



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

Tuesday, July 8, 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 Cox stated the Policies and Procedures Committee met and

discussed its agenda items.

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

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-7021](#) June 17, 2025 Regular Assembly Meeting Minutes
approved

The following public hearing items met the required conditions of KPB 22.40.110 and were added to the consent agenda:

[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 enacted.

NEW BUSINESS

[2025-029](#) A Resolution Accepting the Resignation of Assembly Member James Baisden and Declaring a Vacancy on the Assembly (Ribbens, Cooper) (Referred to Policies & Procedures Committee)
This Resolution was adopted.

[2025-19-02](#) An Ordinance Appropriating Funds for 911 Capital Replacement of Storage Array at Soldotna Public Safety Communication Center (Mayor) (Hearing on 08/05/2025)
This Budget Ordinance was introduced and set for public hearing.

[2025-14](#) An Ordinance Amending KPB 5.18.430 to Annually Adjust the Sales Tax Cap for Inflation (Johnson) (Hearing on 08/05/25)
This Ordinance was introduced and set for public hearing.

[2025-16](#) An Ordinance Amending KPB 5.18.115 to Increase the Residential Property Tax Exemption from \$50,000 to \$75,000 Subject to Voter

Approval (Baisden, Mayor) (Hearing on 08/05/25)

This Ordinance was introduced and set for public hearing.

[KPB-7026](#) Confirming an Appointment to the South Kenai Peninsula Hospital Service Area Board (Mayor)

Erin Workman, Seat D, Term Expires 10/2026

approved

[KPB-7029](#) Confirming an Appointment to the Kachemak Emergency Service Area Board (Mayor)

Jeff Serio, Seat B, Term Expires 10/2027

approved

[KPB-7027](#) Confirming an Appointment to the Resilience and Security Advisory Commission (Mayor)

Peter Crimp, Northwest Borough Seat, Term Expires 09/30/2026

approved

[KPB-7028](#) Confirming an Appointment to the Planning Commission (Mayor)

Dawson Slaughter, South Peninsula Seat, Term Expires 07/31/2028

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula Seat, Term Expires 07/31/2028

approved

Approval of the Agenda and Consent Agenda

President Ribbens called for public comment with none being offered.

The motion to approve the 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

PRESENTATIONS WITH PRIOR NOTICE

[KPB-7022](#) Central Peninsula General Hospital Quarterly Report, Shaun Keef, Chief Executive Officer (10 Minutes)

[Clerk's Note: Shaun Keef, Chief Executive Officer, presented an update to the Assembly.]

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Ribbens called for public comment.

Tim Dillon, CARTS Chair, addressed the Assembly regarding transportation funding.

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

MAYOR'S REPORT

[KPB-7030](#) Mayor's Report Cover Memo

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-7031](#) Authorization to Award a Contract for ITB25-052 Bulk Fuel Supply
 - b. [KPB-7032](#) Authorization to Award a Contract for ITB25-071 Pest Control
 - c. [KPB-7033](#) Authorization to Award a Contract for ITB25-072 CES Station #4 (K-Beach) Septic Replacement
 - d. [KPB-7034](#) Authorization to Award a Contract for ITB25-077 Bear Creek Community Multi-Use Facility Parking Lot Paving
 - e. [KPB-7035](#) Authorization to Award a Contract for RFP25-004 NPRSA Remodel
 - f. [KPB-7036](#) Authorization to Award a Contract for RFP25-016 Janitorial Services Poppy Lane, OEM & River Center
 - g. [KPB-7037](#) Authorization to Award a Contract for RFP25-024 Skyview Middle School & Nikiski High School Boiler Replacement
- [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)

(Morton) Substitute An Ordinance Appropriating Funds for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk School Surplus Property for Fiscal Year 2026 (Morton)
3. Other

- a. [KPB-7038](#) Budget Revisions – May 2025
- b. [KPB-7039](#) Revenue-Expenditure Report – May 2025
- c. [KPB-7040](#) Tax Adjustment Request Approval – June 9, 2025

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

[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)

(Morton) Substitute An Ordinance Appropriating Funds for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk School Surplus Property for Fiscal Year 2026 (Morton)

Tunseth moved to enact Ordinance 2025-19-01.

President Ribbens called for public comment on both the original ordinance and the substitute with none being offered.

Morton moved to amend Ordinance 2025-19-01 by substitute.

The motion to amend Ordinance 2025-19-01 by substitute carried by the following vote:

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

The motion to enact Ordinance 2025-19-01 as amended carried by the following vote:

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

[2025-11](#) An Ordinance Amending KPB 2.56.007 to Adopt the 2025 Kenai Peninsula Borough Safe Streets and Roads for All Comprehensive Safety Action Plan as an Element of the 2019 Kenai Peninsula Borough Comprehensive Plan (Mayor)

[Clerk's Note: Comprehensive Safety Action Plan Presentation, Robert Ruffner, Planning Director (20 minutes) at Policies and Procedures Committee Meeting Only]

Cox moved to enact Ordinance 2025-11.

President Ribbens called for public comment with none being offered.

The motion to enact Ordinance 2025-11 carried by the following vote:

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

2025-12

An Ordinance Amending KPB 21.18.081 to Clarify the Requirements for Conditional Use Permits and Amending KPB 21.18.140 to Define “Water-Dependent” (Mayor)

Cox moved to enact Ordinance 2025-12.

President Ribbens called for public comment with none being offered.

Cox moved to amend Ordinance 2025-12 as follows:

Add a new Section 2 to read, “That KPB 21.18.071 is hereby amended as follows:
21.18.071. Staff permits.

A. An application for a permit shall be made and a permit issued before commencement of certain activities, uses, and structures set forth in this section if they do not result in significant erosion, sedimentation, damage to the habitat protection district, an increase in ground or surface water pollution, and damage to the riparian wetlands and riparian ecosystems. Property owners are encouraged to contact the Kenai River Center staff to determine if these impacts are likely to occur before starting the project. An application for a permit shall be made to the Kenai Peninsula Borough planning department central office or at the river center. Upon determination that the submitted information of record supporting the permit application meets the requirements of this section, staff shall issue a permit for the following activities, uses, and structures in the habitat protection district:

...

5. Within the habitat protection district adjacent to a lake, impervious coverage is allowed up to 10% of the habitat protection district, not to exceed a total of 500 square feet, provided that within 10’ of the shoreline, no more than 25% of native vegetation is removed.

Allowable uses include structures for temporary use such as gazebos, barbecues, walkways, fire pits, decks and saunas, and permanent structures such as fences.

Mitigation measures shall be provided to help offset the loss of vegetation. Mitigation measures include, but are not limited to, reserving uplands for native vegetation, or other measures which compensate by reserving equivalent footage of riparian area vegetation..."

and

Amend the new Section 3 at KPB 21.18.081(B)(2)(b) to read,
"21.18.081. Conditional use permit.

...

b. At least twenty (20) feet of the fence nearest to the waterbody will be seasonally removed to facilitate wildlife crossings and the unobstructed flow of flood waters
More of the fence may be required to be seasonally removed if the Planning Commission finds it is necessary to facilitate these standards.

...

and at KPB 21.18.081(D)(4) to read,

"...

4. The proposed use or structure is water-dependent, except for fences and signs, as such uses are expressly allowed by KPB 21.18.081(B)(2) and (3), respectively
...”

The motion to amend Ordinance 2025-12 carried by the following vote:

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

The motion to enact Ordinance 2025-12 as amended carried by the following vote:

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

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

[2025-030](#)

A Resolution Establishing a Seasonal Tax Working Group to Evaluate the Balance Between Positive and Negative Seasonal Tax-Related Impacts on Kenai Peninsula Borough Residents and Businesses (Cox) (Referred to Policies and Procedures Committee)

Cox moved to adopt Resolution 2025-030.

President Ribbens called for public comment:

Heidi Geagel, Seldovia, spoke in support of Resolution 2025-030.

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

Assembly Member Cooper spoke in opposition to Resolution 2025-030.

Assembly Member Ecklund spoke in support of Resolution 2025-030.

Johnson moved to postpone Resolution 2025-030 to August 5, 2025 and place before public hearings on the August 5, 2025 agenda.

The motion to postpone Resolution 2025-030 to August 5, 2025 and place before public hearings on the August 5, 2025 agenda, carried by the following vote:

Yes: 5 - Johnson, Cox, Ecklund, Dunne, and Morton

No: 4 - Tunseth, Cooper, Ribbens, and Baisden

2. Ordinances for Introduction

[2025-15](#)

An Ordinance Amending KPB 5.18.100 to Levy a Seasonal Sales Tax Rate, Resulting in a Net-Neutral Change for Residents, Subject to Voter Approval (Cooper, Mayor) (Hearing on 08/05/25)

Tunseth moved to introduce Ordinance 2025-15 and set for public hearing on August 5, 2025.

President Ribbens called for public comment with none being offered.

Assembly Members Cox and Dunne spoke in support of introduction.

The motion to introduce Ordinance 2025-15 and set for public hearing on August 5, 2025, carried by the following vote:

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

2025-17

An Ordinance Establishing the Ninilchik Recreational Service Area Upon Voter Approval (Johnson) (Hearing on 08/05/25)

Cox moved to introduce Ordinance 2025-17 and set for community meeting on July 17, 2025, and public hearing on August 5, 2025.

President Ribbens called for public comment:

Debbie Cary, Ninilchik, spoke in support of Ordinance 2025-17.

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

Assembly Members Johnson and Ecklund spoke in support of Ordinance 2025-17.

The motion to introduce Ordinance 2025-17 and set for community meeting on July 17, 2025 and public hearing on August 5, 2025, carried by the following vote:

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

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Ribbens called for public comment.

Duane Bannock, Kenai, spoke in support of Ordinance 2025-15.

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

ASSEMBLY COMMENTS

Assembly Member Dunne congratulated the newly appointed members to the borough boards and commission, expressing appreciation for their hard work.

Assembly Member Tunseth thanked the City of Kenai for organizing an outstanding 4th of July parade.

Assembly Member Baisden shared his positive experience spending the day with "HAVE ALASKA" (Helping American Veterans Experience Alaska).

Assembly Member Johnson commented on local commercial fishing activity and

expressed anticipation for the upcoming Assembly meeting in Homer at the Porcupine Theater.

Assembly Member Morton enjoyed the City of Kenai parade and invited the public to attend the Funny River Community Festival on July 11 - 12, 2025

Assembly Member Cox encouraged participation in the City of Soldotna's *I Voted Sticker Contest* and provided additional information regarding the CARTS transportation program.

Assembly Member Ecklund thanked the City of Seward and Seward Chamber of Commerce for a safe and enjoyable 4th of July celebration.

Assembly Member Cooper expressed enthusiasm for the next Assembly meeting in Homer on August 5, 2025 and wished everyone safe travels.

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. August 5, 2025 6:00 PM
Regular Assembly Meeting
The Porcupine Theater
106 W. Pioneer Avenue, Homer
Remote participation available through Zoom
Meeting ID: 835 6358 3837 Passcode: 606672

ADJOURNMENT

With no further business to come before the assembly, President Ribbens adjourned the meeting at 8:18p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of July 8, 2025.

Michele Turner, CMC, Borough Clerk

Approved by the Assembly: _____

