



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda

Assembly

Dale Bagley, President
Sue McClure, Vice President
Kelly Cooper
Blaine Gilman
Mako Haggerty
Brent Johnson
Wayne Ogle
Stan Welles
Kelly Wolf

Tuesday, September 1, 2015

6:00 PM

Assembly Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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 approved by one motion. There will be no separate discussion of these items unless an Assembly Member so request which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)*

G. APPROVAL OF MINUTES

[KPB-0452](#) August 18, 2015 Regular Assembly Meeting Minutes

Attachments: [081815 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

PRESENTATIONS WITH PRIOR NOTICE

[TMP-0144](#) Kenai Peninsula Borough School District Quarterly Report (10 minutes)

Attachments: [KPBSD Quarterly Report](#)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**MAYOR'S REPORT**

1. Assembly Requests/Responses

- a. [KPB-0454](#) LAYDOWN Voter Approval of Municipal Annexation

Attachments: [Voter Approval of Municipal Annexation](#)

2. Agreements and Contracts

- a. [KPB-0440](#) Caron Compactor Company Sole Source Waiver

Attachments: [Caron Compactor Company Sole Source Waiver](#)

- b. [KPB-0441](#) Authorization to Award Contract for Aurora Borealis Parking Expansion to Foster Construction, Inc., Soldotna AK

Attachments: [Authorization to Award Contract - Foster Construction](#)

- c. [KPB-0442](#) Authorization to Award Contract for ITB16-003 Bulk Fuel Supply for Various Regions

Attachments: [Authorization to Award Contract for ITB16-00 Bulk Fuel Supply](#)

- d. [KPB-0443](#) Approval for Sole Source for Service and Maintenance of Borough Owned Supervisory Control and Data Acquisition System Water Treatment Control System to TecPro for the Period of Three (3) Years

Attachments: [Sole Source Approval - TecPro](#)

3. Other

- a. [KPB-0444](#) FY2015 Revenue – Expenditure Report – July 2015

Attachments: [FY2015 Revenue - Expenditure Report - July 2015](#)

- b. [KPB-0445](#) FY15 Budget Revisions – June 2015

Attachments: [FY15 Budget Revisions - June 2015](#)

- c. [KPB-0451](#) FY16 Budget Revisions - July 2015

Attachments: [FY16 Budget Revisions - July 2015](#)

- d. [KPB-0446](#) Project Reports – June 30, 2015

Attachments: [Project Reports - June 30, 2015](#)

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

Ordinances referred to Finance Committee

[2015-19-07](#) An Ordinance Accepting and Appropriating Funding from the State of Alaska in the Amount of \$521,100 for Community Purposes under the State's 2015/2016 Community Revenue Sharing Program (Mayor)

Attachments: [O2015-19-07](#)
[Memo](#)
[Grant Award Letter](#)

[2015-19-08](#) An Ordinance Appropriating \$246,731.51 to the Special Assessment Fund for the Diamond View Estates Utility Special Assessment District (Mayor)

Attachments: [O2015-19-08](#)
[Memo](#)
[Public Comment](#)

[2015-19-09](#) An Ordinance Appropriating \$3,050,000 from the Central Peninsula Hospital Plant Replacement and Expansion Fund and Declaring the Official Intent to Issue Revenue Bonds in the Aggregate Principal Amount of Not to Exceed \$3,050,000 to Pay the Cost of Medical Equipment for the Specialty Clinic Building at Central Peninsula Hospital (Mayor)

Attachments: [O2015-19-09](#)
[Memo](#)
[Gilman Amendment Memo](#)
[Central Peninsula Hospital Response Letter](#)

UNFINISHED BUSINESS - None.

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

[2015-038](#) A Resolution To Form the District and Proceed with the Improvement of the Diamond View Estates Utility Special Assessment District for a Natural Gas Main Line (Mayor)

Attachments: [R2015-038](#)
[Memo](#)
[Exhibits](#)
[Public Comment](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

[2014-19-62](#) An Ordinance to Record Expenditures of \$9,532,675.35 paid by the State of Alaska Department of Administration, Division of Retirement and Benefits on Behalf of the Kenai Peninsula Borough Toward the Borough's Unfunded PERS Liability (Mayor)

Attachments: [2014-19-62](#)
[Memo](#)
[FY15 PERS State of Alaska Letter](#)

[2015-19-10](#) An Ordinance Accepting and Appropriating Funds in the Amount of \$66,700 from the State of Alaska Department of Natural Resources to Provide E911 Dispatch Services and Authorizing the Addition of One Dispatch Position in the Emergency Communications Division of the Office of Emergency Management During the Period of Time Funds are Provided by the State of Alaska Department of Natural Resources (Mayor)

Attachments: [O2015-19-10](#)
[Amendment Memo](#)
[Memo](#)
[Memorandum of Agreement](#)
[LAYDOWN Public Comment](#)

[2015-19-11](#) An Ordinance Appropriating \$30,000 from the Nikiski Senior Service Area Fund for External Accounting Services (Mayor, Ogle)

Attachments: [O2015-19-11](#)
[LAYDOWN Service Area Board Recommendations](#)
[Memo](#)

[2015-19-12](#) An Ordinance Appropriating \$435,000 from the South Kenai Peninsula Hospital Service Area (SKPHSA) Operating Fund to the SKPHSA Capital Project Fund, Authorizing the Acquisition of Real Property Located at 4136 Bartlett Street, Homer, Alaska on Behalf of SKPHSA Appropriating \$1,635,000 from the SKPHSA Capital Project Fund for the Purchase and Building Expansion Design, and Authorizing an Amendment to the SPH, Inc. Sublease and Operating Agreement (Mayor)

Attachments:

[O2015-19-12](#)

[LAYDOWN Service Area Board and INC Recommendations](#)

[LAYDOWN Planning Commission Recommendations](#)

[Memo](#)

[SPH Homer Medical Center Letter and back-up](#)

[Map](#)

[Purchase Agreement](#)

[Second Amendment to Sublease and Operating Agreement](#)

Other

Other items referred to Lands Committee

[KPB-0447](#) Petition to Vacate Mills Pond Avenue Right-of-Way, a 60-foot Wide by 1,060 foot in length Right-of-Way as Dedicated by Davis-Mill Subdivision (Plat KN 2007-57) and Toombs Subdivision #3 (Plat KN 2006-105). Also Vacate a Portion of Toombs Ave., a 33-foot Wide by 90 feet in length East to West Spur (overlying a Section Line Easement also Dedicated by Toombs Subdivision #3 (Plat KN 2006-105). This Action also Proposes to Vacate all 10 Foot Utility Easements Along Each Right-of-Way Proposed for Vacation as Created by Plat Note on Each Plat. The Toombs Avenue Spur is located within the SE ¼ of Section 3, and Mills Pond Avenue is Located within NE ¼ of Section 10; Both within Township 2 North, Range 12 West, Seward Meridian Alaska and within the Kenai Peninsula Borough; KPB File 2015-074

[Clerk's Note: The Planning Commission approved the referenced vacation by unanimous consent during its regularly scheduled meeting of August 10, 2015.]

Attachments:

[Memo](#)

[Back-Up Documents](#)

Other items referred to Finance Committee

[KPB-0448](#) Objecting to the Transfer of a Liquor License for Echo Lake Superior Meat and Processing, LLC dba Ninilchik Trading due to Proximity to Churches and a School per KPB 7.10.020

Attachments: [Memo](#)
[Application and Back-up Documents](#)
[Letter to Applicant](#)
[United Methodist Church Non-Objection Letter](#)
[Ninilchik School Non-Objection Letter](#)
[Calvary Baptist Church Objection Letter](#)
[LAYDOWN Ninilchik School Letter](#)

[KPB-0449](#) Authorizing an Application for the Transfer and Relocation Liquor License Filed by AMVETS Post #4 dba AMVETS Post #4

Attachments: [Memo](#)
[Application and Back-up Documents](#)

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

2. September 15, 2015 Regular Assembly Meeting, 6:00 PM, Council Chambers, Homer City Hall

ASSEMBLY COMMENTS

S. PENDING LEGISLATION

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

1. [2014-32](#) An Ordinance Authorizing an Exchange with Paula and Timothy Keohane of a 4.3 Acre Drainage Easement at Karluk Avenue for a 1.84 Acre Parcel of Borough Land at Mile 12.1 K-Beach Road Which Shall be Subject to the Reservation of a 0.9 Acre Drainage Outlet Easement (Mayor) (Postponed to 10/13/15)

Attachments:

[O2014-32](#)

[Executive Summary of Keohane Exchange Proposal](#)

[Quitclaim Deed](#)

[Drainage Easement](#)

[Maps](#)

[Exchange Map](#)

[Memo](#)

[Exhibit A](#)

[Exchange Proposal Response Letter](#)

[Welles Comment](#)

[Public Comment](#)

[Additional Public Comment](#)

[Planning Commission Recommendations \(approved 11/25/14\)](#)

[Postponement Memo \(Dealt with on 11/25/14\)](#)

[Request to Remove from Table \(dealt with on 07/07/15\)](#)

[Information Provided by Wolf](#)

[Additional Public Comment \(2\)](#)

[01/20/15 Memo & Summary Evaluation](#)

[Revised Amendment Memo & Drainage Easement Map \(dealt with on 08/18/15\)](#)

2. [2015-034](#) A Resolution Classifying 40.00 Acres of Borough Land Located in the Anchor Point Area as Government and Recreational (Mayor) TABLED 06/16/15

Attachments:

[R2015-034](#)

[Memo](#)

[Unapproved Planning Commission Meeting Minutes](#)

[Petition for Classification and backup information](#)

[Public Comment](#)

[Summary Evaluation Report](#)

3. [2015-09](#) An Ordinance Amending KPB 5.18.430, Computation-Maximum Tax by Increasing the Maximum Amount of a Sale Subject to the Borough Sales Tax to \$1,000 with a Triennial Adjustment for Inflation, Subject to Voter Approval (Cooper) TABLED 07/07/15

Attachments: [O2015-09](#)
[Memo](#)
[Public Comments](#)
[Additional Public Comment](#)
[Amendment Memo \(dealt with on 05/05/15\)](#)

4. [2015-24](#) An Ordinance Establishing the Central Peninsula Economic Development Area (Wolf)

Attachments: [O2015-24](#)
[Memo](#)
[Map of Proposed District](#)
[Public Comments](#)
[Public Hearing Summary](#)
[Public Hearing Audio](#)
[Mayor's Report](#)

INFORMATIONAL MATERIALS AND REPORTS

NOTICE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Kenai Peninsula Borough Assembly will be held on September 15, 2015, at 6:00 P.M. in the City Council Chambers, Homer, Alaska.

This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBI-AM 890 (South Peninsula), K20.1 (East Peninsula).

Copies of agenda items are available at the Borough Clerk's Office in the Meeting Room just prior to the meeting. For further information, please call the Clerk's Office at 714-2160 or toll free within the Borough at 1-800-478-4421. Visit our website at www.borough.kenai.ak.us for copies of the agenda, meeting summaries, ordinance resolutions.