



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Peter Ribbens, President
Kelly Cooper, Vice President
James Baisden
Tyson Cox
Willy Dunne
Cindy Ecklund
Brent Johnson
Leslie Morton
Ryan Tunseth

Tuesday, October 14, 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

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-7207: September 16, 2025 Regular Assembly Meeting Minutes

Resolution 2025-039: Authorizing a Sole Source Award to SCS Engineers to Provide a Phase 1 Evaluation for the Feasibility of a Class I Underground Injection Control Well at Central Peninsula Landfill

Resolution 2025-040: Certifying the Results of the October 7, 2025 Regular Election
LAYDOWN

Ordinance 2025-19-15: Appropriating Supplemental Funds from the General Fund for the Finance Budgeting Software Project

KPB-7230: Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding the New Limited Marijuana Cultivation Facility, Requested by Kasilof River AeroGarden's LLC dba Kasilof River Aero-Garden's, License No. 40302, Subject to Standard Conditions, Kasilof

KPB-7231: Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by Sunrise Holdings, LLC dba Sunrise Inn, License No. 1096, Cooper Landing

KPB-7232: Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by Seward Eateries, LLC dba Los Cenotes Restaurant & Cantina, License No. 876, Near Mile Post 4 Seward Highway Outside Seward City Limits

KPB-7233: Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by The Angry Salmon, LLC dba The Angry Salmon, License No. 1309, Anchor Point

KPB-7234: Petition to Vacate the entire 50-foot section line easement on the north line of Government Lots 2 and 3 and the entire 50-foot section line easement on the west line of Government lots 3 and 4 in Section 27; and the entire west 50 feet and the entire south 50 feet of the S1/2 SW1/4 of Section 22 all being located in Township 3 North, Range 12 West, Kasilof Area

KPB-7236: Confirming Appointments to the Advisory Planning Commissions

KPB-7237: Confirming an Appointment to the Resilience and Security Advisory Commission

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2024-19-42: Deobligating Some or All In-Kind Services by the City of Seldovia and the City of Seward, and Appropriating Their Cash Contributions as Required Match Funds for the Safe Streets and Roads for All Grant Project

Ordinance 2025-19-13: Accepting and Appropriating Remaining Unspent Federal Pass-Through Grant Funds from the State of Alaska for Woody Fuel Disposal and Authorizing the Mayor to Enter into a New Memorandum of Agreement

Ordinance 2025-19-14: Appropriating U.S. Treasury Local Assistance and Tribal Consistency Funds to Support the Central Peninsula Landfill Infrastructure Capital Improvements

VACANCY, DESIGNATION OR SEATING MEMBERS

1. Swear-In Newly Elected Assembly Members

APPROVAL OF MINUTES

- *1. [KPB-7207](#) September 16, 2025 Regular Assembly Meeting Minutes

Attachments: [September 16, 2025 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

1. [KPB-7238](#) Mayor's Proclamation Declaring October 2025 as "Domestic Violence Awareness Month"

Attachments: [Proclamation](#)

PRESENTATIONS WITH PRIOR NOTICE

(20 minutes total)

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-7239](#) Mayor's Report Cover Memo

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

1. Assembly Requests/Responses - None

2. Agreements and Contracts

- a. [KPB-7240](#) HDR Seepage Repair Sole Source Waiver

Attachments: [Sole Source HDR Seepage Repair 09.16.25](#)

- b. [KPB-7241](#) Purchase of Dell Storage Arrays, Under the National Association of State Procurement Officials (NASPO) Contract

Attachments: [Authorization to Purchase through GPO Dell Storage Arrays National Associatic](#)

3. Other

- a. [KPB-7242](#) Budget Revisions – August 2025

Attachments: [Budget Revisions - August 2025](#)

- b. [KPB-7243](#) Litigation Status Report – 3rd Quarter 2025
Attachments: [Litigation Status Report 3Q 10.02.25](#)
- c. [KPB-7244](#) Revenue-Expenditure Report - August 2025
Attachments: [KPB 7244 - Revenue-Expenditure Report - August 2025](#)
- d. [KPB-7246](#) Tax Adjustment Request Approval
Attachments: [Tax Adjustment Request Approval 10.01.25](#)

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2024-19-42](#) An Ordinance Deobligating Some or All In-Kind Services by the City of Seldovia and the City of Seward, and Appropriating Their Cash Contributions as Required Match Funds for the Safe Streets and Roads for All Grant Project (Mayor)
Attachments: [Ordinance 2024-19-42](#)
 [Memo](#)
 [Reference Copy O2022-19-50](#)
2. [2025-19-13](#) An Ordinance Accepting and Appropriating Remaining Unspent Federal Pass-Through Grant Funds from the State of Alaska for Woody Fuel Disposal and Authorizing the Mayor to Enter into a New Memorandum of Agreement (Mayor)
Attachments: [Ordinance 2025-19-13](#)
 [Memo](#)
 [Memorandum of Agreement Draft](#)
 [Reference Copy O2023-19-43](#)
3. [2025-19-14](#) An Ordinance Appropriating U.S. Treasury Local Assistance and Tribal Consistency Funds to Support the Central Peninsula Landfill Infrastructure Capital Improvements (Mayor)
Attachments: [Ordinance 2025-19-14](#)
 [Memo](#)

Ordinances referred to Policies and Procedures Committee

4. [2025-21](#) An Ordinance Repealing and Reenacting KPB Chapter 5.12, Relating to Real Property Tax, Enacting a New KPB Chapter 5.11, Relating to Personal Property Tax, a New KPB Chapter 5.13, Relating to Tax Exemptions, Credits, or Deferrals, and a New KPB Chapter 5.15, Relating to Tax Appeals (Mayor, Cox)

Attachments: [Ordinance 2025-21](#)
 [Amendment Memo](#)
 [Cooper/Mayor Amendment](#)
 [Memo](#)
 [Sectional Analysis](#)
 [Sectional Analysis Revised](#)
 [2025 Real Property Assessment Notice Values](#)
 [Presentation Work Session 091625](#)

5. [2025-23](#) An Ordinance Amending Borough Code, KPB 22.30.110, Regarding Assembly Compensation to Take Effect in Fiscal Year 2027 (Ribbens)

Attachments: [Ordinance 2025-23](#)
 [Memo](#)
 [Reference Copy O2000-42](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

- *a. [2025-039](#) A Resolution Authorizing a Sole Source Award to SCS Engineers to Provide a Phase 1 Evaluation for the Feasibility of a Class I Underground Injection Control Well at Central Peninsula Landfill (Mayor)

Attachments: [Resolution 2025-039](#)
 [Memo](#)

Resolutions referred to Policies and Procedures Committee

- *b. [2025-040](#) LAYDOWN Certifying the Results of the October 7, 2025 Regular Election (Ribbens at the request of the Borough Clerk)

2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

- *a. [2025-19-15](#) An Ordinance Appropriating Supplemental Funds from the General Fund for the Finance Budgeting Software Project (Mayor) (Hearing on 10/28/25)

Attachments: [Ordinance 2025-19-15](#)
[Memo](#)

3. Other

Other items referred to Finance Committee

- *a. [KPB-7230](#) Authorizing the Issuance of a Letter of Non-Objection to the Marijuana Control Board Regarding the New Limited Marijuana Cultivation Facility, Requested by Kasilof River AeroGarden's LLC dba Kasilof River Aero-Garden's, License No. 40302, Subject to Standard Conditions, Kasilof

Attachments: [Memo to Assembly Lic. 40302](#)
[Application Full Lic. 40302](#)
[Memo Planning Review Lic. 40302](#)

- *b. [KPB-7231](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by Sunrise Holdings, LLC dba Sunrise Inn, License No. 1096, Cooper Landing

Attachments: [Memo to Assembly Lic. 1096](#)
[Application Full Lic. 1096](#)

- *c. [KPB-7232](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by Seward Eateries, LLC dba Los Cenotes Restaurant & Cantina, License No. 876, Near Mile Post 4 Seward Highway Outside Seward City Limits

Attachments: [Memo to Assembly Lic. 876](#)
[Application Full Lic. 876](#)

- *d. [KPB-7233](#) Authorizing the Issuance of a Letter of Non-Objection to the Alcohol Beverage Control Board Regarding the New Restaurant Endorsement as Requested by The Angry Salmon, LLC dba The Angry Salmon, License No. 1309, Anchor Point

Attachments: [Memo to Assembly Lic. 1309](#)
[Application Full Lic. 1309](#)

Other items referred to Lands Committee

- *e. [KPB-7234](#) Petition to Vacate the entire 50-foot section line easement on the north line of Government Lots 2 and 3 and the entire 50-foot section line easement on the west line of Government lots 3 and 4 in Section 27; and the entire west 50 feet and the entire south 50 feet of the S1/2 SW1/4 of Section 22 all being located in Township 3 North, Range 12 West, Kasilof Area

[Clerk's Note: At its regular meeting of September 22, 2025, the Planning Commission unanimously approved the referenced petition to vacate.]

Attachments: [Petition to Vacate SLEV West Cohoe Subdivision](#)

Other items referred to Policies and Procedures Committee

- *f. [KPB-7236](#) Confirming Appointments to the Advisory Planning Commissions (Mayor)

Funny River

Glenda Radvansky, Seat F, Term Expires 09/30/2028

Michael Masters, Seat G, Term Expires 09/30/2028

Moose Pass

Jennifer Boyle, Seat F, Term Expires 09/30/2028

Jeff Hetrick, Seat G, Term Expires 09/30/2028

Attachments: [Appointments to Advisory Planning Commissions](#)

- *g. [KPB-7237](#) Confirming an Appointment to the Resilience and Security Advisory Commission (Mayor)

Brentwood Higman, Seat Southwest Borough, Term Expires 09/30/2028

Attachments: [Appointment to Resilience and Security Advisory 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. October 28, 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

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: 835 6358 3837 Passcode: 606672. 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.