



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Brent Johnson, President

Tyson Cox, Vice President

Kelly Cooper

Cindy Ecklund

Bill Elam

Brent Hibbert

Peter Ribbens

Ryan Tunseth

Mike Tupper

Tuesday, June 18, 2024

6:00 PM

Betty J. Glick Assembly Chambers

Meeting ID: 895 1103 3332 Passcode: 193069

[https://yourkpb.zoom.us/j/89511033332?](https://yourkpb.zoom.us/j/89511033332?pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1)

[pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1](https://yourkpb.zoom.us/j/89511033332?pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1)

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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 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-6128: June 4, 2024 Regular Assembly Meeting Minutes

Resolution 2024-024: Authorizing the Acquisition of Real Property Located in Kachemak Selo, Alaska for School Purposes

Resolution 2024-025: Supporting the Efforts to Establish Hiking, Biking, or Equestrian Trails in the Cottonwood-Eastland Unit of Kachemak Bay State Park

Resolution 2024-026: Adopting the Recommendations of the Kenai Peninsula Borough's Voter Turnout Working Group

Resolution 2024-027: Authorizing a Standardization Policy for the Use of Granicus, Inc.

Resolution 2024-028: Supporting the Kenai Peninsula Coordinated Public Transit Human Services Transportation Plan to be Submitted to the State of Alaska DOT &PF

Ordinance 2024-19-01: Appropriating \$4,000,000 from the U.S. Treasury Local Assistance and Tribal Consistency Funds to Support the Central Peninsula Landfill Leachate Infrastructure Capital Improvements

Ordinance 2024-17: Amending KPB 2.56.040 to Incorporate the City of Soldotna Riverfront Development Plan as an Element of the Official Comprehensive Plan

ACTION ITEMS ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2023-19-54: Appropriating Supplemental Funds for the Central Emergency Service Area Fire Station Project

Ordinance 2024-12: South Kenai Peninsula Hospital Service Area the Question of the Issuance of \$38,500,000 of General Obligation Bonds at the Regular Election on October 1, 2024

Ordinance 2024-13: Authorizing the Assessor to Accept One Late-Filed Senior Exemption Application Filed After March 31 and Providing an Exception to KPB 5.12.040(B)

APPROVAL OF MINUTES

[KPB-6128](#) June 4, 2024 Regular Assembly Meeting Minutes

Attachments: [June 4, 2024 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS**PRESENTATIONS WITH PRIOR NOTICE**

(20 minutes total)

1. [KPB-6129](#) Sterling Safety Corridor Improvements MP 82.5 to 94 Progressive Design Build Project, Stephanie Queen, AICP Consultant (10 minutes)

Attachments: [Sterling Safety Corridor Improvements](#)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

(3 minutes per speaker; 20 minutes aggregate)

MAYOR'S REPORT

[KPB-6130](#) Mayor's Report Cover Memo

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

1. Assembly Requests/Response - None.

2. Agreements and Contracts

a. [KPB-6131](#) Authorization to Award a Contract for ITB24-022 Central Peninsula Landfill Baler Building Boiler Replacement

Attachments: [Auth to Award ITB24-022](#)

b. [KPB-6132](#) Authorization to Award a Contract for ITB24-037 Kenai Central High School Concession Stand

Attachments: [Auth to Award ITB24-037](#)

c. [KPB-6133](#) Authorization to Award a Contract for ITB24-046 Borough Administration Building Roof Replacement

Attachments: [Auth to Award ITB24-046](#)

d. [KPB-6134](#) Authorization to Award a Contract for ITB24-049 Striping Services on KPB Paved Roads

Attachments: [Auth to Award ITB24-049](#)

e. [KPB-6135](#) Authorization to Award a Contract for ITB24-057 North Road Culverts and Surfacing

Attachments: [Auth to Award ITB24-057](#)

3. Other

a. [KPB-6136](#) Certification of the 2024 Main Roll Assessment

Attachments: [Certification of the 2024 Main Roll Assessment](#)

b. [KPB-6137](#) Tax Adjustment Request Approval

Attachments: [Tax Adjustment Request Approval](#)

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

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

[2023-19-54](#) An Ordinance Appropriating Supplemental Funds from the Central Emergency Service Area Operating Fund to Provide for the Central Emergency Service Area Fire Station Project (Mayor) (Hearing on 6/18/24)

Attachments: [Ordinance 2023-19-54](#)
[Memo](#)
[Reference Copy O2022-24](#)
[Reference Copy R2023-004](#)

[2024-12](#) An Ordinance Providing for the Submission to the Qualified Voters of the South Kenai Peninsula Hospital Service Area the Question of the Issuance of Not-to-Exceed Thirty Eight Million Five Hundred Thousand Dollars (\$38,500,000) of General Obligation Bonds of the South Kenai Peninsula Hospital Service Area to Pay the Costs of Planning, Designing, Acquiring Property for Renovating, Constructing and Equipping of Facilities at the South Peninsula Hospital and Campus Located in the South Kenai Peninsula Hospital Service Area at the Regular Election in and for the Kenai Peninsula Borough on October 1, 2024 (Mayor)

Attachments: [Ordinance 2024-12](#)
[Memo](#)
[Public Comment 061824](#)

[2024-13](#) An Ordinance Authorizing the Assessor to Accept One Late-Filed Senior Exemption Application Filed After March 31 and Providing an Exception to KPB 5.12.040(B) (Mayor)

Attachments: [Ordinance 2024-12](#)
[Memo](#)
[Public Comment 061824](#)

Ordinances referred to Lands Committee

[2024-11](#) An Ordinance Amending KPB Chapter 21.29 Relating to Consolidated Material Extraction Within Material Site Permits (Mayor, Johnson, Ribbens, Ecklund)

Attachments: [Ordinance 2024-11](#)
[Admin Amendment #1](#)
[Admin Amendment #2](#)
[Memo](#)
[Reference Copy O2022-36 SUB](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

[2024-024](#) A Resolution Authorizing the Acquisition of Real Property Located in Kachemak Selo, Alaska for School Purposes (Mayor)

Attachments: [Resolution 2024-024](#)
[Memo](#)
[Map](#)
[K-Selo KPBSD Meeting Minutes 060324](#)
[Purchase Agreement](#)
[Reference Copy O2018-19-25](#)
[Reference Copy R2023-076](#)
[Reference Copy R2024-008](#)

[2024-029](#) (Cox, Hibbert) Substitute: A Resolution Placing an Areawide Question on the October 2024 Ballot Asking whether the Borough Should Levy Up to a 12 Percent Lodging Tax on Short-Term Rental Accommodations and Overnight Camping Facilities, Exempt these Rentals from the General Sales Tax, and Provide that up to One Half of the Tax may be Exempted Inside Cities with an Adopted Lodging Tax (Cox, Hibbert)

Attachments:

[Resolution 2024-029 Substitute](#)

[Memo Substitute](#)

[SOA Bed Tax Comparison](#)

[Cox Lodging Tax Benefits Summary](#)

[Resolution 2024-029 \(amended by Sub 06/18/24\)](#)

[Public Comment 061824](#)

[Fiscal Note](#)

[CPL Master Plan 2023 Data](#)

[Memo](#)

[eComment 061824](#)

Resolutions referred to Lands Committee

[2024-025](#) A Resolution Supporting the Efforts of the Homer Cycling Club and Friends of Kachemak Bay State Park to Establish Hiking, Biking, or Equestrian Trails in the Cottonwood-Eastland Unit of Kachemak Bay State Park (Tupper)

Attachments:

[Resolution 2024-025](#)

[Memo](#)

[Map](#)

[Draft Mayor Letter of Support - Cottonwood Eastland Trails](#)

[Public Comment 061824](#)

Resolutions referred to Policies and Procedures Committee

[2024-026](#) A Resolution Adopting the Recommendations of the Kenai Peninsula Borough's Voter Turnout Working Group (Cox)

[Clerk's Note: A Presentation will be Given during Policies and Procedures Committee by the Borough Clerk Michele Turner]

Attachments: [Resolution 2024-026](#)
[Memo](#)
[Public Comment 061824](#)
[Voter Turnout Working Group Final Report](#)
[Fiscal Note](#)

[2024-027](#) A Resolution Authorizing a Standardization Policy for the Use of Granicus, Inc. Platforms and Software Solutions (Mayor)

Attachments: [Resolution 2024-027](#)
[Memo](#)

Resolutions referred to Legislative Committee

[2024-028](#) A Resolution Supporting the Kenai Peninsula Coordinated Public Transit-Human Services Transportation Plan to be Submitted to the State of Alaska Department of Transportation and Public Facilities (Mayor)

Attachments: [Resolution 2024-028](#)
[Memo](#)
[Advisory Board Recommendations](#)
[Public Comment 061824](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

[2024-19-01](#) An Ordinance Appropriating \$4,000,000 from the U.S. Treasury Local Assistance and Tribal Consistency Funds to Support the Central Peninsula Landfill Leachate Infrastructure Capital Improvements (Mayor)

Attachments: [Ordinance 2024-19-01](#)
[Memo](#)

Ordinances for Introduction and referred to the Lands Committee

- [2024-17](#) An Ordinance Amending KPB 2.56.040 to Incorporate the City of Soldotna Riverfront Development Plan as an Element of the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Soldotna (Mayor)

Attachments: [Ordinance 2024-17](#)
[Memo](#)
[Soldotna Riverfront Development Plan](#)
[Reference Copy O2019-25](#)

3. Other - None.

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY COMMENTS

PENDING LEGISLATION

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

1. [2023-005](#) A Resolution of Intent by the Kenai Peninsula Borough Assembly Establishing that Financing of Energy and Resilience Improvement Projects through Assessments Serves a Valid Public Purpose and Related Matters (Ecklund) (Referred to Lands Committee) [Tabled on 10/24/23]

Attachments: [Resolution 2023-005](#)
[Memo](#)
[Ecklund Amendment](#)
[C-PACER Program Handbook](#)
[102423 Public Comments](#)
[010323 Public Comments](#)
[eComment](#)

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. July 9, 2024

6:00 PM

Regular Assembly Meeting

Betty J. Glick Assembly Chambers

Borough Administration Building

Remote participation available through Zoom

Meeting ID: 895 1103 3332 Passcode: 193069

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, George A. Navarre Borough Administration Building, Soldotna, Alaska. This 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: 895 1103 3332 Passcode: 193069 or enter Meeting ID: 895 1103 3332 Passcode: 193069 on the Zoom app or webpage. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at www.kpb.us: "Borough Assembly Meeting Agendas" "Assembly Meeting Calendar".

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.