



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Minutes - Draft

### Assembly

*Peter Ribbens, President*

*Kelly Cooper, Vice President*

*James Baisden*

*Tyson Cox*

*Willy Dunne*

*Cindy Ecklund*

*Brent Johnson*

*Leslie Morton*

*Ryan Tunseth*

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Tuesday, June 17, 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)

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

The invocation was given by Tim Weekley, Chaplain for Central Emergency Services.

### ROLL CALL

**Present:** 9 - Brent Johnson, Tyson Cox, Ryan Tunseth, Vice President Kelly Cooper, President Peter Ribbens, Cindy Ecklund, James Baisden, Willy Dunne, and Leslie Morton

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 Tunseth stated the Finance Committee met and discussed its agenda items.

*[9 Present: Baisden, Cooper, Cox, Dunne, Ecklund, Johnson, Morton, Tunseth, Ribbens]*

Assembly Member Ecklund stated the Lands Committee met and discussed its

agenda items.

*[9 Present: Baisden, Cooper, Cox, Dunne, Ecklund, Johnson, Morton, Tunseth, Ribbens]*

*[Clerk's Note: An executive session was held pursuant to AS 44.62.310(C)(1) to discuss a matter the immediate knowledge of which would have had an adverse effect upon the finances of the public entity due to the fact that public discussion regarding two parcels in the Homer area could impact the perceived values of properties in the auction. Included in the executive session was the Assembly, Mayor, Borough Clerk, Borough Attorney, Planning Director and Land Management Officer.]*

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

*[9 Present: Baisden, Cooper, Cox, Dunne, Ecklund, Johnson, Morton, Tunseth, Ribbens]*

**MOTION APPROVED:** The Clerk's annual performance review was conducted on March 15, 2025. Cooper moved to approve a 3.5% salary increase for the Clerk, as well as 3.5% increases for the Deputy Clerk and Records Manager, as recommended by the Clerk. These increases will be effective on July 1, 2025 for the FY26 budget cycle. *[9 Yes, 0 No, 0 Absent]*

## **APPROVAL OF AGENDA AND CONSENT AGENDA**

Cooper 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 and ordinances on the consent agenda.

[KPB-6995](#) June 3, 2025 Regular Assembly Meeting Minutes  
approved.

[KPB-6996](#) A Resolution Commending the Kenai Central Cardinals Lady Soccer Team for Winning the 2025 Alaska School Activities Association Division II Girls State Soccer Championship and Securing Back-to-Back State Titles (Baisden, Tunseth)  
This Commending Resolution was adopted.

[KPB-7019](#) A Resolution Commending Serenity House Treatment Center on its 25th Anniversary Serving the Kenai Peninsula Community (Johnson, Mayor)  
This Commending Resolution was adopted.

[2025-027](#) A Resolution Authorizing the Mayor to Resolve Title Matters Related to a Parcel of Land Owned by the Kenai Peninsula Borough (Mayor)

**This Resolution was adopted.**

[2025-028](#) A Resolution Approving a Cooperative Agreement for Emergency Aid Between Eastern Peninsula Highway Emergency Service Area and Agency Partners (Mayor)

**This Resolution was adopted.**

[2024-19-39](#) An Ordinance Appropriating Funds from the Central Emergency Service Area Capital Project Fund to Replace the Septic and Wastewater Return System at Station Four (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[2025-13](#) An Ordinance Directing Previously Appropriated Grant Funding from the State of Alaska in the Amount of \$30,958.82 and Approving Projects to be Completed for Community Purposes Under the 2024/2025 Community Assistance Program (Mayor)

**This Ordinance was introduced and set for public hearing.**

[2025-19-01](#) An Ordinance Appropriating Funds for Utilities, Maintenance, and Insurance Costs of the Sterling Elementary and Nikolaevsk School Surplus Property for Fiscal Year 2026 (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[KPB-7007](#) Confirming an Appointment to the Funny River Advisory Planning Commission (Mayor) (Referred to Policies and Procedures Committee)

Kathy Matta, Seat D, Term Expires 09/30/2027

**This Board Appointment was approved.**

[2024-19-40](#) LAYDOWN An Ordinance Appropriating \$1,942,667 from the General Fund to Provide Supplemental Funding from Local Sources for School Purposes During Fiscal Year 2025 (Ecklund)

**Assembly Member Ecklund moved to add Ordinance 2024-19-40 to the agenda.**

Assembly Members Tunseth and Baisden spoke in opposition to adding to the agenda.

Assembly Members Cox and Johnson spoke in favor to adding to the agenda.

The motion to add Ordinance 2024-19-40 to the agenda failed by the following vote:

**Yes:** 4 - Johnson, Cox, Ecklund, and Dunne

**No:** 5 - Tunseth, Cooper, Ribbens, Baisden, and Morton

[2024-19-38](#) An Ordinance Appropriating an Additional \$150,029.03 to the Special Assessment Fund for the Rollins Way Road Improvement Assessment District (Mayor) (Hearing on 06/17/25)

**Ordinance 2024-19-38 was withdrawn.**

Approval of the Agenda and Consent Agenda

President Ribbens 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:** 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Ecklund, Baisden, Dunne, and Morton

## COMMENDING RESOLUTIONS AND PROCLAMATIONS

[KPB-6996](#) A Resolution Commending the Kenai Central Cardinals Lady Soccer Team for Winning the 2025 Alaska School Activities Association Division II Girls State Soccer Championship and Securing Back-to-Back State Titles (Baisden, Tunseth)

*[Clerk's Note: Assembly Members Baisden and Tunseth presented the Commending Resolution to the coach and players of the Kenai Central High School Lady Soccer Team.]*

[KPB-7019](#) A Resolution Commending Serenity House Treatment Center on its 25th Anniversary Serving the Kenai Peninsula Community (Johnson, Mayor)

*[Clerk's Note: Assembly Member Johnson presented the Commending Resolution to Dr. Kristie Sellers, Director of Behavioral Health at Central Peninsula Hospital.]*

## PRESENTATIONS WITH PRIOR NOTICE

1. [KPB-6997](#) Legislative Update, Senator Jesse Bjorkman (10 Minutes)

*[Clerk's Note: Senator Jesse Bjorkman, presented a legislative update to the Assembly.]*

## PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Ribbens called for public comment with none being offered.

## MAYOR'S REPORT

[KPB-6998](#) Mayor's Report Cover Memo

1. Assembly Requests/Responses - None
2. Agreements and Contracts
  - a. [KPB-6999](#) Authorization to Award Contract ITB25-037 Summer & Winter Road Maintenance C3
  - b. [KPB-7000](#) Authorization to Award Contract ITB25-038 Summer & Winter Road Maintenance N3
  - c. [KPB-7001](#) Authorization to Award Contract ITB25-039 Summer & Winter Road Maintenance N4
  - d. [KPB-7002](#) Authorization to Award Contract ITB25-040 Summer & Winter Road Maintenance W1
  - e. [KPB-7003](#) Authorization to Award Contract ITB25-041 Summer & Winter Road Maintenance W2
  - f. [KPB-7004](#) Authorization to Award Contract ITB25-073 Fleet Vehicle Purchase
3. Other
  - a. [KPB-7005](#) Certification of the 2025 Main Roll Assessment

## ITEMS NOT COMPLETED FROM PRIOR AGENDA - None

## PUBLIC HEARINGS ON ORDINANCES

[2025-19](#) An Ordinance Appropriating Funds for Fiscal Year 2026 (Mayor)

[Clerk's Note: The motion to enact was on the floor from the 05/20/25 meeting.]

President Ribbens called for public comment.

The following people spoke in opposition to funding the school district to the cap:

**Joan Corr**, Kalifornsky

**Patty Bouton**, Soldotna

The following people spoke in support of funding the school district to the cap:

**Trina Richardson**

**Kate Cox, Soldotna**

**Patti Truesdell**

**Sabrina Ferguson**

**Stephanie Cox, Soldotna**

[Clerk's note: The Johnson amendment was on the floor from the 06/03/25 meeting.]

Assembly Members Johnson, Cox, Morton, Dunne, Cooper and Ecklund spoke in support of the Johnson amendment to Ordinance 2025-19.

Assembly Members Tunseth and Baisden spoke in opposition to the Johnson amendment to Ordinance 2025-19.

**Johnson moved to amend Ordinance 2025-19 as follows:**

Section 2 to read, "That \$[103,824,646]108,549,711 is appropriated in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026 as follows:

General Government Operations \$22,647,635

Transfer to School District for Operations and In-kind Services

\$[57,634,015]62,359,080

Transfer to School Debt Service 4,948,328

Transfer to Special Revenue Funds:

Solid Waste 11,485,368

Post-Secondary Education 999,300

911 Communications Fund 150,000

Eastern Peninsula Highway Emergency Service Area 310,000

Transfer to Capital Projects Funds:

School Revenue 4,100,000

General Government 150,000

Solid Waste 1,400,000" and

Section 3 to read, "The following is appropriated to the School Fund from local sources for operations purposes and in-kind services:

A. Local Effort \$[42,153,164]46,878,229

B. Maintenance 9,688,754

C. School District Utilities 81,600

D. School District Insurance 5,398,898

E. School District Audit 166,908

F. Custodial Services 144,691

Total Local Contribution per AS 14.17.41 \$[57,634,015] 62,359,080"

**The Johnson amendment carried by the following vote:**

**Yes:** 8 - Johnson, Cox, Cooper, Ribbens, Ecklund, Baisden, Dunne, and Morton

**No:** 1 - Tunseth

**The motion to enact Ordinance 2025-19 as amended carried by the following vote:**

**Yes:** 8 - Johnson, Cox, Cooper, Ribbens, Ecklund, Baisden, Dunne, and Morton

**No:** 1 - Tunseth

*[Clerk's Note: President Ribbens passed the gavel to Vice President Cooper and left the meeting at 8:50 p.m.]*

### 2025-10

An Ordinance Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough via a Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

**Ecklund moved to enact Ordinance 2025-10.**

Vice President Cooper called for public comment:

**Jan Keiser**, Homer spoke in support of Ordinance 2025-10.

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

**Ecklund moved to amend Ordinance 2025-10 as follows:**

Section 2 to read, "'Parcel No.: 11915007 | Acres: [3.84] 3.45 | Legal Description: Lot Fifteen (15) of U.S. Survey No. 2688, Alaska, According to the Survey Plat Accepted by the United States Department of the Interior, Bureau of Land Management in Washington D.C. on July 7, 1948, in the Seward Recording District, Third Judicial District, State of Alaska. Less and Excepting Therefrom that Portion Conveyed to the State of Alaska Department of Transportation and Public Facilities by Quitclaim Deed Filed on May 13, 2022, with a Recording Serial No. of 2022-000476-0, in the Seward Recording District, Third Judicial District, State of Alaska.(KPB PIN 11915007) | General Location: Cooper Landing | Reserve Amount: \$136,300"

**The motion to amend Ordinance 2025-10 carried by the following vote:**

**Yes:** 9 - Johnson, Cox, Tunseth, Cooper, Ribbens, Ecklund, Baisden, Dunne, and Morton

**The motion to enact Ordinance 2025-10 as amended carried by the following vote:**

**Yes:** 8 - Johnson, Cox, Tunseth, Cooper, Ecklund, Baisden, Dunne, and Morton

**Absent:** 1 - Ribbens

## UNFINISHED BUSINESS

## PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

Vice President Cooper called for public comment.

**Joan Corr, Kalifornsky** addressed the Assembly regarding school funding.

**Patricia Bouton, Soldotna** addressed the assembly regarding assembly conflicts of interest.

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

## **ASSEMBLY COMMENTS**

Assembly Member Dunne congratulated Serenity House on 25 years of service and thanked the Mayor and Administration for their work on the FY26 budget, expressing support for the decreased mill rate and increased school funding.

Assembly Member Tunseth acknowledged the difficulty of Assembly decisions and expressed respect for his colleagues' input. He thanked Senator Jesse Bjorkman, Representative Ruffridge, and Representative Elam for their efforts on education funding and wished everyone a great summer.

Assembly Member Baisden emphasized the importance of school funding but voiced concern about a lack of leadership within the school district. He expressed hope for improvement and wished everyone a good night.

Assembly Member Johnson showed appreciation for Dr. Sellers and Serenity House on 25 years of service. He thanked the public for their thoughtful emails and wished everyone a good night.

Assembly Member Morton thanked the Mayor and Ms. Harbaugh for their solid work on the budget and praised Serenity House for addressing substance abuse issues in the community.

Assembly Member Cox expressed appreciation to the Mayor and staff for their work on this year's and last year's budgets. He also provided an update on Soldotna High School sports and wished everyone a good night.

Assembly Member Ecklund thanked the administration for their assistance and wished everyone a happy and safe Fourth of July.

Assembly Member Cooper acknowledged the borough staff for their hard work on the budget and expressed appreciation for the Assembly's ability to work together. She also congratulated the Homer Mariners girls' track team for winning the state championship.

## **INFORMATIONAL MATERIALS AND REPORTS**



1. [KPB-7009](#) Land Management Memo and Blueberry Hill Feasibility Study  
(Submitted to the Assembly 06/10/25 to satisfy the purchase contingency as authorized by Ordinance 2024-19-24.)

#### **ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS**

1. July 8, 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**

With no further business to come before the assembly, Vice President Cooper adjourned the meeting at 9:22 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of June 17, 2025.

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Michele Turner, CMC, Borough Clerk

Approved by the Assembly: \_\_\_\_\_