Volunteer Uniforms from Bare Threads.

*Attachments:* [Bear Threads Sole Source](#)

c. [KPB-2935](#) Authorization to Award a Contract for RFP21-005 Janitorial Services - River Center Building to Touch of Gold Cleaning, LLC.

*Attachments:* [Auth to Award Contract RFP21-005](#)

d. [KPB-2936](#) Sole Source to Purchase Genie Telehandler from United Rentals.

*Attachments:* [Sole Source United Rentals](#)

- e. [KPB-2937](#) Authorization to Award a Contract for RFP21-005 Janitorial Services - Office of Emergency Management and 911 Building to Touch of Gold Cleaning, LLC.

Attachments: [Auth to Award Contract RFP21-005](#)

3. Other

- a. [KPB-2938](#) 20CAR Summary Reports as of 01/11/21

Attachments: [20CAR Summary Reports as of 011121](#)  
[Updated Information](#)

- b. [KPB-2939](#) Litigation Status Report - Quarter Ending 12/31/20

Attachments: [Litigation Status Report](#)

## PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

### ASSEMBLY COMMENTS

### PENDING LEGISLATION

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

1. [2021-002](#) A Resolution Updating the Kenai Peninsula Borough Schedule of Rates, Charges, and Fees, Pursuant to KPB 1.26, to include Rates for Agricultural and Grazing Leases (Mayor)

Attachments: [Resolution 2021-002](#)  
[Memo](#)  
[Planning Commission Recommendation](#)

2. [2021-01](#) An Ordinance Amending KPB 17.10, Borough Lands and Resources, to Change Agriculture and Grazing Lease Rates to a Standard Fee Schedule and Clarify Tax Responsibility (Mayor)

Attachments: [Ordinance 2021-01](#)  
[Amendment Memo 020221](#)  
[Planning Commission Recommendation](#)  
[Memo](#)  
[Public Comment 020221](#)

3. [2020-19-07](#) An Ordinance Appropriating Refinanced 2013 Bear Creek Fire Service Area General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

*Attachments:* [Ordinance 2020-19-07](#)  
[Admin's Request to Table](#)  
[Memo](#)  
[Amendment Memo \(Dealt with 10/13/20\)](#)  
[Reference copy: Resolution 2020-044](#)  
[Reference copy: Resolution 2012-091](#)

4. [2020-19-08](#) An Ordinance Appropriating Refinanced 2013 School General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

*Attachments:* [Ordinance 2020-19-08](#)  
[Admin's Request to Table](#)  
[Memo](#)  
[Amendment Memo \(Dealt with 10/13/20\)](#)  
[Reference copy: Resolution 2013-071](#)  
[Reference copy: Resolution 2020-042](#)

5. [2020-19-09](#) An Ordinance Appropriating Refinanced 2011 Hospital General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

*Attachments:* [Ordinance 2020-19-09](#)  
[Admin's Request to Table](#)  
[Memo](#)  
[Amendment Memo \(Dealt with 10/13/20\)](#)  
[Reference copy: Resolution 2011-073](#)  
[Reference copy: Resolution 2020-043](#)

## INFORMATIONAL MATERIALS AND REPORTS

## ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. January 21, 2021 Anadromous Waters Habitat Protection Work Group  
2:00 PM This meeting will be held through Zoom. Meeting ID: 917 6098 9577 Passcode: 607311



2. February 2, 2021 Regular Assembly meeting

6:00 PM This meeting will be held through Zoom. Meeting ID: 938 6524 5999 Passcode: 886199

And in person from the Betty J. Glick Assembly Chambers Borough Administration Building.

## ADJOURNMENT

*This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBI-AM 890 (South Peninsula), K201AO(KSKA)-FM 88.1 (East Peninsula).*

*The meeting will be held through Zoom, the Meeting ID: 938 6524 5999 Passcode: 886199 and in-person from the Betty J. Glick Assembly Chambers, Borough Administration Building, Soldotna, Alaska. COVID-19 mitigation protocols will be observed. To join the meeting from a computer, visit <https://zoom.us/j/128871931>. To attend the Zoom meeting by telephone call toll free 1-888-788-0099 or 1-877-853-5247 and enter the Meeting ID: 938 6524 5999 Passcode: 886199. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at [kpb.us](http://kpb.us): "Meeting and Public Notices" "Current Assembly Agenda".*

*Copies of the agenda and ordinances to be considered can be viewed on the website referenced above or at the Public Bulletin Board located on the window right of the double doors in the back of the Borough Administration Building. 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 [www.kpb.us](http://www.kpb.us) for copies of the agenda, meeting summaries, ordinances and resolutions.*