

Kenai Peninsula Borough

*144 North Binkley Street
Soldotna, AK 99669*



Meeting Agenda

Tuesday, July 7, 2026

6:00 PM

Meeting ID: 897 1694 8642 Passcode: 075938

Betty J. Glick Assembly Chambers

Meeting ID: 897 1694 8642 Passcode: 075938

Assembly

Ryan Tunseth, President

Kelly Cooper, Vice President

Willy Dunne

Cindy Ecklund

Dale Eicher

Scott Griebel

Michael Hicks

Lenora Niesen

Sarge Truesdell

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-7814: June 16, 2026 Regular Assembly Meeting Minutes

Resolution 2026-041: Authorizing the Mayor to Execute the Fiscal Year 2027 Alaska Land Mobile Radio Communication System Membership Agreements

Resolution 2026-042: Accepting Funds from Alaska Department of Fish and Game Salmon and Cod Disaster Relief Funds for General Government Operations

Resolution 2026-043: Authorizing the Expansion of New CPH Services for the Development of a Dermatology Clinic

Resolution 2026-040: Accepting the Resignation of Assembly Member Scott Griebel and Declaring a Vacancy on the Assembly

Ordinance 2026-19-01: Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Coho Acres and Caribou Crossing Subdivisions Projects

Ordinance 2026-19-02: Appropriating Funds from the General Fund for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk, Seward, Sterling, and Tustumena Surplus School Facilities for Fiscal Year 2027

Ordinance 2026-25: Amending Borough Code, KPB Chapter 10.04, Regarding Solid Waste Disposal Fees and Providing for Collection of Interest and Penalties

KPB-7817: Approving a Right-Of-Way Vacation; KPB File 2026-046V:

Submitted By: Seabright Survey & Design / Porter

Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64, Fritz Creek Area

KPB-7818: Approving a Right-Of-Way Vacation; KPB File 2026-038V:

Submitted By: Seabright Survey & Design / Hopkins, Hedgecoth

Request: Vacates a 16,857 sq ft portion of the 60' wide Mountain Brook Road ROW & associated utility easements abutting Lots 43 -45, Lot 47, Mountain Brook Heights, Plat SL 92-004 and Deed Parcel (BK 23 PG 985) Seldovia Area

KPB-7819: Confirming Appointments to the Planning Commission

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2025-19-46: Appropriating Supplemental Funds from the General Fund for the Seward High School Gym Floor Replacement Project

Ordinance 2025-19-47: Appropriating \$800,000 from the Land Trust Investment Fund to be Transferred to the Land Trust Fund Representing the Fiscal Year 2026 Operating Transfer Per KPB 5.20.200(A)

APPROVAL OF MINUTES

*1. [KPB-7814](#) June 16, 2026 Regular Assembly Meeting Minutes

Attachments: [061626 DRAFT Minutes](#)

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

(20 minutes total)

1. [KPB-7815](#) Organizational Update, Cassidi Cameron, Executive Director, Kenai Peninsula Economic Development District (10 minutes)
Attachments: [Organizational Update - Kenai Peninsula Economic Development District Prese](#)
2. [KPB-7816](#) Kenai Peninsula Borough School District Quarterly Report, Clayton Holland, Superintendent (10 minutes)
Attachments: [Kenai Peninsula Borough School District Quarterly Report](#)

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-7824](#) Mayor's Memo

Attachments: [Mayor's Memo](#)

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-7825](#) Authorization to Award Contract for RFP26-017 Soldotna Elementary Reconstruction GMGC
Attachments: [Authorization to Award Contract for RFP26-017 Soldotna Elementary Reconstru](#)
 - b. [KPB-7826](#) Authorization to Award Contract for RFP26-019 Assessing Mass Mailing
Attachments: [Authorization to Award Contract for RFP26-019 Assessing Mass Mailing](#)
 - c. [KPB-7827](#) Authorization to Award Contract for ITB26-022 Seward High School Gym Floor Replacement
Attachments: [Authorization to Award Contract for ITB26-022 Seward High School Gym Floor I](#)
 - d. [KPB-7828](#) Authorization to Award Contract for ITB26-031 Nikiski North Star Elementary School Septic Replacement
Attachments: [Authorization to Award Contract for ITB26-031 Nikiski North Star Elementary Sc](#)
 - e. [KPB-7829](#) Authorization to Award Contract for ITB26-032 Kenai Votec Parking Lot Upgrades
Attachments: [Authorization to Award Contract for ITB26-032 Kenai Votec Parking Lot Upgrad](#)

- f. [KPB-7830](#) Authorization to Award Contract for ITB26-034 Summer and Winter Maintenance - Central Region Unit 4
Attachments: [Authorization to Award Contract for ITB26-034 Summer and Winter Maintenance](#)
- g. [KPB-7831](#) Authorization to Award Contract for ITB26-035 RSA Summer and Winter Maintenance - Central Region Unit 10
Attachments: [Authorization to Award Contract for ITB26-035 RSA Summer and Winter Maintenance](#)
- h. [KPB-7832](#) Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance - Central Region Unit 5
Attachments: [Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance](#)
- i. [KPB-7833](#) Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance - Central Region Unit 5- Corrected
Attachments: [Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance](#)
- j. [KPB-7834](#) Authorization to Award Contract for ITB26-037 RSA Summer and Winter Maintenance - West Region Unit 5
Attachments: [Authorization to Award Contract for ITB26-037 RSA Summer and Winter Maintenance](#)
- k. [KPB-7835](#) Authorization to Award Contract for ITB 26-038 RSA Summer and Winter Maintenance - North Region Unit 1
Attachments: [Authorization to Award Contract for ITB 26-038 RSA Summer and Winter Maintenance](#)
- l. [KPB-7836](#) Authorization to Award Contract for ITB26-039 RSA Summer and Winter Maintenance - North Region Unit 5
Attachments: [Authorization to Award Contract for ITB26-039 RSA Summer and Winter Maintenance](#)
- m. [KPB-7837](#) Authorization to Award Contract for ITB26-040 RSA Summer and Winter Maintenance - West Region Unit 7
Attachments: [Authorization to Award Contract for ITB26-040 RSA Summer and Winter Maintenance](#)
3. Other
- a. [KPB-7838](#) Revenue-Expenditure Report – May 2026
Attachments: [Revenue-Expenditure Report May 2026](#)
- b. [KPB-7839](#) Budget Revisions – May 2026
Attachments: [Budget Revisions- May 2026](#)

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2025-19-46](#) An Ordinance Appropriating Supplemental Funds from the General Fund for the Seward High School Gym Floor Replacement Project (Mayor)

Attachments: [Ordinance 2025-19-46](#)
[Memo](#)

2. [2025-19-47](#) An Ordinance Appropriating \$800,000 from the Land Trust Investment Fund to be Transferred to the Land Trust Fund Representing the Fiscal Year 2026 Operating Transfer Per KPB 5.20.200(A) (Mayor)

Attachments: [Ordinance 2025-19-47](#)
[Memo](#)

UNFINISHED BUSINESS

1. Notice to Reconsider

- a. [2026-23](#) An Ordinance Authorizing the Conveyance of the Nikolaevsk School Property to Alaskan Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

[Clerk's Note: Assembly Member Dunne gave notice of reconsideration at the June 16, 2026 assembly meeting.]

Attachments: [Ordinance 2026-23](#)
[Memo](#)
[Advisory Board Recommendations](#)
[Map](#)
[Purchase Agreement Draft](#)
[Public Comment 061626](#)
[Dunne Amendment \(dealt with on 06/16/26\)](#)
[Amendment Memo \(dealt with on 06/16/26\)](#)

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

- *a. [2026-041](#) A Resolution Authorizing the Mayor to Execute the Fiscal Year 2027 Alaska Land Mobile Radio Communication System Membership Agreements (Mayor)
- Attachments:* [Resolution 2026-041](#)
[Memo](#)
[ALMR Membership Agreements - Proposed Agreement](#)
- *b. [2026-042](#) A Resolution Accepting Funds from Alaska Department of Fish and Game Salmon Disaster Relief Funds for General Government Operations (Mayor)
- Attachments:* [Resolution 2026-042](#)
[Memo](#)
- *c. [2026-043](#) A Resolution Authorizing the Expansion of New Central Peninsula Hospital Services for the Development of a Dermatology Clinic (Mayor)
- Attachments:* [Resolution 2026-043](#)
[Memo](#)

Resolutions referred to Policies and Procedures Committee

- *d. [2026-040](#) A Resolution Accepting the Resignation of Assembly Member Scott Griebel and Declaring a Vacancy on the Assembly (Tunseth)
- Attachments:* [Resolution 2026-040](#)
[Memo](#)
[Resignation Letter](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

- *a. [2026-19-01](#) An Ordinance Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Coho Acres and Caribou Crossing Subdivision Projects. (Mayor) (Hearing on 08/04/26)
- Attachments:* [Ordinance 2026-19-01](#)
[Memo](#)

- *b. [2026-19-02](#) An Ordinance Appropriating Funds from the General Fund for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk, Seward, Sterling, and Tustumena Surplus School Facilities for Fiscal Year 2027 (Mayor) (Hearing on 08/04/26)

Attachments: [Ordinance 2026-19-02](#)
[Memo](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

- *c. [2026-25](#) An Ordinance Amending Borough Code, KPB Chapter 10.04, Regarding Solid Waste Disposal Fees and Providing for Collection of Interest and Penalties (Mayor) (Hearing on 08/04/26)

Attachments: [Ordinance 2026-25](#)
[Memo](#)
[Reference Copy R93-23](#)
[Reference Copy O2011-32 Substitute](#)

3. Other

Other items referred to Lands Committee

- *a. [KPB-7817](#) Approving a Right-Of-Way Vacation; KPB File 2026-046V:
Submitted By: Seabright Survey & Design / Porter
Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64, Fritz Creek Area (Referred to Lands Committee)

[Clerk's Note: At its regular meeting of June 8, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

Attachments: [Planning Commission Memo & Agenda Item](#)
[Submittal Petition](#)

- *b. [KPB-7818](#) Approving a Right-Of-Way Vacation; KPB File 2026-038V:
Submitted By: Seabright Survey & Design / Hopkins, Hedgecoth
Request: Vacates a 16,857 sq ft portion of the 60' wide Mountain Brook Road ROW & associated utility easements abutting Lots 43 -45, Lot 47, Mountain Brook Heights, Plat SL 92-004 and Deed Parcel (BK 23 PG 985) Seldovia Area (Referred to Lands Committee)

[Clerk's Note: At its regular meeting of June 8, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

Attachments: [Mountain Planning Commission Memo & Agenda Item](#)
[Mountain Submittal Petition](#)

Other items referred to Policies and Procedures Committee

- *c. [KPB-7819](#) Confirming Appointments to the Planning Commission (Mayor)
Jeffrey Epperheimer, Nikiski District, Term Expires 07/31/2029
Pamela Gillham, Kalifornsky/Kasilof District, Term Expires 07/31/2029

Attachments: [Planning Commission Appointments](#)
[Appointment to Nikiski Planning Commission Memo](#)
[Appointment to Kalifornsky Kasilof Planning Commission Memo](#)

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. August 4, 2026 6:00 PM
Regular Assembly Meeting
Kenai Peninsula College, Kachemak Bay Campus
533 E. Pioneer Avenue, Homer
Remote participation available through Zoom
Meeting ID: 897 1694 8642 Passcode: 075938

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: 897 1694 8642 Passcode: 0745938. 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.



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Draft

Assembly

Ryan Tunseth, President
Kelly Cooper, Vice President
Willy Dunne
Cindy Ecklund
Dale Eicher
Scott Griebel
Michael Hicks
Lenora Niesen
Sarge Truesdell

Tuesday, June 16, 2026

6:00 PM

Betty J. Glick Assembly Chambers
Meeting ID: 897 1694 8642 Passcode: 075938
[https://yourkpb.zoom.us/j/89716948642?
pwd=fEb3zpJksgh1maera2nn3XZRWifPat.1](https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWifPat.1)

Meeting ID: 897 1694 8642 Passcode: 075938

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

The invocation was given by Frank Alioto, Chaplain for Central Emergency Services.

ROLL CALL

[Clerk's Note: Assembly Member Cooper attended via Zoom.]

Present: 8 - Ryan Tunseth, Kelly Cooper, Cindy Ecklund, Willy Dunne, Dale Eicher, Lenora Niesen, Sarge Truesdell, and Scott Griebel

Excused: 1 - Michael Hicks

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

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell,

Tunseth / 1 Absent: Hicks]

Assembly Member Ecklund stated the Lands Committee met and discussed its agenda items.

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell, Tunseth / 1 Absent: Hicks]

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

[8 Present: Cooper (via Zoom), Ecklund, Eicher, Griebel, Niesen, Truesdell, Tunseth / 1 Absent: Hicks]

APPROVAL OF AGENDA AND CONSENT AGENDA

Neisen 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, ordinances and other new business items that were on the consent agenda.

[KPB-7786](#) June 2, 2026 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:

[2025-19-44](#) An Ordinance Authorizing the Acquisition of Real Property in Soldotna, Alaska, on Behalf of Central Kenai Peninsula Hospital Service Area, Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund, and Authorizing an Amendment to the Operating Agreement with Central Peninsula General Hospital, Inc. (Mayor)
This Budget Ordinance was enacted.

[2025-19-45](#) On Ordinance Appropriating Funds from the South Peninsula Hospital Service Area Operating Fund to be Transferred to the South Peninsula Hospital Capital Project Fund for Demolition and Site Improvements at 324 West Fairview Avenue, Homer Medical District (Mayor)
This Budget Ordinance was enacted.

NEW BUSINESS

[2026-039](#) A Resolution Authorizing Proprietary Procurement for 911 Network Upgrades (Mayor)
This Resolution was adopted.

[2026-037](#) A Resolution Approving an Updated Management Agreement for the Sea Otter Community Center on Behalf of the Seldovia Recreational Service Area and Authorizing a Pool Management Agreement Addendum (Mayor)

This Resolution was adopted.

[2026-038](#) A Resolution Authorizing the Mayor to Execute the Fourth Amendment to the Operating Agreement with South Peninsula Hospital, Inc. (Mayor)

This Resolution was adopted.

[2025-19-46](#) An Ordinance Appropriating Supplemental Funds from the General Fund for the Seward High School Gym Floor Replacement Project (Mayor) (Hearing on 07/07/26)

This Budget Ordinance was introduced and set for public hearing.

[2025-19-47](#) An Ordinance Appropriating \$800,000 from the Land Trust Investment Fund to be Transferred to the Land Trust Fund Representing the Fiscal Year 2026 Operating Transfer Per KPB 5.20.200(A) (Mayor) (Hearing on 07/07/26)

This Budget Ordinance was introduced and set for public hearing.

[KPB-7789](#) Approving a Right-Of-Way Vacation; KPB File 2026-043

Submitted By: Johnson, Leslie

Request: Vacates the approximately 50' wide by 573' long Mayo St. right-of-way granted per KN 88-86

Location: Lot 1, Mayo River Subdivision Plat KN 88-86, also abutting Govt Lots 23 & 24, Funny River Area

[Clerk's Note: At its regular meeting of May 26, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

This Petition to Vacate was approved.

[KPB-7790](#) Approving a Right-Of-Way Vacation; KPB File 2026-039

Submitted By: McLane Consulting Group / Tanner Crab, LLC

Request: Vacates a portion of the Maximilian Court cul-de-sac granted per SW 2009-6

Location: Lot 13. Clan Maxwell Estates Avalon Heights Addition #5, SW 2021-008, Bear Creek Area

[Clerk's Note: At its regular meeting of May 26, 2026, the Planning

Commission unanimously approved the referenced petition to vacate.]

This Petition to Vacate was approved.

- [KPB-7791](#) Confirming an Appointment to the Nikiski Advisory Planning Commission (Mayor)
Kaitlyn Jackson, Seat C, Term Expires 09/30/2027
This Board Appointment was approved.

Approval of the Agenda and Consent Agenda as Amended

President Tunseth 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: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

PRESENTATIONS WITH PRIOR NOTICE

1. [KPB-7787](#) RESCHEDULED TO 07/07/26 Kenai Peninsula Borough School District Quarterly Report, Clayton Holland Superintendent (10 minutes)
2. [KPB-7788](#) TO BE RESCHEDULED Senator Jesse Bjorkman Legislative Update (10 minutes)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Tunseth called for public comment with none being offered.

MAYOR'S REPORT

Mayor's Report Cover Memo

[KPB-7795](#) Mayor's Memo

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-7796](#) Corrected-Authorization to Award a Contract for ITB26-029 Boiler Replacement Skyview Middle School
3. Other
 - a. [KPB-7797](#) Certification of the 2026 Main Roll Assessment

b. [KPB-7798](#) Tax Adjustment Request Approval**ITEMS NOT COMPLETED FROM PRIOR AGENDA****PUBLIC HEARINGS ON ORDINANCES**

[2026-23](#) An Ordinance Authorizing the Conveyance of the Nikolaevsk School Property to Alaskan Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

Ecklund moved to enact Ordinance 2026-23.

President Tunseth called for public comment:

Mariah Kerrone, spoke in support of Ordinance 2026-23.

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

Dunne moved to amend Ordinance 2026-23 as follows:

The fourth Whereas to read, “the installment payments will be deferred by KPB so long as the property is used for K-12 public school purposes and a minimum of \$202,526.64 annually is contributed by AHE towards building maintenance and other building related operational costs; and”; and

Section 4 to read, “That the Alaska Homestead Education, Inc. warrants and covenants that in the event the property is not used for K-12 public school purposes for a period of One Hundred and Twenty (120) months, the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.”; and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaska Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaska Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.”

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Ecklund moved to amend Ordinance 2026-23 as follows:

The title to read, “AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE NIKOLAEVSK SCHOOL PROPERTY TO ALASKAN HOMESTEAD EDUCATION, INC IN SUPPORT OF COMMUNITY K-12 PUBLIC EDUCATION”

The first Whereas to read, “this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan Homestead Education, Inc. (AHE) for Nikolaevsk K-12 Charter School purposes; and”; and

The second Whereas to read, “conveying the subject parcels to AHE will satisfy a community public charter school purpose, alleviate Kenai Peninsula Borough (KPB) from ongoing maintenance or holding costs associated with the property, and protect KPB’s interests by providing that the property may revert back to KPB, at its discretion, should the property not be used for K-12 public school purposes; and”; and

The seventh Whereas to read, “this arrangement recognizes the unique attributes of the Nikolaevsk school property, that takes into consideration a cloud on title, the remote nature of the school property, the high holding costs and lack of alternative uses for the property, and the community request for a charter school space; this arrangement must not be viewed as a precedent impacting any future surplus school facilities; and”; and

Section 4 to read, “That the Alaskan Homestead Education, Inc. warrants and covenants for a term of One Hundred and Twenty (120) Months, that in the event the property is not used for K-12 public school purposes for a period not to exceed four (4) consecutive months, [OF ONE HUNDRED AND TWENTY (120) MONTHS] the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.”; and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of

the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.”; and

Section 7 to read, “That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.”

Section 4 to read, “That the Alaskan Homestead Education, Inc. warrants and covenants for a term of One Hundred and Twenty (120) Months, that in the event the property is not used for K-12 public school purposes for a period not to exceed four (4) consecutive months, [OF ONE HUNDRED AND TWENTY (120) MONTHS] the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.” and

Section 6 to read, “That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.” and

Section 7 to read, “That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.”

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Dunne moved to amend Ordinance 2026-23 as follows:

The first Whereas to read, “this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan Homestead Education, Inc. (AHE) for Nikolaevsk K-12 public charter school purposes”; and

The motion to amend Ordinance 2026-23 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Excused: 1 - Hicks

Assembly Members Dunne and Ecklund spoke in opposition to Ordinance 2026-23.

Assembly Members Cooper, Truesdell and Neisen spoke in support of Ordinance 2026-23.

The motion to enact Ordinance 2026-23 as amended carried by the following vote:

Yes: 6 - Tunseth, Cooper, Eicher, Niesen, Truesdell, and Griebel

No: 2 - Ecklund, and Dunne

Excused: 1 - Hicks

[2026-24](#) An Ordinance Amending KPB Chapter 5.19, Uniform Remote Seller Sales Tax Code, in Accordance with Amendments Adopted by the Alaska Remote Seller Sales Tax Commission (Mayor)

Truesdell moved to enact Ordinance 2026-24.

President Tunseth called for public comment with none being offered.

The motion to enact Ordinance 2026-24 carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

[2026-036](#) (Mayor) Substitute: A Resolution Authorizing the Mayor to Execute Agreements with the State of Alaska, Department of Public Safety and the U.S. Forest Service for Dispatch Services Provided by Soldotna Public Safety Communications Center (Mayor)

Neisen moved to adopt Resolution 2026-036.

President Tunseth called for public comment regarding Resolution 2026-036 and 2026-036 (Mayor) Substitute with none being offered.

Neisen moved to amend Resolution 2026-036 by substitute.

The motion to amend Resolution 2026-036 by substitute carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

The motion to adopt Resolution 2026-036 (Mayor) Substitute carried by the following vote:

Yes: 8 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Truesdell, and Griebel

Absent: 1 - Hicks

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment with none being offered.

ASSEMBLY COMMENTS

Assembly Member Eicher stated he attended the Seward-Bear Creek Flood Service Area Board meeting on June 1, 2026, and the Planning Commission meeting on June 8, 2026. He wished everyone a happy Fourth of July.

Assembly Member Truesdell thanked everyone for a good meeting.

Assembly Member Griebel wished everyone a happy Fourth of July.

Assembly Member Ecklund stated she attended the Eastern Peninsula Highway Emergency Service Area Board meeting on June 15, 2026, and provided a brief update. Ms. Ecklund offered additional comments regarding Ordinance 2026-23.

Assembly Member Niesen stated she attended the Nikiski Advisory Planning Commission meeting on June 4, 2026, the Nikiski Community Council meeting on June 8, 2026, the Nikiski Fire Service Area Board meeting on June 10, 2026, and a Kenai Peninsula Economic Development District meeting. She provided a brief update on those meetings. Ms. Niesen also recognized the passing of Marge Mullin, who recently passed away at the age of 106.

Assembly Member Dunne stated he attended the Kachemak Bay National Estuarine Research Reserve Community Council meeting on June 5, 2026, the Resilience and Security Advisory Commission meeting on June 10, 2026, and the Seldovia Recreational Service Area Board meeting on June 9, 2026. He provided a brief update on those meetings. Mr. Dunne announced that the Seldovia Summer Solstice Music Festival was June 18-20, 2026.

Mr. Dunne also gave notice of reconsideration of Ordinance 2026-23.

Assembly Vice President Cooper provided additional comments regarding Ordinance 2026-23.

Assembly President Tunseth recognized and thanked staff for their assistance,

expressed appreciation to the Mayor's staff for their continued availability and support, and thanked his fellow Assembly Members.

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

- 1. July 7, 2026 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 897 1694 8642 Passcode: 075938

ADJOURNMENT

With no further business to come before the assembly, President Tunseth adjourned the meeting at 7:33 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of June 16, 2026.

Michele Turner, MMC, Borough Clerk

Approved by the Assembly: _____

JULY 7, 2026 • KENAI PENINSULA BOROUGH ASSEMBLY PRESENTATION



STRENGTHENING THE REGIONAL ECONOMY

Implementing the Kenai Peninsula Comprehensive Economic Development Strategy
(CEDS) 2026-2031

KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT (KPEDD)



STRATEGIC IMPERATIVES

Demographic trends and strategic priorities reshaping the Kenai Peninsula labor market.

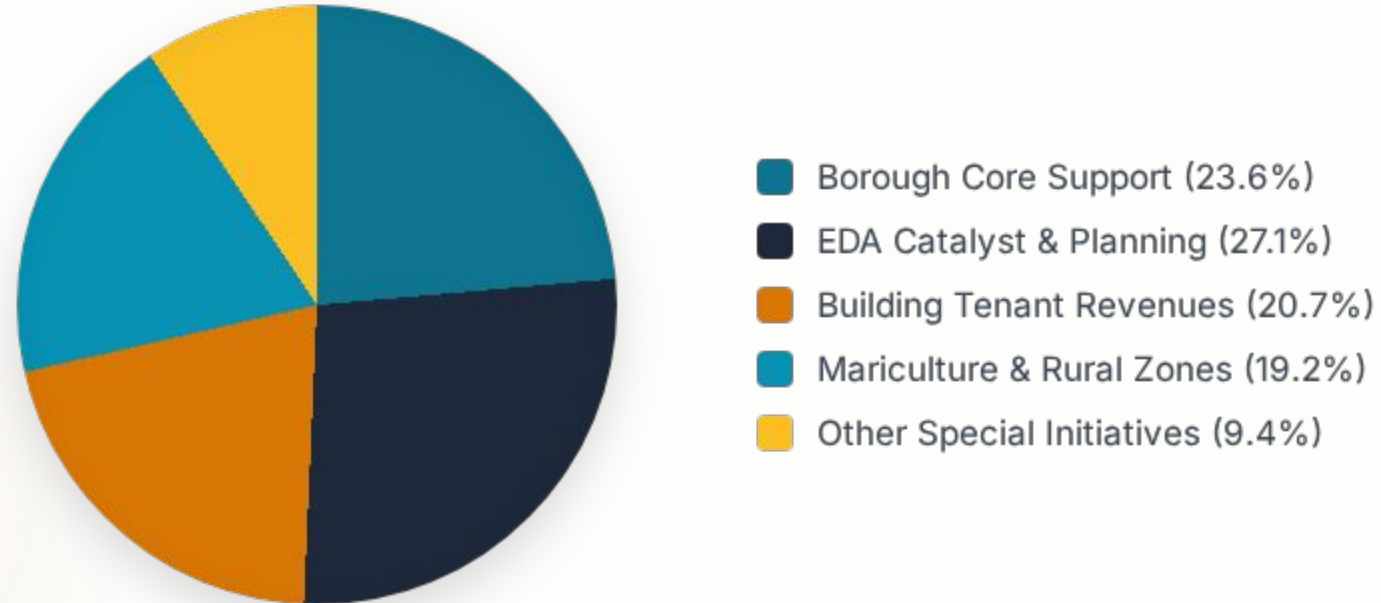


FY27 FUNDING ALLOCATION

Funding Source	Strategic Purpose	Amount
Kenai Peninsula Borough Support	Borough Core Operating Funding	\$180,000
EDA Community Catalyst	Federal / Industrial Growth Initiative	\$131,413
Building Tenants & Facilities	Private / Facilities Operations Support	\$158,000
EDA Planning Grant (CEDS) 2026	Federal / Regional CEDS Implementation	\$75,000
RBDG-BDO Economic Zones	Federal / Rural Economic Support	\$75,000
Alaska Mariculture Cluster	Federal / Blue Economy Integration	\$71,160
Other Grants & Partnerships	Childcare, Housing, State Commitments	\$72,075
Total Annualized Resources	Strategic Leverage Ratio of 4.2x	\$762,648



FY27 REVENUE COMPOSITION



The Kenai Peninsula Borough's \$180k operating support serves as essential seed funding, effectively leveraging over \$582k in external federal, state, and private investments.



CEDS 2026-2031 PRIORITIES

TOP STRATEGIC PRIORITIES

The newly updated Comprehensive Economic Development Strategy (2026-2031) highlights key local levers to create stability:

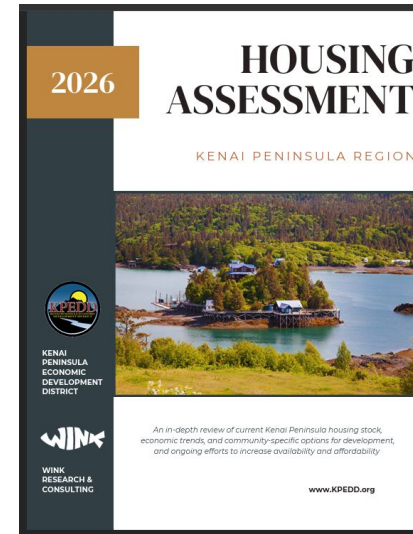
- Promoting industry diversification and growth.
- Removing housing availability and cost barriers.
- Sustaining physical and digital infrastructure.
- Aligning vocational training to regional requirements.

KPEDD IMPLEMENTATION

KPEDD actively works to build solutions and secure actionable pathways to meet these CEDS objectives:

- Deploying targeted federal and state grant dollars.
- Establishing deep cross-sector collaborations.
- Publishing key regional research (e.g. Housing).
- Securing critical localized processing assets.

REGIONAL HOUSING LEVERS



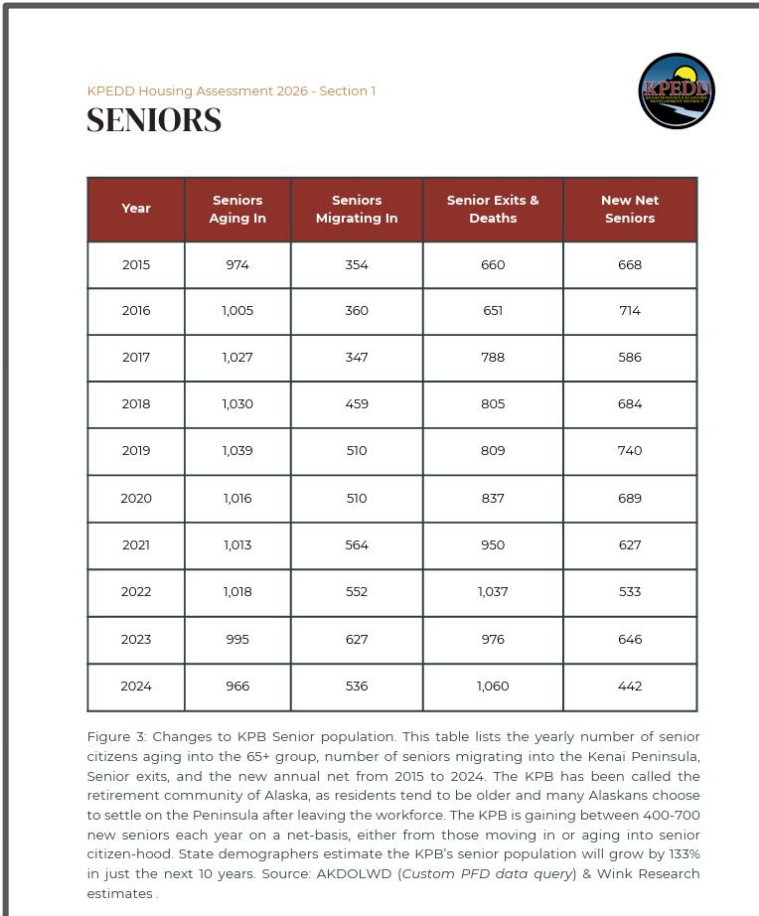
KPEDD 2026 REGIONAL HOUSING ASSESSMENT



Municipal Planning lever	What to advance	Outcome
Land affordability	Expand discounted lots + build-ready terms	Lower entry cost for residents
Utilities & infrastructure	Targeted water/sewer extensions	Unlock feasible higher density
Zoning & permitting	Enable ADUs, missing-middle, infill	More unit types, faster delivery
Seasonal & project housing	Temporary workforce capacity plan	Protect local rentals from displacement
CEDs alignment	Tie housing to workforce + diversification	Stabilize labor and service capacity



OUR DEMOGRAPHIC MANDATE



THE RETIREMENT BOOM


According to regional projections, the Kenai Peninsula Borough is entering a critical demographic transition point. Our senior population (65+) is projected to increase by 133% over the next decade.


We must prioritize and accelerate a shift toward attracting a robust workforce for our diverse industries to invigorate the regional economy before this demographic shift takes full effect.



REGIONAL INFRASTRUCTURE ASSETS

 **Harbor & Port Expansions** Homer Harbor expansion & Port of Nikiski improvement projects to facilitate large-scale blue economy commerce.

 **Hydroelectric & Utilities** Critical utility energy transmission upgrades and hydroelectric developments (Chugach, Seward, HEA).

 **Broadband Connectivity** Comprehensive digital upgrades to high-speed broadband, improving accessibility across remote communities.

 **Housing & Landfill Expansion** Residential housing developments to support workforce retention, alongside Central Peninsula Landfill expansion.

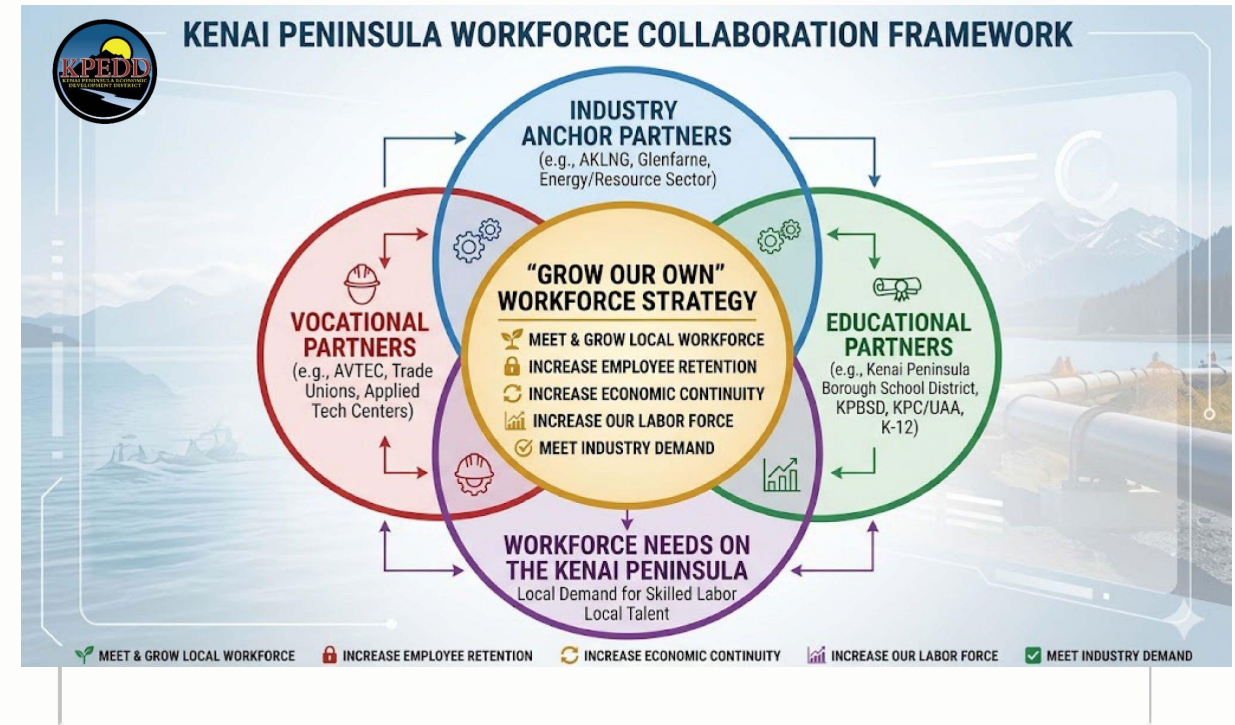


THE P2P WORKFORCE FOCUS

PIPELINE TO PIPELINE (P2P)

The Pipeline to Pipeline workforce development initiative is our primary focus at this moment. We are building viable, accessible, and attractive pathways to career and technical training directly on the Peninsula.

By creating immediate bridges into stable careers, we will reverse the outmigration of our young talent, attract external labor pools, and encourage families to permanently relocate and build lives on the Kenai.





WORKFORCE INVESTMENT TARGETS

\$7.8M
PENDING TARGET CAPITAL

SCALING STRATEGIC CAPACITY

We are actively working to target substantial federal, state, and private capital for the Pipeline to Pipeline workforce initiative, focusing heavily on our federal EDA PWEAA funding applications. We are rolling out Industry Instructional Sabbaticals to lower barriers in finding qualified instructors, while optimizing existing community assets to ensure every dollar builds stable, local career paths.



Governor's Veto Update: The governor recently vetoed the \$1.68M state budget appropriation. KPEDD is reconfiguring match requirements to proceed successfully without the state's fiscal contribution.



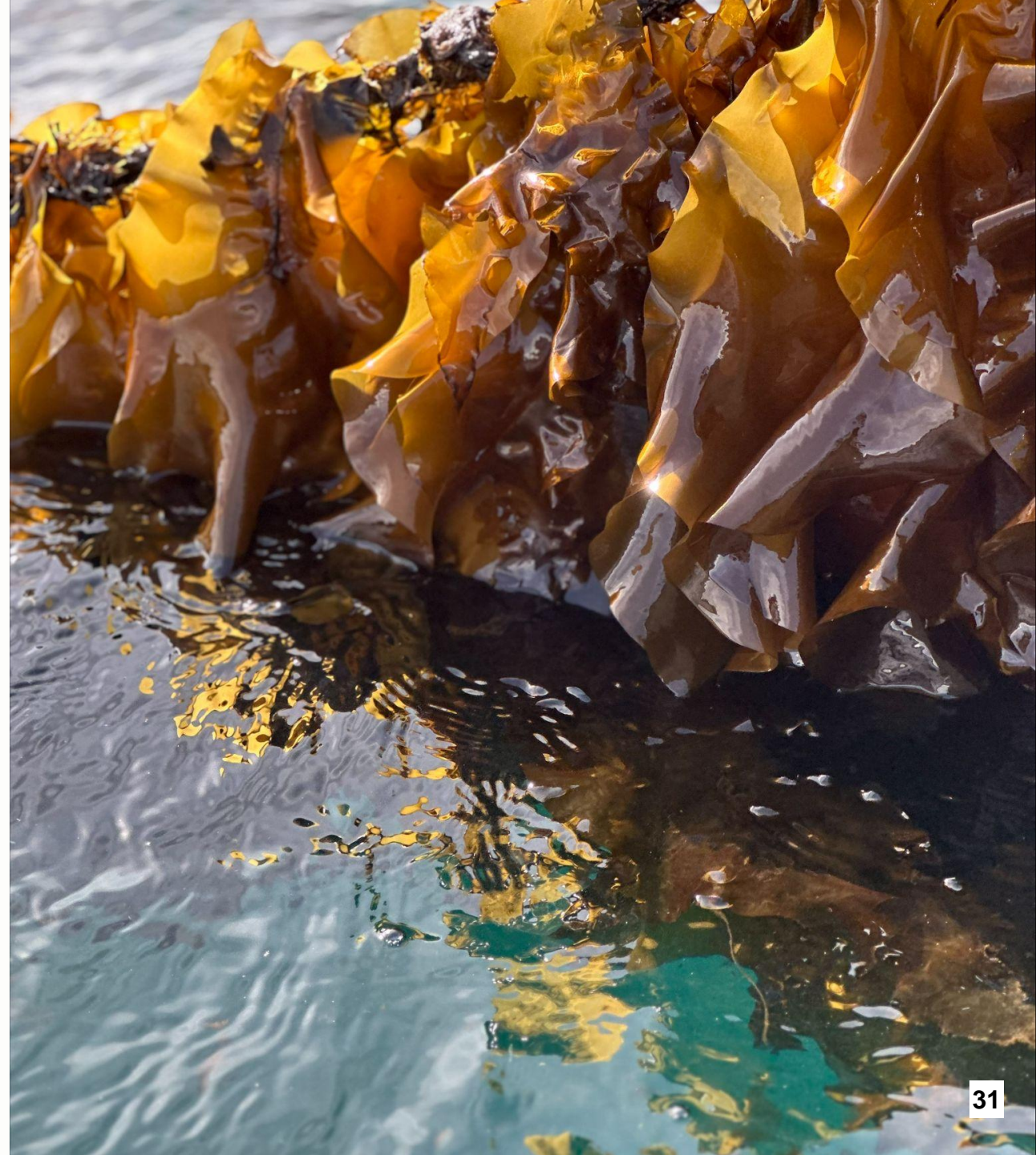
BOLSTERING MARICULTURE

KELP PROCESSING SCALE

KPEDD secured two rounds of funding for critical processing equipment to support Kachemak Bay mariculture, procuring nearly \$250,000 in vital processing gear.

We are partnering with the Kachemak Kelp Innovation Hub in Homer to bolster processing, helping local kelp farms meet massive species and yield growth.

AMC EQUIPMENT ANNOUNCEMENT: [Alaska Mariculture Cluster News](#)





KACHEMAK SHELLFISH & SEAWEED

SHELLFISH PRODUCTION DATA

Oyster production is the primary driver of Alaska's shellfish sector. Kachemak Bay is world-renowned for raw, premium half-shell quality:

- The Kachemak Shellfish co-op sells 12,000 to 15,000 dozen oysters per year.
- Direct sales at the Homer Spit Oyster Bar have boosted revenues by up to 500%.
- Pacific oysters require 1 to 3 years to reach consumable harvest size in pristine Alaska waters.

SEAWEED HARVEST TRENDS

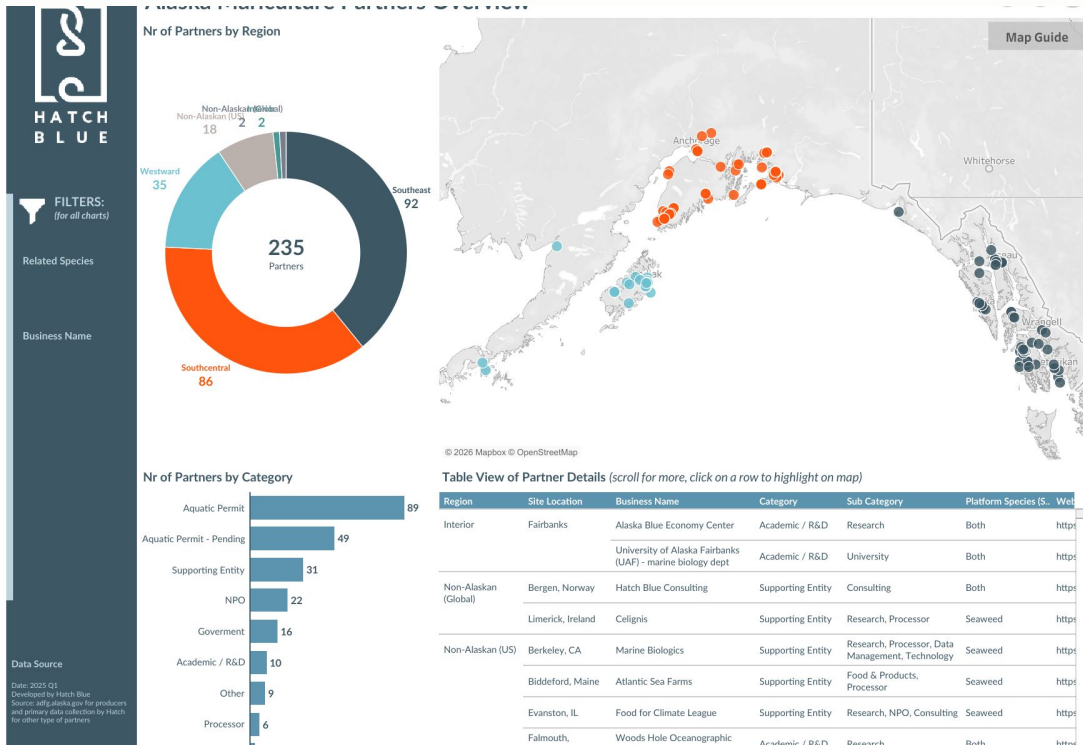
Kelp and seaweed represent high-growth regional sectors with rapid annual turnaround and robust yields:

- Southcentral regional seaweed harvest recovered to nearly 240,000 lbs in 2025.
- Farmed seaweed requires rapid processing and stabilization within a strict 48 to 72 hour window.
- Our farmers utilize advanced drying, salting, and dehydrating technology to access nationwide food and skincare markets.



ALASKA MARICULTURE PARTNERS

To learn more, visit Alaska Mariculture Insights
<https://alaska.seaweedinsights.com/>



14
K-BAY ACTIVE FARMS

86
SOUTHCENTRAL PARTNERS

89
ACTIVE PERMITS

49
PERMITS PENDING

Halibut Cove Spotlight: Premier operators like *Alaska Shellfish Farms* target an annual capacity of 1.2M Pacific oysters (Glacier Point/K-Select) and up to 1.2M lbs of native blue mussels (\$2M retail value), alongside sugar & ribbon kelp.



THE PATH TO STABILITY



True economic stability is built on collaboration. When our partners and stakeholders work side-by-side—fully aware of the economic levers at our disposal—we can drive sustained growth and prosperity across the Kenai.



— KPEDD STRATEGIC VISION



QUESTIONS & DISCUSSION

Thank you for your continued partnership and support.

Cassidi Cameron, Executive Director

✉ cassidi@kpedd.org

🌐 www.kpedd.org | ☎ (907) 283-3335

IMAGE SOURCES



https://upload.wikimedia.org/wikipedia/commons/thumb/6/63/Seward_Alaska_aerial_view.jpg/1280px-Seward_Alaska_aerial_view.jpg

ALASKA MARICULTURE CLUSTER HIGHLIGHTS- EXTRAS

Exploring the Depths: The Alaskan Seaweed Industry :

<https://www.youtube.com/watch?v=iS6SCfGsqzM>

CULTIVATING OCEAN TREASURES: THE ALASKAN OYSTER INDUSTRY

<https://www.youtube.com/watch?v=3MdSj2qfWpA&t=100s>

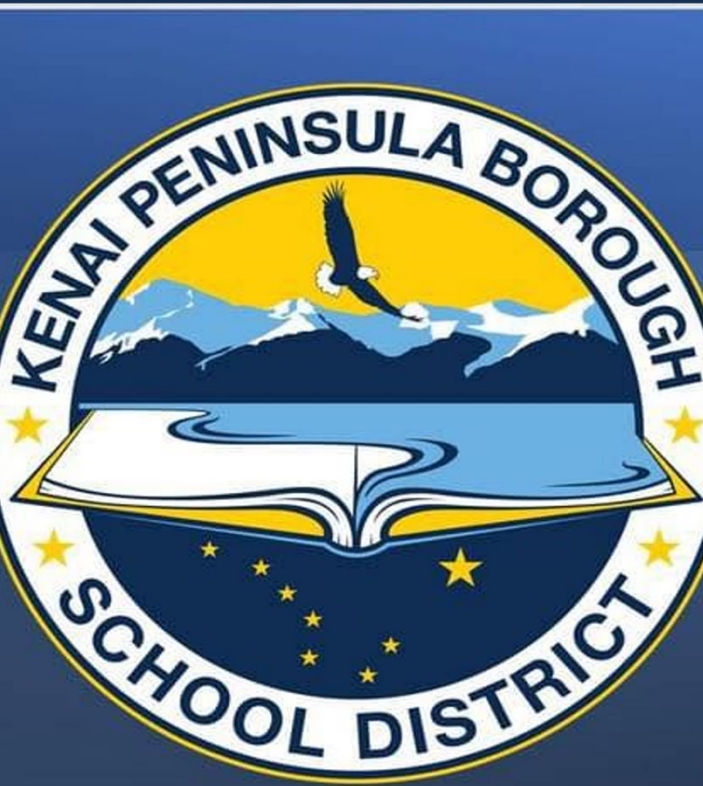
ALASKA MARICULTURE INSIGHTS

<https://www.youtube.com/watch?v=PEo0zOEYRUQ>

Kenai Peninsula Borough School District

July 7, 2026

Clayton Holland,
Superintendent



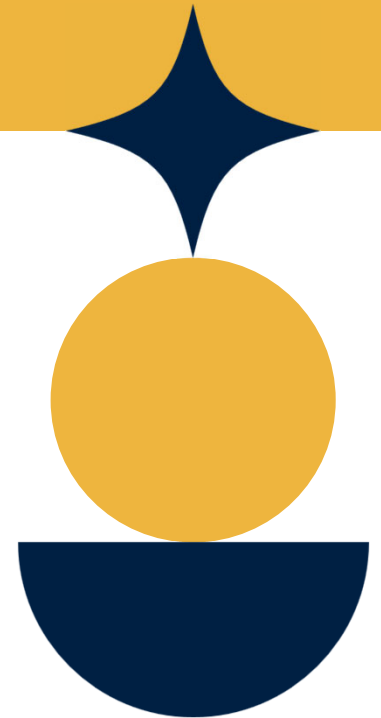
Student Achievement Highlights

- Increased Industry Certifications (70% over last year)
- Graduation rate increased from 79% to 85% (waiting on the latest data)
- Alaska Native/American Indian Graduation Rates Increased by 20% over the past 4 years and is now 15% higher than state average
- AK STAR growth in reading and mathematics (waiting on the newest results)
- Early literacy growth exceeds state and national averages
- Increased dual enrollment college credit attainment



KPBSD Core Values

- Community
- Perseverance
- Academic Excellence
- Integrity



KPBSD Strategic Plan

2025- 26 District Priorities

1

Student Success

Literacy & math growth
CTE course attainment
College credits earned

2

Family & Community Engagement

Strong communication
Family involvement
Business partnerships

3

School Climate & Safety

Sense of belonging
Safe, secure schools

4

Workforce Development

Onboarding improvements
Staff retention focus

5

Organizational & Resource Management

Align funding to goals
Train-the-trainer PD
Grant committee
Capital improvement process



Celebrations

Alan Haskins
AWARD
★ *Recipient* ★
Michael Wojciak
Principal of
Kachemak Selo School
and
Voznesenka School

-  CHARACTER
-  INTEGRITY
-  EMPATHY
-  SELFLESSNESS
-  STRONG WORK ETHIC

Thank you for leading with heart and making



Alaska State Spelling Bee Champion and Runner-Up



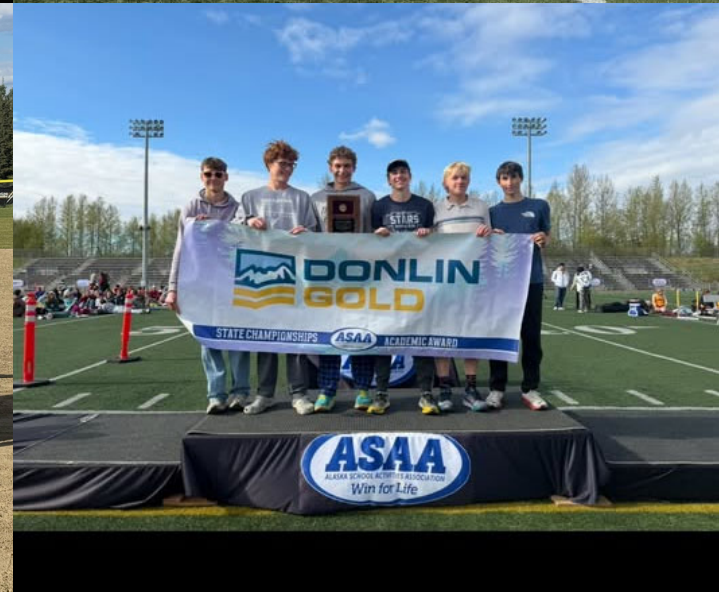


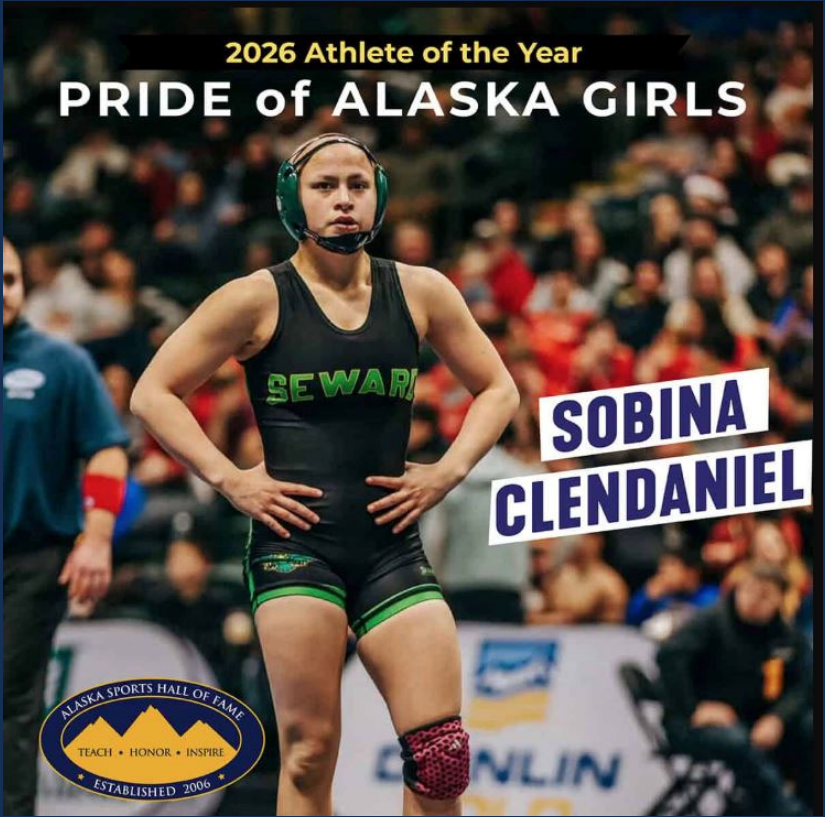
2025-2026 KPBSD State Champions

Soldotna Boys Soccer
Homer Girls Track and Field
Homer Boys Baseball

Academic Champions

Soldotna Boys and Girls
Track and Field,
Soldotna Softball,
Soldotna Girls Soccer







ASSOCIATION OF
SCHOOL BUSINESS OFFICIALS
INTERNATIONAL

This Meritorious Budget Award is presented to:

**KENAI PENINSULA BOROUGH
SCHOOL DISTRICT**

for excellence in the preparation and issuance of its budget
for the Fiscal Year 2025–2026.

The budget adheres to the principles and standards
of ASBO International's Meritorious Budget Award criteria.



Ryan S. Stechschulte
Ryan S. Stechschulte

A handwritten signature in black ink, appearing to read 'J. Rowan'.

James M. Rowan, CAE, SFO

Capital and Operating Budget

HB 28: Teacher/State Employee Student Loan Program

SB 23: Civics Education

HB 27: Medical Major Emergencies; CPR Curriculum

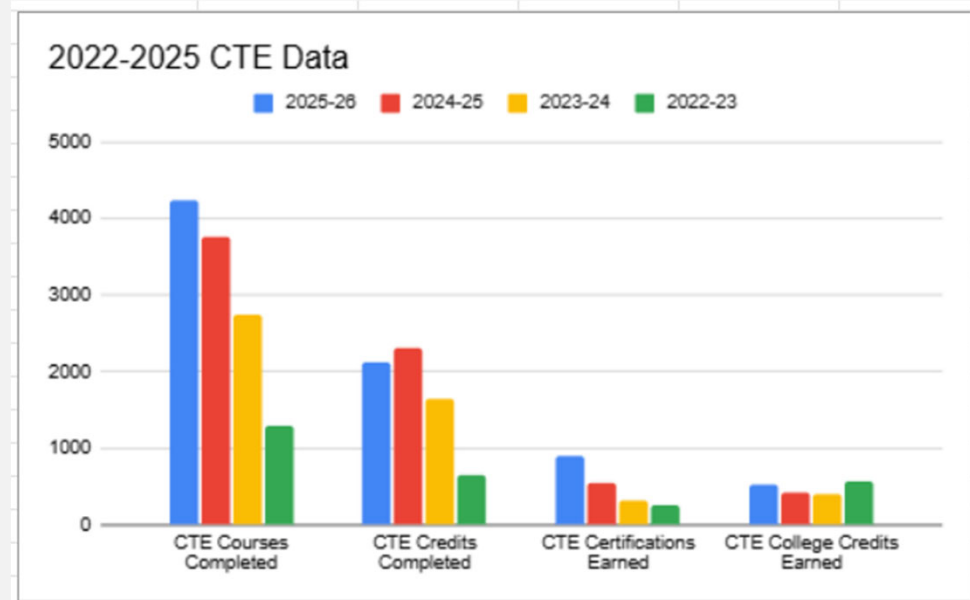
Legislative Happenings





Pools and School Consolidation

KPBSD Career & Technical Education (CTE)



- 900 industry-recognized certifications earned by students, an increase of 70% from 530 certifications in 2024–2025.
- 528 college credits earned through CTE courses, an increase from 428 credits in 2024–2025.





**282 Students Served -23% increase
to caseload over last year**

**Number of students part of an
unhoused family unit: 232**

**Number of Homeless,
Unaccompanied Youth (HUY): 50**



McKinney-Vento Program (Unhoused Youth)

Preparing for 2026-2027

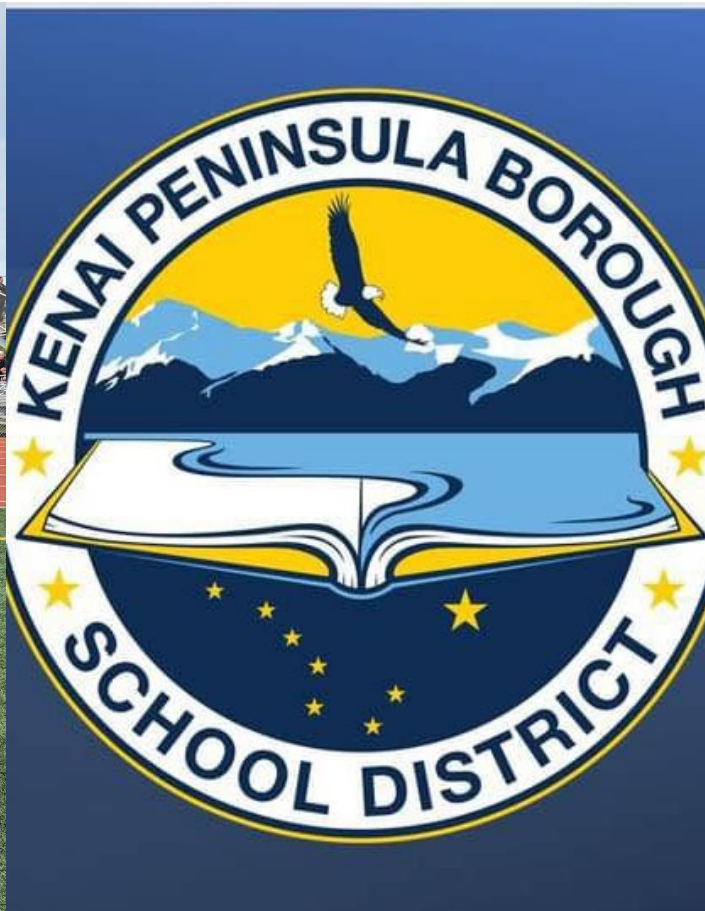
- Staffing and hiring nearly complete
- Summer Maintenance and Facility Projects Underway
- Continued focus on literacy, mathematics, student achievement, and preparing our students for successful post-secondary education outcomes





Graduations





Thank you!

Questions?

Kenai Peninsula Borough
Office of the Borough Mayor

MAYOR'S REPORT TO THE ASSEMBLY

TO: Members, Kenai Peninsula Borough Assembly
FROM: Peter A. Micciche, Kenai Peninsula Borough Mayor
DATE: July 07, 2026



Assembly Request / Response

- a. None

Agreements and Contracts

- a. Authorization to Award a Contract for RFP26-017 Soldotna Elementary Reconstruction GMGC
- b. Authorization to Award a Contract for RFP26-019 Assessing Mass Mailing
- c. Authorization to Award a Contract for ITB26-022 Seward high School Gym Floor Replacement
- d. Authorization to Award a Contract for ITB26-031 Nikiski North Star Elementary School Septic Replacement
- e. Authorization to Award a Contract for ITB26-032 Kenai Votec Parking Lot Upgrades
- f. Authorization to Award a Contract for ITB26-034 RSA Summer and Winter Maintenance-Central Region, Unit 4
- g. Authorization to Award a Contract for ITB26-035 RSA Summer and Winter Maintenance-Central Region, Unit 10
- h. Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance-Central Region, Unit 5
- i. Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance-Central Region, Unit 5- Corrected
- j. Authorization to Award a Contract for ITB26-037 RSA Summer and Winter Maintenance-West Region, Unit 5
- k. Authorization to Award a Contract for ITB26-038 RSA S&W Maintenance North Region, Unit 1
- l. Authorization to Award a Contract for ITB26-039 RSA S&W Maintenance North Region, Unit 5
- m. Authorization to Award a Contract for ITB26-040 RSA S&W Maintenance West Region, Unit 7

- 2 -

8/19/25

Other

- a. Revenue-Expenditure Report – May 2026
- b. Budget Revisions – May 2026

Kenai Peninsula Borough Purchasing & Contracting

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Tim Scher, Project Manager *TS*

DATE: June 17, 2026

RE: Authorization to Award a Contract for RFP26-017 Soldotna Elementary Reconstruction GMGC

On May 12, 2026, the Kenai Peninsula Borough Purchasing & Contracting Department formally solicited proposals for RFP26-017 Soldotna Elementary Reconstruction GMGC. The request for proposals was advertised on Bid Express from May 12 to June 3, 2026.

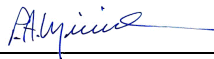
The Owner is soliciting Proposals from qualified general contractors to serve as the CM/GC for the renovation and site improvements of the old Soldotna Preparatory (SolPrep) School facility located at 426 West Redoubt Avenue, Soldotna, Alaska.

On the due date of June 3, 2026, two (2) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
Blazy Construction, Inc	Soldotna, Alaska	452
HPM, Inc	Anchorage, Alaska	327

The highest-ranking proposal was submitted by Blazy Construction, Inc., with a cost proposal of \$30,194,963.27. The proposal review committee recommends award of a contract to Blazy Construction, Inc., Soldotna, Alaska. Your approval for this award is hereby requested.

Funding of this contract will be charged to account numbers 401-78050-23S01-49101 (\$15,194,963.27) and 401-76010-26SCH-49101 (\$15,000,000.00).



 Peter A. Micciche, Borough Mayor

6/18/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>401-78050-23S01-49101 (\$15,194,963.27)</u>	
Amount <u>401-76010-26SCH-49101 (\$15,000,000.00)</u>	
By: <u><i>CJ SD for BH</i></u>	Date: <u>6/18/2026</u>
NOTES: NA	

Kenai Peninsula Borough Assessing Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Adeena Wilcox, Borough Assessor *aw*

DATE: June 11, 2026

RE: Authorization to Award a Contract for RFP26-019 Assessing Mass Mailing

On May 1, 2026, the Kenai Peninsula Borough Assessing Department formally solicited proposals for RFP26-019 Assessing Mass Mailing. The request for proposals was advertised on Bid Express from May 1 to May 21, 2026.


The project consists of proposals for acceptance by the Borough to provide and complete annual mailings from Assessing Department.

On the due date of May 21, 2026, two (2) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
Alaska Laser Printer and Mailing Service	Anchorage, Alaska	236
The Master's Touch LLC	Spokane, Washington	252

The highest-ranking proposal was submitted by The Master's Touch LLC, with a cost proposal of \$47,133.00. The proposal review committee recommends award of a contract to The Master's Touch LLC of Spokane, Washington. Your approval for this award is hereby requested.

Funding of this contract will be charged to account number 100-11510-00000-43011 (FY27).


Peter A. Micciche, Borough Mayor

6/16/2026
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. _____	100-11510-00000-43011
Amount _____	\$47,133.00 (FY 27 Funding)
By: <i>CJF BH</i>	Date: 6/16/2026
NOTES: NA	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 15, 2026


RE: Authorization to Award a Contract for ITB26-022 Seward High School Gym Floor Replacement

The Purchasing and Contracting Office formally solicited and received bids for ITB26-022 Seward High School Gym Floor Replacement. Bid packets were released on April 10, 2026, and the Invitation to Bid was advertised on BidExpress.com from April 10 through May 6, 2026.

The project consists of providing all labor and material to demo and replace the existing gym floor.

On the due date of May 6, 2026, one (1) bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The bid of \$448,400.00 was submitted by Alaskan Industries, Inc of Wasilla, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 400-75020-26755-43780 (\$307,400.00). Funds for the remaining \$141,000.00 are contingent upon Assembly appropriation approval.



Peter A. Micciche, Borough Mayor

6/16/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>400-75020-26755-43780 (\$307,400.00)</u>
Amount	<u>\$141,000.00 Contingent upon Assembly Approval</u>
By:	<u><i>CV BH</i></u>
Date:	<u>6/16/2026</u>
NOTES: NA	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 3, 2026

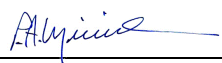
RE: Authorization to Award a Contract for ITB26-031 Nikiski North Star Elementary School Septic Replacement

The Purchasing and Contracting Office formally solicited and received bids for ITB26-031 Nikiski North Star Elementary School Septic Replacement. Bid packets were released on April 21, 2026, and the Invitation to Bid was advertised on BidExpress from April 21 to May 13, 2026.

The project consists of providing all labor and materials to demo and replace septic tank, lift station and leach field per contract documents.

On the due date of May 13, 2026, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$365,500.00 was submitted by Foster Construction, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account numbers 400-71081-26NSS-43780 (\$268,410.77) and 400-78050-26852-43780 (\$97,089.23).



Peter A. Micciche, Borough Mayor

6/8/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>400-71081-26NSS-43780 (\$268,410.77)</u>
Amount	<u>400-78050-26852-43780 (\$97,089.23)</u>
By:	<u><i>CV JH</i></u>
Date:	<u>6/3/2026</u>
NOTES: NA	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 3, 2026


RE: Authorization to Award a Contract for ITB26-032 Kenai Votec Parking Lot Upgrades

The Purchasing and Contracting Office formally solicited and received bids for the ITB26-032 Kenai Votec Parking Lot Upgrades. Bid packets were released on April 27, 2026, and the Invitation to Bid was advertised on Bid Express from April 27 through May 20, 2026.

The project consists of providing all labor and materials to remove/replace existing asphalt driveway/walkways and fencing per contract documents.

On the due date of May 20, 2026, six (6) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$306,890.00 was submitted by Peninsula Construction, Inc, of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 400-78050-24862-43780.



 Peter A. Micciche, Borough Mayor

6/8/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>400-78050-24862-43780</u>	
Amount <u>\$306,890.00</u>	
By: <u><i>CV</i> <i>BH</i></u>	Date: <u>6/3/2026</u>
NOTES: NA	

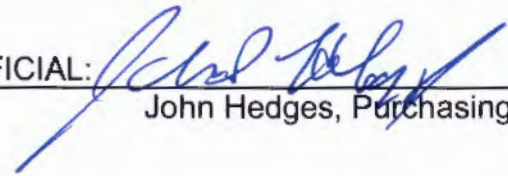
**KENAI PENINSULA BOROUGH
PURCHASING & CONTRACTING**

BID TAB FOR: ITB26-032 Kenai Votec Parking Lot Upgrades

CONTRACTOR	LOCATION	BASE BID
Peninsula Construction, Inc	Kenai, AK	\$306,890.00
Foster Construction, LLC	Soldotna, AK	\$351,700.00
CIC, Inc	Soldotna, AK	\$364,175.00
Specialty Excavating, LLC	Soldotna, AK	\$409,420.00
Steam on Wheels, LLC	Soldotna, AK	\$469,500.00
BMGC, LLC	Kenai, AK	\$471, 180.45

DUE DATE: May 20, 2026, at 2:00 PM

KPB OFFICIAL:



John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-034 RSA Summer and Winter Maintenance – Central Region, Unit 4

The Purchasing and Contracting Office formally solicited and received bids for ITB26-034 RSA Summer and Winter Maintenance – Central Region, Unit 4. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$137,196.00 was submitted by Specialty Excavating, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$137,196.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-035 RSA Summer and Winter Maintenance – Central Region, Unit 10

The Purchasing and Contracting Office formally solicited and received bids for ITB26-035 RSA Summer and Winter Maintenance – Central Region, Unit 10. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The bid of \$198,900.00 was submitted by Specialty Excavating, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$198,900.00</u>	
By: <u><i>CF BH</i></u>	Date: <u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) Bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$180,840.00 was submitted by River City Construction of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



 Peter A. Micciche, Borough Mayor

6/12/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$180,840.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5 - Corrected

The Purchasing and Contracting Office formally solicited and received bids for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$164,400.00 was submitted by Steam on Wheels, LLC, of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>236.33950.00000.43952</u>
Amount	<u>\$164,400.00</u>
By:	<u><i>CF</i> <i>BT</i></u>
Date:	<u>6/22/2026</u>
NOTES: NA	

**KENAI PENINSULA BOROUGH
PURCHASING & CONTRACTING**

CORRECTED

BID TAB FOR: ITB26-036 Summer and Winter Maintenance - Central Region, Unit 5

CONTRACTOR	LOCATION	BASE BID
River City Construction LLC	Soldotna, AK	\$180,840.00
Steam on Wheels	Soldotna, AK	\$164,400.00

DUE DATE: June 3, 2026

KPB OFFICIAL:


John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-037 RSA Summer and Winter Maintenance – West Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-037 RSA Summer and Winter Maintenance – West Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) Bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$132,000.00 was submitted by Mountain Vista Estates dba Captain Cook Construction of Clam Gulch, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$132,000.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/11/2026</u>
NOTES: NA	

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026


RE: Authorization to Award a Contract for ITB26-038 RSA S&W Maintenance North Region, Unit 1

The Purchasing and Contracting Office formally solicited and received bids for ITB26-038 RSA S&W Maintenance North Region, Unit 1. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$137,976.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$137,976.00 (FY27)</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/22/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB26-038 S&W Maintenance North Unit 1

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$137,976.00
Chumley's Inc	Nikiski, AK	\$360,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026

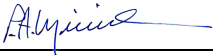
RE: Authorization to Award a Contract for ITB26-039 RSA S&W Maintenance North Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-039 RSA S&W Maintenance North Region, Unit 5. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$159,996.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$159,996.00 (FY27)</u>	
By: <u><i>CSJ BH</i></u>	Date: <u>6/22/2026</u>
NOTES: NA	

**KENAI PENINSULA BOROUGH
PURCHASING & CONTRACTING**

BID TAB FOR: ITB26-039 S&W Maintenance North Unit 5

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$159,996.00
Chumley's Inc	Nikiski, AK	\$288,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026


RE: Authorization to Award a Contract for ITB26-040 RSA S&W Maintenance West Region, Unit 7

The Purchasing and Contracting Office formally solicited and received bids for ITB26-040 RSA S&W Maintenance West Region, Unit 7. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, three (3) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$149,976.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$149,976.00 (FY27)</u>	
By: <u><i>CJK SD for Btt</i></u>	Date: <u>6/19/2026</u>
NOTES: NA	

**KENAI PENINSULA BOROUGH
PURCHASING & CONTRACTING**

BID TAB FOR: ITB26-040 S&W Maintenance West Unit 7

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$149,976.00
River City Construction, LLC	Soldotna, AK	\$188,400.00
Chumley's Inc	Nikiski, AK	\$360,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough
Finance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Borough Mayor

THRU: Brandi Harbaugh, Finance Director *BH*

FROM: Tyra Rivera, Payroll Accountant *TR*

DATE: June 25, 2026

RE: Revenue-Expenditure Report – May 2026

Attached is the Revenue-Expenditure Report of the General Fund for the month of May 2026. Please note that 91.67% of the year has elapsed, 88.49% of budgeted revenues have been collected, and 86.41% of budgeted expenditures have been made.

KENAI PENINSULA BOROUGH
Revenue Report
For the Period
May 1 through May 31 2026

ACCOUNT NUMBER	DESCRIPTION	ESTIMATED REVENUE	YEAR TO DATE RECEIPTS	MONTH TO DATE RECEIPTS	VARIANCE	% COLLECTED
31100	Real Property Tax	\$ 35,067,976	\$ 35,251,559	\$ 108,427	\$ 183,583	100.52%
31200	Personal Property Tax	2,027,307	2,154,021	4,785	126,714	106.25%
31300	Oil Tax	6,491,466	6,416,915	60,028	(74,551)	98.85%
31400	Motor Vehicle Tax	642,580	347,962	37,415	(294,618)	54.15%
31510	Property Tax Penalty & Interest	685,597	861,315	31,987	175,718	125.63%
31610	Sales Tax	47,975,000	38,849,443	(6,083,048)	(9,125,557)	80.98%
33110	In Lieu Property Tax	3,100,000	-	-	(3,100,000)	0.00%
33117	Other Federal Revenue	177,017	1,344,956	671,906	1,167,939	759.79%
33120	Forestry Service	500,000	-	-	(500,000)	0.00%
34110	School Debt Reimbursement	1,795,380	1,144,607	-	(650,773)	63.75%
34221	Electricity & Phone Revenue	155,000	-	-	(155,000)	0.00%
34222	Fish Tax Revenue Sharing	500,000	4,527	-	(495,473)	0.91%
37350	Interest on Investments	1,574,053	3,050,700	121,407	1,476,647	193.81%
39000	Other Local Revenue	266,935	382,884	37,867	115,949	143.44%
290	Solid Waste	1,577,000	1,128,418	10,881	(448,582)	71.55%
Total Revenues		\$ 103,385,311	\$ 91,488,551	\$ (4,998,345)	\$ (11,896,760)	88.49%

KENAI PENINSULA BOROUGH
Expenditure Report
For the Period
May 1 through May 31 2026

DESCRIPTION	REVISED BUDGET	YEAR TO DATE EXPENDED	MONTH TO DATE EXPENDED	AMOUNT ENCUMBERED	AVAILABLE BALANCE	%
						EXPENDED
Assembly:						
Administration	\$ 637,685	\$ 488,144	\$ 24,828	\$ 7,913	\$ 141,628	76.55%
Clerk	662,847	547,907	48,937	7,032	107,908	82.66%
Elections	269,432	209,420	8,019	7,039	52,972	77.73%
Records Management	496,060	341,380	20,148	18,121	136,559	68.82%
Mayor Administration	1,108,209	761,557	52,468	10,845	335,807	68.72%
Purch/Contracting/Cap Proj	825,326	576,584	47,399	3,761	244,981	69.86%
Human Resources:						
Administration	894,770	732,151	61,730	2,175	160,444	81.83%
Print/Mail	260,748	198,459	13,758	15,026	47,263	76.11%
Custodial Maintenance	144,691	120,827	8,495	237	23,627	83.51%
Information Technology	2,987,004	2,463,950	303,467	19,439	503,615	82.49%
Emergency Management	1,082,109	750,176	39,719	29,811	302,122	69.33%
Legal Administration	1,199,030	847,404	76,140	5,964	345,662	70.67%
Finance:						
Administration	673,867	590,681	56,567	1,197	81,989	87.66%
Services	1,308,270	1,035,990	87,043	290	271,990	79.19%
Property Tax	1,256,665	1,001,885	79,787	10,113	244,666	79.73%
Sales Tax	1,374,048	1,104,218	103,248	268	269,562	80.36%
Assessing:						
Administration	1,747,056	1,425,556	96,490	11,994	309,506	81.60%
Appraisal	1,886,731	1,490,225	144,918	9,240	387,266	78.98%
Resource Planning:						
Administration	1,476,458	940,347	73,004	13,734	522,377	63.69%
GIS	711,288	552,211	34,148	6,331	152,746	77.64%
River Center	999,018	767,785	70,659	63,647	167,585	76.85%
Senior Citizens Grant Program	838,634	662,972	239,920	156,844	18,818	79.05%
School District	75,050,843	69,844,252	9,740,923	-	5,206,591	93.06%
Solid Waste Operations	13,407,794	8,536,053	663,038	1,500,659	3,371,082	63.66%
Economic Development	520,000	270,678	118,920	224,296	25,026	52.05%
Non-Departmental	3,599,500	3,470,907	732,681	4,600	123,993	96.43%
Total Expenditures	\$ 115,418,083	\$ 99,731,718	\$ 12,946,454	\$ 2,130,578	\$ 13,555,787	86.41%

Kenai Peninsula Borough

Finance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Borough Mayor

THRU: Brandi Harbaugh, Finance Director *RH*

FROM: Tyra Rivera, Payroll Accountant *TR*

DATE: June 25, 2026

RE: Budget Revisions – May 2026

Attached is a budget revision listing for May 2026. The attached list contains budget revisions between major expenditure categories (i.e., maintenance & operations and capital outlay). Other minor transfers were processed between object codes within major expenditure categories.

ASSESSING - APPRAISAL/ADMINISTRATION

Move funds for utilities.

100-11510-00000-43610 (Public Utilities)		\$743.00
100-11520-00000-43610 (Public Utilities)	\$743.00	

BEAR CREEK FIRE SERVICE AREA

Move funds for apparatus fuel.

207-51210-00000-43780 (Building/Grounds Maintenance)		\$1,500.00
207-51210-00000-42230 (Fuel, Oils and Lubricants)	\$1,500.00	

FINANCE - SALES TAX

Move funds for the purchase of operating supplies.

100-11441-00000-43011 (Contract Services)		\$750.00
100-11441-00000-42210 (Operating Supplies)	\$750.00	

KACHEMAK EMERGENCY SERVICES

Move funds for vehicle repairs.

212-51810-00000-42360 (Motor Vehicle Repair Supplies)		\$2,000.00
212-51810-00000-43750 (Vehicle Maintenance)	\$2,000.00	

Move funds for vehicle repairs.

212-51810-00000-42360 (Motor Vehicle Repair Supplies)		\$10,000.00
212-51810-00000-43750 (Vehicle Maintenance)	\$10,000.00	

LEGAL DEPARTMENT

Move funds for a replacement backup battery.

100-11310-00000-42310 (Repair/Maintenance Supplies)		\$15.00
100-11310-00000-48710 (Minor Office Equipment)	\$15.00	

MAINTENANCE DEPARTMENT

Move funds for the Nikiski North Star Septic Project.

400-78050-25782-48311 (Machinery & Equipment)		\$7,000.00
400-78050-25782-49999 (Contingency - FY25 A/W ADA Upgrades)		\$3,843.84
400-78050-25782-40110 (Regular Wages)		\$1,566.27
400-71081-26NSS-49999 (Contingency)	\$12,410.11	

NIKISKI FIRE SERVICE AREA

Move funds for a sparky suit for public education.

206-51110-00000-42220 (Medical Supplies)		\$4,800.00
206-51110-00000-48760 (Minor Fire Fighting Equipment)	\$4,800.00	

Move funds for a backup battery for admin assistant.

206-51110-00000-48720 (Minor Office Furniture)		\$1,800.00
206-51110-00000-42410 (Small Tools and Minor Equipment)	\$1,800.00	

ROAD SERVICE AREA

Move funds for asphalt patch mix for KPB paved roads.

236-33950-00000-43952 (Road Maintenance)		\$1,500.00
236-33950-00000-42310 (Repair/Maintenance Supplies)	\$1,500.00	

Move funds for vehicle fuel.

236-33950-00000-43952 (Road Maintenance)		\$11,000.00
236-33950-00000-42230 (Fuels, Oils and Lubricants)	\$11,000.00	

Move funds for the purchase of tires to meet IRS guidelines.

236-33950-00000-43952 (Road Maintenance)		\$1,400.00
236-33950-00000-48740 (Minor Machines & Equipment)	\$1,400.00	

SELDOVIA RECREATION

Move funds for the purchase of a liner for the ice rink.

227-61210-00000-43610 (Public Utilities)		\$2,000.00
227-61210-00000-43960 (Recreational Program Expenses)		\$1,750.00
227-61210-00000-48755 (Minor Recreational Equipment)	\$3,750.00	

Move funds for an antivirus software.

227-61210-00000-42410 (Small Tools and Minor Equipment)		\$68.78
227-61210-00000-43026 (Software Licensing)	\$68.78	

SEWARD BEAR CREEK FLOOD SERVICE AREA

Move funds to complete an FAA Drone Pilot Certification.

259-21212-00000-42410 (Small Tools and Minor Equipment)		\$350.00
259-21212-00000-43260 (Training)	\$350.00	

Introduced by: Mayor
Date: 06/16/26
Hearing: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2025-19-46**

**AN ORDINANCE APPROPRIATING SUPPLEMENTAL FUNDS FROM
THE GENERAL FUND FOR THE SEWARD HIGH SCHOOL GYM
FLOOR REPLACEMENT PROJECT**

WHEREAS, this additional supplemental appropriation is to complete the Seward High School Gym Floor Replacement Project; and

WHEREAS, the General Fund has fund balance available to support the appropriation;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That supplement funds in the amount of \$150,000 are appropriated from the General Fund fund balance to be transferred to the School Capital Project Fund account 400.75020.26755.49999, for the Seward High School Gym Floor Replacement Project.

SECTION 3. That appropriations made in this ordinance are project length in nature and as such do not lapse at the end of any particular fiscal year.

SECTION 4. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

SECTION 5. That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY
OF *, 2026.**

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Maintenance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BA*

FROM: Nick Kemp, Maintenance Director *NK*

DATE: June 4, 2026

RE: Ordinance 2025-19- 46 , Appropriating Supplemental Funds from the General Fund for the Seward High School Gym Floor Replacement Project (Mayor)

The ordinance requests an additional appropriation of \$150,000 from the General Fund fund balance to complete the Seward High School gym floor repair and upgrade project. While initial funding is already in place, significant cost escalation across labor and materials has made supplemental support necessary.

Since the original estimates were received in February, rising construction and material costs have increased the total project cost by approximately 49%. This increase exceeds the available project budget and requires additional funding to ensure the work can be completed to standard. As a result of these cost pressures, the project timeline has been extended. KPBSD has been accommodating and has agreed to adjust school use to allow the project to reach completion.

Approval of this supplemental appropriation will allow KPB to complete this much-needed upgrade, restore full and unobstructed physical education programming, and provide a durable gym floor that will serve the Seward community well into the future. My office is available for any questions.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>100-27910</u>	Amount <u>\$150,000</u>
By: <u><i>CK</i></u>	Date: <u>6/2/2026</u>

Introduced by: Mayor
Date: 06/16/26
Hearing: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2025-19-47**

AN ORDINANCE APPROPRIATING \$800,000 FROM THE LAND TRUST INVESTMENT FUND TO BE TRANSFERRED TO THE LAND TRUST FUND REPRESENTING THE FISCAL YEAR 2026 OPERATING TRANSFER PER KPB 5.20.200(A)

WHEREAS, the Land Trust Investment Fund (LTIF) was established in September 2018 per KPB Ordinance 2018-29 to manage the financial assets related to borough lands for the long-term benefit of the borough residents; and

WHEREAS, per KPB 5.20.200(A) up to 5% of market value may be transferred from the LTIF to the Land Trust Fund (LTF) to provide for compliance with the minimum fund balance policy of the LTF; and

WHEREAS, the fiscal year 2026 ledger is pending closure and is estimated to require an \$800,000 transfer of market value to be compliant with the LTF minimum fund balance policy; and

WHEREAS, the current balance of the LTIF is \$18.6 million with 5% equaling \$930,000; and

WHEREAS, this ordinance transfers \$800,000, \$125,000 more than the originally budgeted \$645,000 transfer amount from the LTIF to the LTF per KPB 5.20.200(A) to provide for operations and meet the LTF minimum fund balance requirements;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That \$800,000 is appropriated from the Land Trust Investment Fund balance to be transferred to the Land Trust Fund per KPB 5.20.200(A).

SECTION 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

SECTION 4. This ordinance shall be effective retroactively to June 22, 2026.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY OF *, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Finance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Aaron Hughes, Land Management Officer *AH*

FROM: Brandi Harbaugh, Finance Director *BH*

DATE: June 4, 2026

RE: Ordinance 2025-19- 47 Appropriating \$800,000 from the Land Trust Investment Fund to be Transferred to the Land Trust Fund Representing the Fiscal Year 2026 Operating Transfer Per KPB 5.20.200(A) (Mayor)

The Land Trust Investment Fund (LTIF) was established in September 2018 per KPB Ordinance 2018-29 to manage the financial assets related to borough lands for the long-term benefit of the borough residents.

KPB 5.20.080(B) sets out that the net proceeds of land sales will be transferred from the Land Trust Fund (LTF) to the LTIF if the minimum fund balance policy requirements of the LTF are met. The FY2025 land sales transfer occurred in July 2025 and will be assessed for the FY2026 land sales transfer upon closure of the fund in July 2026.

KPB 5.20.200(A) allows for up to 5% of market value may be transferred from the LTIF to the LTF to provide for operations and compliance with the minimum fund balance policy of the LTF.

The ordinance transfers \$800,000, \$125,000 more than the originally budgeted \$645,000 transfer amount from the LTIF to the LTF per KPB 5.20.200(A) to provide for operations and meet the LTF minimum fund balance requirements.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No. <u>252.27910</u>	Amount: <u>\$800,000</u>
By: <u><i>CH</i></u>	Date: <u>6/3/2026</u>

Introduced by:	Mayor
Date:	05/19/26
Hearing:	06/16/26
Action:	Enacted as Amended
Vote:	6 Yes, 2 No, 1 Absent
Date:	06/16/26
Action:	Notice of Reconsideration Given by Dunne
Date:	07/07/26
Action:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-23**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE
NIKOLAEVSK SCHOOL PROPERTY TO ALASKAN HOMESTEAD
EDUCATION, INC. IN SUPPORT OF COMMUNITY K-12 PUBLIC
EDUCATION**

- WHEREAS,** this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan Homestead Education, Inc. (AHE) for Nikolaevsk K-12 public Charter School purposes; and
- WHEREAS,** conveying the subject parcels to AHE will satisfy a community public charter school purpose, alleviate Kenai Peninsula Borough (KPB) from ongoing maintenance or holding costs associated with the property, and protect KPB’s interests by providing that the property may revert back to KPB, at its discretion, should the property not be used for K-12 public school purposes; and
- WHEREAS,** the purchase agreement provides for a sale price of \$2,000,000 with seller financing at 6% interest to be collected over ten equal annual installment amounts of \$202,526.64; and
- WHEREAS,** the installment payments will be deferred by KPB so long as the property is used for K-12 public school purposes and a minimum of \$202,526.64 annually is contributed by AHE towards building maintenance and other building related operational costs; and
- WHEREAS,** in the event the minimum required amount is not contributed annually, the remaining balance will be deposited with KPB for future building maintenance use by AHE upon approval of the KPB Assembly; and
- WHEREAS,** should AHE fail to perform, all monies deposited with KPB by AHE will become the sole property of KPB; and

WHEREAS, this arrangement recognizes the unique attributes of the Nikolaevsk school property, that takes into consideration a cloud on title, the remote nature of the school property, the high holding costs and lack of alternative uses for the property, and the community request for a charter school space; this arrangement must not be viewed as a precedent impacting any future surplus school facilities; and

WHEREAS, the KPB Planning Commission, at its regular meeting held on May 26, 2026, recommended approval by unanimous consent;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That the real property described below is owned by the KPB and has been identified by Alaskan Homestead Education, Inc. as necessary for the Nikolaevsk Charter School:

Tracts 1 and 48, Nikolaevsk Village Subdivision, According to Plat 75-40, Homer Recording District, Third Judicial District, State of Alaska.

Tract 53a, Nikolaevsk Village Subdivision, No.1, According to Plat No. 78-40, Homer Recording District, Third Judicial District, State of Alaska.

SECTION 3. That the Assembly authorizes the sale of the KPB-owned parcels identified in Section 2 pursuant to KPB 17.10.100(I).

SECTION 4. That the Alaskan Homestead Education, Inc. warrants and covenants for a term of One Hundred and Twenty (120) Months, that in the event the property is not used for K-12 public school purposes for a period not to exceed four (4) consecutive months, the Title to the Property may revert back to the Seller, at the Seller's sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.

SECTION 5. The Assembly makes an exception to KPB 17.10.110 (notice of disposition). This exception is based on the following findings of fact pursuant to KPB 17.10.230:

1. Special circumstances or conditions exist.
 - a. The purpose of KPB 17.10.110 advertising requirement is to notify the public of an opportunity to purchase or lease KPB land. Advertising this conveyance to the Alaskan Homestead Education, Inc. will not serve a useful purpose, and would cause delays that may negatively impact the transaction.

- b. Conveyance of the KPB parcels in this manner is authorized by KPB 17.10.100(I).
- 2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this chapter.
 - a. This exception to the notice requirement is not necessary to preserve a substantial property right, and the assembly hereby authorizes exception to that finding requirement. For this disposal, the notice requirement is impractical, and compliance is not in the best interests of the KPB due to the delay and unnecessary expense it would cause.
- 3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area.
 - a. The proposed disposition is advertised by publication of the ordinance in newspapers of general circulation and on the borough's web page. Notice of the proposed disposition is also published by the Planning Commission agenda in newspapers of general circulation, and a public hearing is held at the Planning Commission level. Additional notice is not necessary to comply with the intent of KPB 17.10 or to protect the public welfare.

SECTION 6. That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 public school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.

SECTION 7. That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.

SECTION 8. That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.

SECTION 9. That revenues generated from the sale shall be submitted to the KPB Finance Department and deposited into Land Management Account No. 250.00000.00000.36316.

SECTION 10. That if any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstance will not be affected.

SECTION 11. That this ordinance shall become effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 16TH DAY OF JUNE, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

06/16/26 vote on motion to enact as amended:

Yes: Cooper, Dunne, Ecklund, Eicher, Griebel, Niesen, Truesdell, Tunseth
No: None
Absent: Hicks

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*

FROM: Aaron Hughes, Land Management Officer *AH*

DATE: May 7, 2026

RE: Ordinance 2026-23, Authorizing the Conveyance of the Nikolaevsk School Property to Alaska Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

On July 6, 2025, the Kenai Peninsula Borough School District Board of Education voted to surplus the Nikolaevsk School property. On October 9, 2025, the Kenai Peninsula Borough School District (KPBSD) provided official notice the Nikolaevsk School property had been vacated, and the Land Management Division accepted management responsibility of the property on behalf of the Kenai Peninsula Borough (KPB).

The Planning Department was then approached by Alaska Homestead Education, Inc. (AHE) regarding the use and potential disposal of the property in support of a recently approved Charter School. Due to limited future use options of the built for purpose facility, and substantial ongoing management, maintenance, and other related holding costs of the property, a negotiated sale was proposed.

The ordinance will authorize the as-is, where-is, disposal of the Nikolaevsk School Property to the Alaska Homestead Education, Inc, for an amount other than fair market value in support of community K-12 education. The purchase agreement provides for a sale price of \$2,000,000 with seller financing at 6% interest to be collected over ten equal annual installment amounts of \$202,526.64. All installment payments will be deferred by KPB so long as the property is used for K-12 school purposes and a minimum of \$202,526.64 is contributed towards building maintenance and other building related operating costs. In the event the minimum required amount is not contributed annually, the remaining balance will be deposited with KPB for future use by AHE upon approval of the KPB Assembly.


To further protect KPB's interests during this 10 year period, the property may revert back to KPB, at its discretion, should the property not be used for K-12 education purposes. This arrangement takes into consideration the unique attributes, clouded title, and restricted conveyance related to the transaction. Alaska Homestead Education, Inc. anticipates occupying the property immediately upon closing in preparation for the 2026-2027 school year.

Your consideration is appreciated.

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

FROM: Michele Turner, Borough Clerk 

DATE: June 16, 2026

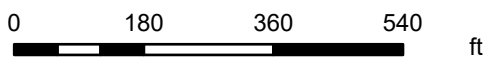
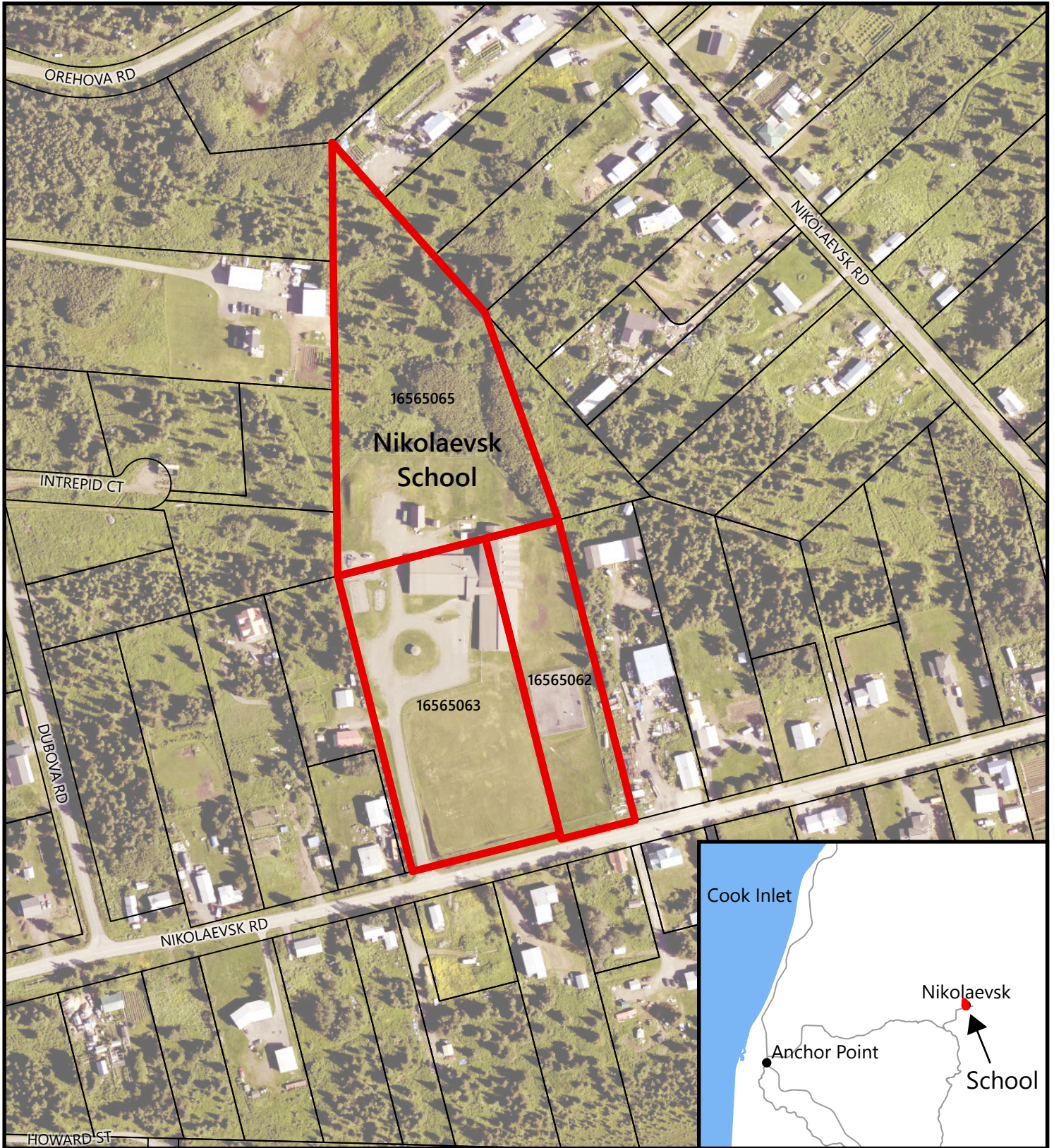
RE: Ordinance 2026-23: Authorizing the Conveyance of the Nikolaevsk School Property to Alaska Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

Per KPB 22.40.050(F), the borough clerk, or the clerk's designee in his or her absence, has the authority to revise pending resolutions and ordinances prior to assembly action, by filling in any blanks in the legislation stating advisory board recommendations made concerning the legislation.

Therefore, this serves to advise the Assembly, that the final Whereas clause in Ordinance 2026-23 has been updated:

“**WHEREAS**, the KPB Planning Commission, at its regular meeting held on May 26, 2026, recommended approval by unanimous consent;”

Thank you.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LMD 25-43
 Parcel No.'s 16565062, 16565063, & 16565065

PURCHASE AGREEMENT

This Purchase Agreement (Agreement) is made by and between Kenai Peninsula Borough, an Alaska municipal corporation, as seller, whose address is 144 North Binkley Street, Soldotna, Alaska 99669 (KPB), (Seller) and the _____, an Alaska _____, as buyer, whose address is _____, _____, Alaska 99669 (Buyer) (together, the Parties).

WHEREAS, Sellers are the owners of that real property located in the Homer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

TRACTS 1 AND 48, NIKOLAEVSK VILLAGE SUBDIVISION, ACCORDING TO PLAT 75-40, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

AND

TRACT 53A, NIKOLAEVSK VILLAGE SUBDIVISION, NO.1, ACCORDING TO PLAT NO. 78-40, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

SUBJECT TO: THE PROPERTY AND ITS IMPROVEMENTS BEING USED FOR THE PURPOSE OF A PRIMARY OR SECONDARY K-12 SCHOOL FACILITY. IN THE EVENT THIS CONDITION IS NOT MAINTAINED FOR A PERIOD OF ONE HUNDRED AND TWENTY (120) MONTHS, THE TITLE TO THE PROPERTY MAY REVERT BACK TO THE SELLER, AT THE SELLERS SOLE DISCRETION. THIS COVENANT SHALL ATTACH TO THE PROPERTY AND BIND ALL SUCCESSORS AND OR ASSIGNS, UNTIL RELEASED BY THE SELLER.

(PARCEL NO's. 16565062, 16565063, 16565065) (the Property); and

WHEREAS, KPB has offered to Sell, and Buyer is willing to purchase the Property as evidenced by this Agreement;

NOW THEREFORE, in consideration of the conditional promises herein contained, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to buy from Seller, the Property on the terms and conditions as set forth below:

1. PURCHASE PRICE

Kenai Peninsula Borough, Alaska

KPB / Niko _____ – Purchase Agreement

Page 1 of 6

The purchase price of the Property is TWO MILLION DOLLARS (\$2,000,000.00). The purchase price must be paid by Buyer pursuant to a Deed of Trust Note executed by the Buyer in favor of KPB and secured by a Deed of Trust on the Property, with interest at the rate of Six percent (6%) per annum, payable in Ten (10) equal annual installments. The sale of the Property and related terms of the sale are subject to approval by the KPB Assembly.

1.1 Balance of Purchase Price. The sum of **Two Million U.S. dollars and NO cents (\$2,000,000.00)**, representing the balance of the Purchase Price, shall be paid pursuant to a Deed of Trust Note executed by Buyer in favor of Seller and secured by a First Position Deed of Trust on the Property, with interest at the rate Six percent (6%) per annum, payable as follows:

The annual payment amount of Two Hundred and Two Thousand, Five Hundred and Twenty-Six dollars and Sixty-four cents (\$202,526.64) of the principal amount and incurred interest to be deferred by the Seller for each year the Buyer remains in full compliance with this Agreement, and the terms of the Deed of Trust Note, and Deed of Trust. There is no prepayment penalty. In the event of a default, all principal and deferred payments and interest shall become immediately due and payable.

1.2 Deferment Terms. In addition to any covenants, obligations, and requirements in the Deed of Trust Note and Deed of Trust, the Buyer's annual payment, including interest, under Section 1.2 of this Agreement will be deferred by the Seller for each year the Buyer is in compliance with, and satisfies, the following terms:

- 1.2.1 The property must be used for educational purposes as a primary or secondary school facility, provided that such primary use is maintained, the property may also be used for community purposes.
- 1.2.2 Buyer and or their assigns must continue to maintain the property and all improvements in as-is or better condition.
- 1.2.3 Buyer must provide a certificate of insurance with adequate insurance to cover the replacement value of the property and listing "Kenai Peninsula Borough" as an additional named insured for the principal amount of the note.
- 1.2.4 By or before June 30 of each year, Buyer must provide KPB with documentation of any repairs, maintenance, or capital projects related to the building structure and/or mechanical systems.
- 1.2.5 By or before June 30 of each year, Buyer must provide an annual reconciliation of revenue and expenditures. In the event cost expenditures for building maintenance, repairs, utilities, taxes, insurance and any other costs directly attributable to compliance with the terms of this Agreement are less than \$202,525.64, the difference in that amount must be deposited into an held and controlled by the Kenai Peninsula Borough on or before July 30th of the year in question. Interest accrued on the funds will be the property of KPB. Account funds must be used exclusively as reserves for building maintenance and only

released with the consent of KPB Administration and approved appropriation by the KPB Assembly. In the event of a default, all funds in the account automatically become the property of the KPB upon

1.3 Forgiveness Deferred Annual Payment. If the Buyer operates a primary or secondary school facility at the Property and otherwise complies with the terms of this Agreement, Deed of Trust Note, and Deed of Trust, at the conclusion of the 10th year of there being a school facility operating at the Property, subsequent to the execution and approval of this Agreement, the deferred annual payments and accrued interest will be forgiven in full and the Buyer shall owe no further obligation to KPB.

2. EXPIRATION OF OFFER

Buyer must sign and return this Agreement to KPB on or before _____, **2026, at 9:00am;** otherwise, this offer will terminate.

3. TITLE

Title shall be delivered at time of Closing by quitclaim deed which shall be issued to Buyer. Seller sells only its interest in the property, if any, AS-IS, WHERE-IS without warranty of any kind or nature whatsoever. Title shall also be subject to reservations, easements, rights-of-way, covenants, conditions and restrictions of record. Buyer warrants and covenants that at the time of closing there shall be no liens or judgments recorded against Buyer in the same recording district in which the property subject to this purchase agreement is situated. Seller will be provided, at the Buyer's expense, a lenders policy of title insurance in the amount of the loan considered in Section 1.1.

Buyer acknowledges a cloud on title currently exists against Tract 1. Seller is under no obligation to resolve the subject cloud prior to conveying title to the Buyer.

4. ESCROW AND CLOSING COSTS

Buyer shall pay all closing costs in connection with this Agreement, including without limitation all escrow fees, title insurance charges, recording fees and bank charges. All costs must be paid in full at the time of closing. Buyer will be required to obtain an ALTA Standard Owners Title Insurance policy, and ALTA Standard Lenders Policy of title insurance insuring the Seller for the amount referenced in Section 1.1. Property taxes for the current year, if any, will be prorated from the date of closing. Buyers are responsible for any realtor's commission, and legal fees. All costs will be paid in full at the time of closing.

5. CLOSING

Unless otherwise agreed to in writing, closing will occur on or before _____, **2026**, or as specifically agreed to by the Parties. At closing, Buyer will pay the balance of the purchase price. The Parties will execute all documents required to complete the Agreement and, if applicable, establish an escrow account.

6. POSSESSION

Possession will be delivered to Buyer at the time of recording unless otherwise agreed to in writing by the Parties.

7. KENAI PENINSULA BOROUGH ASSEMBLY APPROVAL

Sale of the Property by KPB is subject to authorization by the KPB Assembly. If the KPB Assembly fails to authorize the sale of the Property, this Agreement will terminate without penalty.

8. DISCLOSURES

Seller hereby agrees to provide written property disclosures including any and all information regarding known defects, deficiencies, legal matters, environmental issues or hazards that may be personally known by the Seller. If said written disclosures present a matter unsatisfactory to Buyer, Buyer may terminate this Agreement without penalty.

9. INSURANCE

Buyer shall maintain property insurance covering all buildings and improvements located on the property at full replacement value for the duration of the agreement. Proof of insurance will be delivered to KPB at the time of submission of the signed agreement and this policy must name KPB as additional insured. Failure to maintain required coverage constitutes a violation of the agreement.

10. CONTINGENT ON INSPECTION / REVIEW

Closing is contingent upon the satisfactory review and due diligence of the Buyer. The review and due diligence may be completed as necessary by Buyer, upon approval by KPB. The review will be completed on or before _____, 2026. All inspections and related due diligence required under this Section will be conducted solely at Buyer's expense.

11. HAZARDOUS MATERIAL

No covenant is being provided by the Seller pertaining to Hazardous Materials, Waste, or prior use of the property. Buyer agrees that no hazardous substances or wastes will be located on, nor stored on the Property. Nor will any such substance be owned, stored, used, or disposed of on the Property or any adjacent property by Buyer, their agents, employees, contractors, or invitees, while in their possession or control of the Property.

12. ENTIRE AGREEMENT

This Agreement and the documents referred to herein contain the entire agreement of the Parties with respect to the subject matter hereof. Any changes, additions or deletions hereto must be made in writing and signed by both KPB and Buyer or their respective successors in interest. Provisions of this Agreement, unless inapplicable on their face, will be covenants constituting terms and conditions of the sale, and will continue in full force and effect until the purchase

price is paid in full or this Agreement is earlier terminated.

13. BREACH REMEDY

Prior to closing of the sale, in the event that KPB or Buyer fail to make any payment required, or fail to submit or execute any and all documents and papers necessary for closing and transfer of title within the time period specified in this Agreement, the Buyer or KPB may terminate this Agreement.

14. MISCELLANEOUS

- A. Time. Time is of the essence in performance of this Agreement.
- B. Cancellation. This Agreement, while in good standing, may be canceled in whole or in part, at any time, upon mutual written agreement by Buyer and the KPB Mayor. This Agreement is subject to cancellation in whole or in part if improperly issued through error in procedure or with respect to material facts. KPB may cancel this Agreement without penalty in the event additional contracts required of this project are not secured.
- C. Notice. Any notice or demand which, under the terms of this Agreement or under any statute must be given or made by the Parties, must be in writing, and be given or made by registered or certified mail, addressed to the other Party at the address shown on the contract. However, either Party may designate in writing such other address to which such notice of demand may thereafter be so given, made or mailed. A notice given hereunder will be deemed received when deposited in a U.S. general or branch post office by the addressor.
- D. Interpretation. This Agreement will be deemed to have been jointly drafted by the Parties. It will be construed according to the fair intent of the language as a whole, not for or against either Party. The interpretation and enforcement of this Agreement will be governed by the laws of the State of Alaska. Any lawsuit brought arising from this Agreement must be filed in the superior court of the Third Judicial District, State of Alaska, located in the City of Kenai, Alaska. The titles of sections in this Agreement are not to be construed as limitations of definitions but are for identification purposes only.
- E. Condition of Property. Seller will deliver the Property in its as-is condition with no implied warranties as to condition of the property, improvements, or chain of title.
- F. Counterparts. This Agreement may be executed in counterpart, and may be executed by way of copy, facsimile or verified electronic signature in compliance with AS 09.80, and if so, each of which will be deemed an original but all of which together will constitute one and the same instrument

KENAI PENINSULA BOROUGH:

BUYERS:

Peter A. Micciche, Mayor (Date)

(Date)

(Date)

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Michele Turner, CMC
Borough Clerk

Wayne Cary
Deputy Borough Attorney (Date)

From: Barbara McNinch <bmcninch@gmail.com>
Sent: Monday, June 15, 2026 9:18 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Ordinance 2026-23

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hello,

I am writing in opposition to Ordinance 2026-23. Transferring an eight million dollar public facility to Alaskan Homestead Education (AHE) for little to nothing in return makes no sense to me. It has not been proven AHE can manage and maintain the facility and be accountable to the community. Transferring high value property to a private entity sets a precedent we would be wise not to do. Ordinance 2026-23 should not be passed.

I am a retired KPBSD employee and due to the nature of my position and current job as a substitute teacher, I have worked in all but five of the district's schools. I value both traditional public schools and charter schools.

Thank you,
Barbara McNinch
56990 Bradley Lane
Homer, AK
907-394-6996

From: Bernie Person <berniedeeperson@gmail.com>
Sent: Monday, June 15, 2026 2:37 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Ordinance 26-23

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I have concerns regarding the transfer of the \$8 million public facility at Niklaevsk to Alaskan Homestead Education (AHE) for \$2 million (and potentially \$0 if certain terms are met).

I'm concerned about the "bargain basement" transfer to a small private organization with no demonstrated ability to manage such a large and complex facility. This seems like a sweet heart deal to forward a private agenda. My other concerns include the lack of accountability. There is no standard or method to the community to meet any basic public education standards. Is this a Christian organization - what will their accountability be to the taxpayers who paid for this?

For a private entity versus public ownership, the potential conflict of interest with several members of the AHE Board of Directors also serving on the governing body of the Charter School that AHE would be leasing the facility to, and the precedent of transferring high value publicly owned property to a private entity for little to no cost seems a poor precedent to set.

Please vote no- or at least set standards for real accountability

Sent from my iPhone

From: Jane Beck <janebeckjewelry@gmail.com>
Sent: Monday, June 15, 2026 2:36 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER> Nikolaevsk school building transfer

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Greetings,

I am writing to express great concern about the potential transfer of an \$8 million public facility (the Nikolaevsk School building) to private ownership (Alaska Homestead Education) for what appears to be \$2 million, a greatly reduced cost, AND which may ultimately and ridiculously be forgiven in the end.

Alaska Homestead Education does not have any experience maintaining and managing a facility of this size or complexity. Furthermore, transferring public property to private ownership strikes me as a dangerous and irresponsible precedent. The financial risks that accompany such a transfer should be a concern to anyone who values fiscal responsibility. I do not support this transfer.

Additionally, while I support parents' choices and decisions in securing education for their children, public buildings should not be used to promote a religious agenda in the schools. We are seeing such a dismissal of our constitutional protocol to separate church and state all over this country, and I do not support it happening here in the Kenai Peninsula Borough. I do not want my tax dollars or borough properties placed in jeopardy by a private entity that has no history of successful stewardship, or which may have the intention of promoting religion in such a public facility.

Please reconsider this fiscally irresponsible transfer,

Thank you,

Jane Beck

From: Angela Head <angela.a.head@gmail.com>
Sent: Tuesday, June 16, 2026 10:48 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Public Comment on Ordinance 2026-23.

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Mayor Micciche and Members of the Assembly,

My name is Angela Head. My husband and I have lived on the peninsula for nearly twenty years. We own three properties, have started and operated three businesses, and have three children currently enrolled in Kenai Peninsula Borough Schools. I have also been deeply involved in local education, serving as a member and former officer of the Paul Banks Elementary School PTA, volunteering at West Homer Elementary, and three years ago helping a group of parents conceive of and write a charter for what would have become Homer Forest School. We ultimately withdrew that application because no suitable facility was available in the Homer area.

I am writing to register my strong opposition to the proposed Purchase Agreement transferring the former Nikolaevsk school property to Alaskan Homestead Education (AHE), and to ask that the Assembly delay any vote until the public has had a genuine opportunity to weigh in.

I was already concerned when the Nikolaevsk charter application was approved last fall by a Board that included several new members during an unusually difficult period for the District, without a clear plan for how the school would be housed. Learning now that a property transfer of this scale has apparently been negotiated and is only now reaching the public leaves me feeling that the process has bypassed the community it affects most. I would ask: when was this arrangement first discussed, and why has there been so little public notice or reporting on a transaction of this size?

My specific concerns with the terms as written are:

1. Price: The property is assessed at close to \$8 million, yet the purchase price is set at \$2 million, with no down payment. I have not seen any indication that fair market value, an appraisal, or a competitive process was considered before settling on this figure. As a Borough resident, this is a public asset, and I would like to understand the basis for selling it at roughly a quarter of its assessed value.

2. Structure of payment and forgiveness: The agreement allows the annual payment to be deferred whenever the buyer's documented spending on maintenance, repairs, insurance, and similar costs equals the payment amount. Because AHE's revenue for these purposes will largely come from public sources, including Borough funding and the state school funding formula, the Borough would effectively be allowing public money to satisfy what is owed back to the Borough. After ten years, if the property is still operating as a school, the remaining debt is forgiven entirely. As structured, this transaction could result in the Borough receiving little or nothing for an \$8 million facility.

3. Capacity of the buyer: AHE is a small nonprofit formed by parents, without, to my knowledge, financial, facility management, or capital project experience. Asking this organization to take on ownership, financing, and long-term maintenance of a facility this large and complex sets the school's families and students up for serious risk, and shifts that risk onto a community organization with no track record for it.

4. Conflict of interest. Several members of the AHE Board of Directors reportedly also serve on the governing body of the charter school that would lease the facility from AHE. I would ask the Assembly to clarify how this overlap was addressed, and what safeguards exist to ensure the terms were negotiated at arm's length.

5. Accountability and precedent: A publicly owned facility, subject to public oversight, would become privately owned and accountable only to its own board. I am concerned about the precedent this sets for transferring high-value Borough property to private entities for little to no cost, and what criteria, if any, would prevent this from becoming a template for future disposals of public assets.

I would appreciate the Assembly's response to the following questions before any vote is taken: Was an independent appraisal or fair market value analysis conducted, and if not, why not? Is there precedent for the Borough financing a sale of this kind to a private organization on these terms? And what opportunity will the public have to comment before this matter is finalized?

I recognize the Nikolaevsk charter school families are not at fault for the position they have been placed in, and I do not want to see them harmed. But I do not believe the solution is for the Borough to absorb that risk through a transaction this favorable to a single private organization, with so little transparency or public input to date. I would ask that the Assembly table this ordinance until these questions are answered and the public has had a real opportunity to weigh in.

Thank you for your time and your service to the Borough.

Sincerely,
Angela Head
Homer, Alaska

From: Jason Davis <jasondavis63@gmail.com>
Sent: Tuesday, June 16, 2026 1:53 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER> Nikolaevsk School

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Assembly members: At your meeting tonight, please do NOT gift the Nikolaevsk school building to a private owner in exchange for several years of maintenance. This sets a really bad precedent and does not represent wise stewardship of public resources.

Thank you,

Jason Davis
Homer

From: ahnie litecky <ahnielitecky@gmail.com>
Sent: Tuesday, June 16, 2026 4:37 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Regarding Ordinance 2026-23

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Assembly members,

I am writing to urge you not to approve the transfer of the Nikolaevsk School property to Alaskan Homestead Education under the current terms.

I support strong educational opportunities for families in every part of the borough. However, transferring an approximately \$8 million public facility to a private nonprofit for \$2 million (and potentially for no actual payment if the terms are met) raises serious concerns about public accountability, stewardship of public assets, and precedent.

Before moving forward, the Assembly should require much stronger safeguards, including clear public-school-use requirements, transparent financial capacity review, conflict-of-interest review, and a process that protects the public's long-term interest in this property. A small private organization should not receive control of a major public facility without a higher level of demonstrated capacity and accountability to the broader community.

Please vote no, or at minimum postpone action until these concerns are fully addressed.

Sincerely,

Ahnie Litecky

Homer resident

From: Billeen Carlson <billeenc@gmail.com>
Sent: Wednesday, June 17, 2026 9:24 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER> Do not use Russian Old Believer children as political cover for a private property deal.

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Members of the Kenai Peninsula Borough Assembly,

I urge you to reject the proposed transfer or lease of the Nikolaevsk school property to a private educational entity.

This proposal is being presented, at least in part, as though it benefits Russian Old Believer families in Nikolaevsk. As a former teacher of Nikolaevsk students and a person with direct relationships in that community, I believe that framing is misleading.

There are very few Russian Old Believer students from Nikolaevsk who would be served by this arrangement. Many of those students are already settled, supported, and happy at Chapman. They are not props. They are children, families, neighbors, and friends.

The Assembly should not allow a private charter effort to use the optics of serving a distinct cultural community when the facts on the ground do not support that claim.

The real issue before you is not whether Russian Old Believer families deserve respect. Of course they do.

The real issue is whether publicly owned land and school facilities should be converted into a long-term benefit for a private educational entity after public schools were closed in the name of financial necessity.

That is a very different question.

Taxpayers built and maintained these facilities for public education and public use. If the Borough now gives a private operator favorable access to that property, the public deserves clear proof of public benefit, fair market value, enforceable safeguards, and honest accounting of who actually benefits.

Before taking action, I ask the Assembly to answer these questions publicly:

1. How many Nikolaevsk-area Russian Old Believer students would actually attend this proposed school?

2. How many are currently enrolled and stable elsewhere, including Chapman?
3. What evidence shows that this transfer serves the broader Nikolaevsk community rather than a private operator?
4. Has the Borough obtained and released an independent fair-market valuation?
5. What protections ensure the property returns to full public control if the private venture fails, changes mission, or does not serve the stated population?
6. Why should one private educational entity receive preferential access to public land and buildings over other possible public, civic, workforce, or community uses?

This decision will set a precedent. If public schools can be closed, then handed over under favorable terms to private education advocates, the Borough is not simply managing surplus property. It is helping create a back door voucher system using public land.

That is not transparent.

That is not neutral.

That is not good stewardship.

Please do not let cultural optics substitute for facts.

Please protect public land, public schools, and public trust.

Respectfully,

Billeen Carlson

From: Billeen Carlson <billeenc@gmail.com>
Sent: Wednesday, June 17, 2026 9:30 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>A Question of Stewardship and Public Trust

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Members of the Assembly,

The proposal to lease out the Nikolaevsk school building deserves more than a discussion about who might occupy the building. It deserves a careful examination of your legal and ethical obligations as stewards of public property.

The Nikolaevsk school was built and maintained with public resources. It belongs to the people of the Kenai Peninsula Borough. Any decision to lease or transfer it should therefore be guided by one overriding principle: **the public must receive a demonstrable public benefit commensurate with what it is giving up.**

I am concerned that this standard has not been met.

The current narrative suggests this transaction is being undertaken to serve Russian Old Believer families. Based on my own experience as a former teacher and friend of many families in Nikolaevsk, I do not believe that characterization reflects the reality on the ground. There are relatively few students from that community who would be served by this proposal, and many are already thriving in existing public schools.

If that is true, then the Assembly should not rely on that narrative to justify conveying a valuable public asset to a private educational organization.

Instead, I ask you to answer several straightforward questions:

- Has the Borough obtained an independent appraisal establishing the fair market value of the property?
- If the lease or sale is below market value, what specific, measurable public benefit justifies that subsidy?
- Why should one private educational provider receive preferential access to taxpayer-funded facilities when other nonprofits, businesses, or community organizations are not offered the same opportunity?
- If the project fails, changes mission, or ceases operation, does the Borough retain a clear and enforceable path to recover the property?

- Has the Borough analyzed alternative public uses that could better serve Nikolaevsk and the Peninsula in the decades ahead?
- Please disclose the projected enrollment by residence, current school placement, and grade level of the students expected to use this facility. The public deserves to know whether this proposal is solving a documented educational need or merely providing a publicly financed home for a private institution.

Closing a public school because of fiscal pressures and then providing its facilities to a private operator raises profound questions of fairness. To many residents, it appears less like asset management and more like the indirect public financing of private education.

At a minimum, such a transaction should require extraordinary transparency, rigorous financial analysis, and compelling evidence that the public—not merely a private organization—will be the primary beneficiary.

The burden should not be on citizens to prove this deal is inappropriate.

The burden should be on the Borough to prove that giving up control of a public asset is the best available option for the people who paid for it.

Respectfully,

Billeen Carlson

Kenai Peninsula Borough Assembly

MEMORANDUM

TO: Assembly President
Members, KPB Assembly

FROM: Willy Dunne, Assembly Member (NW) for WD

DATE: June 4, 2026

RE: Dunne Amendment to Ordinance 2026-23 Authorizing the Conveyance of the Nikolaevsk School Property to Alaska Homestead Education, Inc. In Support of Community K-12 Education (Mayor)

(Please note the bold underlined language is new. Bracketed struck through language is being removed.)

Amendment #1

- Amend the fourth “Whereas” clause as follows:

WHEREAS, the installment payments will be deferred by KPB so long as the property is used for K-12 **public** school purposes and a minimum of \$202,526.64 annually is contributed by AHE towards building maintenance and other building related operational costs; and

Amendment #2

- Amend Section 4, as follows:

SECTION 4. That the Alaska Homestead Education, Inc. warrants and covenants that in the event the property is not used for K-12 **public** school purposes for a period of One Hundred and Twenty (120) months, the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.

Amendment #3

- Amend Section 6, as follows:

SECTION 6. That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaska Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 **public** school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaska Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.

Your consideration is appreciated.

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*
Robert Ruffner, Planning Director *RR*

FROM: Aaron Hughes, Land Management Officer *AH*

DATE: June 4, 2026

RE: Administrative Amendment to Ordinance 2026-23 Authorizing the Conveyance of the Nikolaevsk School Property to Alaska Homestead Education, Inc. In Support of Community K-12 Education (Mayor)

(Please note the bold underlined language is new. Bracketed struck through language is being removed.)

Amendment #1

- Amend the Title as follows:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE NIKOLAEVSK SCHOOL PROPERTY TO ALASKAN HOMESTEAD EDUCATION, INC IN SUPPORT OF COMMUNITY K-12 PUBLIC EDUCATION

Amendment #2

- Amend the first “Whereas” clause as follows:

WHEREAS, this ordinance authorizes the as-is, where-is disposal of the former Kenai Peninsula Borough School District (KPBSD) Nikolaevsk School property to Alaskan Homestead Education, Inc. (AHE) for Nikolaevsk K-12 Charter School purposes; and

Amendment #3

- Amend the second “Whereas” clause as follows:

WHEREAS, conveying the subject parcels to AHE will satisfy a community public charter school purpose, alleviate Kenai Peninsula Borough (KPB) from ongoing maintenance or holding costs associated with the property, and protect KPB’s interests by providing that the property may revert back to KPB, at its discretion, should the property not be used for K-12 public school purposes; and

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RE: Administrative Amendments to Ordinance 2026-23

Amendment #4

- Amend the seventh “Whereas” clause as follows:

WHEREAS, this arrangement recognizes the unique attributes of the Nikolaevsk school property, that takes into consideration a cloud on title, the remote nature of the school property, the high holding costs and lack of alternative uses for the property, and the community request for a charter school space; **this arrangement must not be viewed as a precedent impacting any future surplus school facilities;** and

Amendment #5

- Amend Section 4, as follows:

SECTION 4. That the Alaskan Homestead Education, Inc. warrants and covenants **for a term of One Hundred and Twenty (120) Months**, that in the event the property is not used for K-12 **public** school purposes for a period **not to exceed four (4) consecutive months**, [~~of One Hundred and Twenty (120) months~~] the Title to the Property may revert back to the Seller, at the Seller’s sole discretion. This Covenant shall attach to the Property and bind all successors and or assigns, until released by the Seller.

Amendment #6

- Amend Section 6, as follows:

SECTION 6. That based on the foregoing and in support of the Nikolaevsk Charter School the Mayor is hereby authorized, pursuant to KPB 17.10.100(I) to convey, the school property described in Section 2 of this ordinance to Alaskan Homestead Education, Inc. for \$2,000,000 payable in annual installments with 6% interest. The annual payment of \$202,526.64 will be deferred for each year the property is used for K-12 **public** school purposes and forgiven at the conclusion of the 10th year of there being a school facility operating on the property. Alaskan Homestead Education, Inc. is responsible for any and all related costs and recording fees. All other applicable terms and conditions of KPB 17.10 shall apply to this conveyance unless inconsistent with this ordinance.

Amendment #7

- Amend Section 7, as follows:

SECTION 7. That Alaskan Homestead Education, Inc. will have until 180 days to execute the purchase agreements and complete the transaction.

Your consideration is appreciated.

Introduced by: Mayor
Date: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2026-041**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE
FISCAL YEAR 2027 ALASKA LAND MOBILE RADIO
COMMUNICATION SYSTEM MEMBERSHIP AGREEMENTS**

WHEREAS, the Alaska Land Mobile Radio System (ALMR) is a statewide effort to develop and implement a communications system capable of providing interoperable radio services for first responders, mutual aid, and emergency and medical response personnel; and

WHEREAS, this ALMR membership agreement covers the period of July 1, 2026 through June 30, 2027 (FY27), and will provide the Kenai Peninsula Borough (KPB) with access to the Project 25 compliant system, existing radio infrastructure, radio interoperability, system management, and numerous other benefits; and

WHEREAS, pursuant to prior membership in ALMR, the KPB has purchased and placed into operation numerous ALMR radio communication devices and must be a member of ALMR to use this equipment; and

WHEREAS, the cost share for each department and service area for use of the system has been determined and wholly funded by the State of Alaska; and

WHEREAS, the KPB has previously participated as a member in ALMR, and it is in the best interests of the KPB to renew its membership for FY27;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. That the Mayor is authorized to execute the accompanying ALMR Communications System Membership Agreement on behalf of the Office of Emergency Management, Western Emergency Service Area, Bear Creek Fire Service Area, Central Emergency Service Area, Kachemak Emergency Service Area and Nikiski Fire Service Area for FY27.

SECTION 2. That this resolution is effective retroactively to July 1, 2026.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF JULY, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Grants Administration & Community Liaison

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*

FROM: Heather Geer, Grants Administrator & Community Liaison *HG*

DATE: June 25, 2026

RE: Resolution 2026- 041 , Authorizing the Mayor to Execute the Fiscal Year 2027
Alaska Land Mobile Radio Communication System Membership Agreements
(Mayor)

The Alaska Land Mobile Radio (ALMR) system is a digital radio system administered by the State of Alaska that provides communications among many member agencies and organizations that provide public safety services. The KPB and its service areas use this system to conduct routine operations on a daily basis, as well as during large-scale emergency events.

KPB's Office of Emergency Management and its Fire/EMS service areas are members of the ALMR system and have previously executed agreements for continued membership and use of the system. The resolution authorizes the Mayor to execute the fiscal year 2027 agreement to allow continued utilization of Borough-owned communication equipment on the system.

Funding for the system continues to be provided by the State of Alaska Department of Public Safety at 100% for the term of this agreement. The cost to each service area and department, if that cost share were not in place, is identified as follows:

Bear Creek Fire	\$2,085.63
Central Emergency Services	\$94,774.95
Kachemak Emergency Services	\$10,998.38
Nikiski Fire Department	\$344.87
Office of Emergency Management	\$908,394.37
Western Emergency Service Area	\$24,857.18

Nearly all radio communication equipment used by KPB agencies is compatible with the ALMR system, and continued membership is a requirement to utilize the benefits of the system. Each service area executes its own agreement, which are identical to the main Borough agreement that is attached for brevity.

Your consideration is appreciated.



Access to the Alaska Land Mobile Radio (ALMR) Communications System provided through this Membership Agreement, and any amendment(s) thereto, is conditioned upon the approval of the terms and conditions of access as outlined in (the) ALMR Communications System Cooperative and Mutual Aid Agreement and approval by the Executive Council.

This Membership Agreement is for the period of July 1, 2026 to June 30, 2027, and entered into by and between (the Member aka User), Kenai Peninsula Borough, whose address is, 253 Wilson Lane, Soldotna, Alaska 99669, and the Alaska Land Mobile Radio (ALMR) Executive Council, whose designated representative is the ALMR Operations Management Office, 5900 E. Tudor Road, Suite 121, Anchorage, AK 99507-1245.

I. PURPOSE

ALMR is a multi-site, dedicated public safety wireless communications system providing portable and mobile coverage to its member agencies. Member agency benefits and services include, but are not limited to, a Project 25 compliant system; multiple system redundancies with backup power; a wide range of talkgroups; auto affiliation and de-affiliation; electronic identification on all transmissions; microwave system connectivity; encryption availability; emergency alert availability; private calling availability; system security; radio interoperability; system management; review of user agency radio code plug and subscriber unit familiarization; and operations management support including, but not limited to, those products and services listed in the Operations Management Office (OMO) and System Management Office (SMO) Customer Support Plans.

Every effort will be made to keep the ALMR system operational 24/7. However, both the member agency and ALMR acknowledge that there may be situations where planned and unplanned system outages may occur. ALMR will make every effort to avoid service disruptions, will promptly notify member agencies of disruptions, and will make every effort to respond and restore interrupted service in a timely manner. However, acknowledging that service disruptions are likely, ALMR system infrastructure owners will not be liable for any resulting impact from such disruptions.

II. DEFINITIONS

- A.** Abuse of User Privileges: repeated violation of system guidelines, procedures, protocols, or violation of the membership agreement may result in termination of the Membership Agreement subject to the review and direction of the Executive Council. A decision by the Executive Council is final and non-appealable.
- B.** Alaska Federal Executive Association (AFEA): federal government entities, agencies, and organizations, other than the Department of War, that operate on the shared ALMR system infrastructure.
- C.** Alaska Land Mobile Radio (ALMR) Communications System: the ALMR Communications System, as established in the Cooperative and Mutual Aid Agreement
- D.** Alaska Municipal League: a voluntary non-profit organization in Alaska that represents 165 cities, boroughs, and unified municipalities.
- E.** Alaska Public Safety Communication Services (APSCS): a State of Alaska (SOA) office in the Department of Public Safety (DPS) that operates and maintains the SOA Telecommunications System (SATS) supporting ALMR and providing public safety communication services and support to state agencies.
- F.** Cooperative and Mutual Aid Agreement: the instrument that establishes ALMR and sets out the terms and conditions by which the system will be governed, managed, operated, and modified by the parties signing the agreement.
- G.** Department of War - Alaska: Alaskan Command, US Air Force and US Army component services, operating under United States Pacific Command and United States Northern Command.
- H.** Department of Public Safety (DPS): a State of Alaska (SOA) department where the SOA Telecommunications System (SATS) and ALMR programs reside.



- I. **Emergency Alarm:** a Project 25 feature, when enabled, allows a user to transmit an emergency alarm to their dispatch center., or a dispatch center mutually agreed upon.
- J. **Executive Council:** governing body made up of three voting members and two associate members representing the original four constituency groups: the State of Alaska, the Department of War, Federal Non-DoW agencies (represented by the Alaska Federal Executive Association), and local municipal/government (represented by the Alaska Municipal League and the Municipality of Anchorage).
- K. **Gateway:** a device that allows a disparate radio to communicate in real time, overcoming spectrum, formatting, and other technical challenges. ALMR utilizes MotoBridge™ gateways.
- L. **Information Assurance (IA):** information operations that protect and defend information and information systems by ensuring their availability, integrity, authentication, confidentiality, and non-repudiation. This includes providing for restoration of information systems by incorporating protection, detection, and reaction capabilities.
- M. **Local Governments:** those Alaska political subdivisions defined as municipalities in AS 29.71.800(14).
- N. **Member:** a public safety agency including, but not limited to, a general government agency (local, state, tribal, or federal), its authorized employees and personnel (paid or volunteer), and its service provider, participating in and using the system under a membership agreement.
- O. **Membership Agreement:** the agreement entered into between the ALMR Operations Management Office, as the designated agent for the Executive Council, and the user agency, which sets forth the terms and conditions under which the system provides services to the user agency and the user agency's responsibilities while operating on the system. Also referred to as a user agreement.
- P. **Municipality of Anchorage (MOA):** the MOA covers 1,951 square miles with a population of over 300,000. The MOA stretches from Portage, at the southern border, to the Knik River at the northern border, and encompasses the communities of Girdwood, Indian, Anchorage, Eagle River, Chugiak/Birchwood, and the native village of Eklutna.
- Q. **Non-Proprietary Talkgroup:** a talkgroup assigned to a multi-agency operation, such as a central dispatch. Cooperatively shared by participating users, a non-proprietary talkgroup is not member exclusive.
- R. **Operations Manager (OM):** represents the User Council interests and makes decisions on issues related to the day-to-day operation of the system and any urgent or emergency operational or repair decisions; establishes policies, procedures, contracts, organizations, and agreements that provide the service levels as defined in the ALMR Service Level Agreement in coordination with the User Council.
- S. **Operations Management Office (OMO):** develops recommendations for policies, procedures, and guidelines; identifies technologies and standards; and coordinates intergovernmental resources to facilitate communications interoperability with emphasis on improving public safety and emergency response communications.
- T. **Party/Parties:** one or more entities who have signed the Cooperative and Mutual Aid Agreement. The parties to the agreement are Department of War - Alaska, Alaska Federal Executive Association, and the State of Alaska, respectively or collectively.
- U. **P25 Standards:** the P25 suite of standards involves digital land mobile radio (LMR) services for local, state, tribal, and national (federal) public safety organizations and agencies. P25 is applicable to LMR equipment authorized or licensed, in the U.S., under the National Telecommunications and Information Administration (NTIA) or Federal Communications Commission (FCC) rules and regulations.
- V. **Proprietary Talkgroup:** an exclusive talkgroup assigned to a single, specific user group.
- W. **Radio:** either a Project 25 compliant control station, consolette, mobile, or portable radio, which has a unique identification number and is assigned to the ALMR system.
- X. **Radio Programming:** fleet mapping, template programming and reprogramming, and assignment of talkgroups within ALMR.
- Y. **State of Alaska (SOA):** the primary maintainer of the state's infrastructure system, and shared owner of the system. The State of Alaska sponsors local/municipal agencies onto the system.



- Z.** State of Alaska Telecommunications Systems (SATS): the State of Alaska statewide telecommunications system microwave network.
- AA.** Super System Management: this responsibility resides within the operations management of the system, on behalf of all system users, and applies to the wide area system management requirements that include:
 - 1. Assigning radio use priorities.
 - 2. Assigning radio identification numbers.
 - 3. Managing talkgroups to ensure appropriate use of the system.
 - 4. Set standards for the selection and supervision of system personnel.
 - 5. Enforcing guidelines, procedures, and protocols governing the operation of radios on the system.
 - 6. Generating and using statistical data and reports concerning user talkgroups, call duration, call types, busy signals, and other data analyses and reports.
 - 7. Enforcing termination of the membership agreement when a user's conduct or action(s) cause systemic and/or continuous system operation problems.
- BB.** System Management Office (SMO): the team of specialists responsible for management of maintenance and operations of the system.
- CC.** Talkgroup: the electronic equivalent of a channel on a trunked system; a unique group of radio users that can communicate with each other.
- DD.** Codeplug: a radio's personality data that contains various programmable parameters, including frequencies, time-out-timers, and so on is stored. Codeplug files can be archived on the computer's hard drive for later use or cloned to other radios with identical model and manufacture feature sets.
- EE.** User: an agency, person, group, organization, or other entity which has an existing written membership agreement to operate on ALMR with one of the parties to the Cooperative and Mutual Aid Agreement. The terms user and member are synonymous and interchangeable. All terms and conditions of the Cooperative and Mutual Aid agreement defined apply to local/municipal government agencies that are sponsored/represented by the State of Alaska.
- FF.** User Council: governing body responsible for recommending all operational and maintenance decisions affecting the system. Under the direction and supervision of the Executive Council, the User Council has the responsibility for management, oversight, and operation of the system. The User Council oversees the development of system operations, plans, procedures, and policies.

III. ALMR COMMUNICATIONS SERVICES

Services provided are listed in the Operations Management Office and System Management Office Customer Support Plans at <http://www.alaskalandmobileradio.org/plans-and-strategies/>.

IV. GENERAL PROVISIONS

- A.** ALMR Mobile Radio Coverage: ALMR provides portable and mobile radio communication coverage to the member subject to the member's responsibilities and compliance with recommended optimal performance standards for equipment, antenna installation, and maintenance. If the member agency detects possible ALMR network infrastructure malfunctions or radio communication coverage loss, the member should first contact the ALMR Help Desk and provide specific information regarding the problem, as requested. If the system is cleared as a probable cause, the agency should then contact its equipment service or maintenance provider for an evaluation of the problem. If the service provider determines the problem is not an equipment installation or maintenance problem, the member should promptly notify the Help Desk. The Help Desk will immediately notify the System Manager, or designated on-call technician, who will promptly investigate and take appropriate corrective action to alleviate the coverage loss or network infrastructure malfunction and report the corrective action to the member agency. Coverage is not guaranteed and will vary from location to location. The member



agency is encouraged to conduct its own radio communications coverage test to determine the expected coverage level in its geographic jurisdiction.

- B. Private Calling Availability:** an agency may choose to avail itself of Private Calling. Private calling permits properly programmed mobile and portable radios in a talkgroup to enter into one-on-one conversations. Only the initiating and target radio(s) can communicate with each other. Private calling can tie-up ALMR system resources. Consequently, a determination of the need and potential impact on the system will be made by the System Management Office when such a request is received from Member agencies.
- C. Electronic and Infrastructure Maintenance:** ALMR provides complete monitoring, inspection, and maintenance programs for all Motorola P25 trunked ALMR radio frequency (RF) infrastructure in operation at its system sites through contracts and in accordance with the Service Level Agreement.
- D. System Redundancy and Security:** ALMR has system redundancy. With system redundancy, a single point of failure will generally not result in negative system-wide performance. Many redundant and backup systems within ALMR are designed to eliminate complete system failure. Several levels of survivability are available.
- E. Performance Standards and Monitoring:** ALMR utilizes performance standards and diagnostic methods, which are monitored 24 hours a day. System management is maintained at the System Management Office and zone controllers on a daily basis. ALMR staff adhere to stringent quality standards of installation and maintenance through scheduled inspections of all sites, monitoring of member satisfaction on a regular basis, tracking of member problems and service requests, monitoring of scheduled and unscheduled system downtime, oversight of system traffic performance, drive testing within the system, collection and analysis of empirical data, and planned system upgrades and enhancements.
- F. Upgrades and Enhancements:** upgrades are changes made to ALMR infrastructure to assure compliance or to improve upon previously existing features and operations of ALMR. Some upgrades may be provided to all member agencies at no additional charge. Enhancements are modifications made to ALMR services or systems that add functions or features not originally part of ALMR, or the services requested by the member agencies. Such enhancements made to the infrastructure may also require an upgrade or replacement of user subscriber assets. To access such enhancements and features, it is solely the responsibility of the user to upgrade their subscriber assets. Also, if applicable, enhancements may necessitate an adjustment in all member agencies' fees.
- G. Gateway Use:** gateways are options for members to use if they have a gateway device and obtain the required approval to use it on the system.
- H. Information Assurance:** as provided through the Department of War
- I. Information Assurance Risk Management Framework (DIARMF).**
- J. OMO Standards Measurement and Trends:** as provided by the Operations Management Office Customer Support Plan (CSP) and the Service Level Agreement (SLA).
- K. Service Level Agreement:** outlines the operations and maintenance services as required by the User Council for the sustainment and operations of the ALMR infrastructure. The performance metrics contained in the SLA describe the maintenance standards for the ALMR system infrastructure. ALMR cost share services are also outlined in the SLA.
- L. State-owned frequencies:** Subsequent to provisions of Federal Communications Commission (FCC) Regulation 47CFR90.421(b), the State of Alaska grants specific and limited permission as a part of ALMR membership to utilize the frequencies listed below under the terms and conditions of the State's FCC license(s). These frequencies are specifically set aside for public safety interoperability and used as part of the designated required interop zones for membership. Members shall immediately cease using any or all frequencies upon the request of the state, all channels will be named per state instructions.
- L. Interoperability Zone Conventional Channels:** State1, State2 and NSAR (National Search and Rescue, also called VSAR16 in the DHS NIFOG) are licensed to the State of Alaska, specifically the APSCS frequency manager. ALMR membership has authorization to use those three channels statewide for their intended purpose by the State. FCC call signs can be provided by



contacting the APSCS office. VCall 10, VTAC 11-14, and 36 are authorized nationwide by the FCC for local interoperability use; rules are in the DHS NIFOG. Channels 8-16 in the three ALMR interop zones are the State of Alaska standard VHF interop channels as outlined in the TICP part of the SCIP.

V. MEMBERSHIP OBLIGATIONS

- A. Activation and Member Fees** – Not later than June 30 each year, the parties (signatories) to the Cooperative and Mutual Aid Agreement will determine the cost obligations of individual members, if applicable. Each party to the Cooperative and Mutual Agreement will be responsible for communicating any associated costs to the member agencies.
1. **State of Alaska** - For FY2027, the cost obligation for your agency is calculated at N/A. The State of Alaska has funded your cost obligation in the amount of N/A. Your final cost obligation due is N/A.
 2. **Department of War** - For FY2027, the cost obligation and associated responsibilities is governed by the Inter-governmental Service Agreement (IGSA) between the State of Alaska and your agency for ALMR operations management and infrastructure maintenance. Your cost is based upon the Operations Management and Infrastructure Maintenance (OMIM) contract and cost share as negotiated and agreed upon with the State of Alaska. For the year 1 July 2026 – 30 June 2027 your combined cost for contracted services is N/A. Your final cost obligation due is N/A. Refer to and comply with the IGSA and coordinate directly with the State of Alaska Department of Public Safety designated POC in the IGSA to fulfill your cost obligations.
 3. **Federal Non-DoW** - For FY2027, the cost obligations for your agency is calculated at N/A. Your final cost obligation due is N/A. You will coordinate directly with the State of Alaska Department of Public Safety to fulfill your cost obligation.
 4. **Municipalities/NGOs** - For FY2027, the cost obligations for your agency is calculated at \$908,394.37. The State of Alaska Department of Public Safety has funded your cost obligation in the amount of \$908,394.37. Your final cost obligation due is \$0.00.
- B. Funding Obligation:** Individual member agencies operating on the system are responsible for requesting and obtaining sufficient funds to cover that member's annual cost obligation and shared system infrastructure costs, as applicable. Use of the State of Alaska Infrastructure Operations and Maintenance contract, requires timely payment of invoices. By using this contract vehicle, member agencies will abide by payment timelines and penalties as detailed: Payment of invoices is NET 30 Days; non-payment after 45 days may incur a penalty.
NOTE: The DoW member agency Contract Officer Representative (COR) will be responsible for assuring funds associated with their apportioned cost obligation, infrastructure, and Operations Management cost liability are provided and in place, as required, to ensure timely execution of contracts providing mutual services for the ALMR membership.
- C. Member Radio Equipment:** Member agencies may only use ALMR-approved radio equipment. Member agencies are responsible for acquiring and obtaining programming for their own equipment. A list of acceptable radio equipment is available on the ALMR website or from the System Management Office. This list will be updated as additional radios pass the acceptance test procedures (ATP). Member agencies are accountable for equipment used on the ALMR system and must report the lost, stolen, damaged, or destroyed equipment to the Help Desk immediately upon discovery. IAW the Asset Management Procedure 400-8, agencies should reconcile the annual subscriber audit report provided by the SMO against their records and forward any discrepancies via email or fax to the SMO.
- D. Radio Maintenance and Repair:** Each member agency is responsible for proper maintenance and repair of its radio subscriber equipment. This ensures that the member agency's radios are in optimal operating order and will not have an adverse impact on other members' use of ALMR.
- E. Personal Business:** No personal business may be conducted on ALMR by the member, its employees, or authorized agents, including volunteers and the member agency's service provider.



- F.** Compliance with Federal, State, and Local Laws: Member agencies will comply with all current and future Federal, State, and local laws, rules, and regulations, as they relate to consolidated public safety and dispatching.
- G.** Compliance with Guidelines, Procedures, and Protocols: The member agencies will comply with all guidelines, policies, procedures, and protocols governing the operation and use of the ALMR system as established by the User Council, approved by the Executive Council, and enacted by the Operations Management or System Management Offices. Member agencies will comply with all directives of the Executive Council, including but not limited to those listed in this membership agreement. Copies of policies and procedures are available to the member agencies through the Operations Management Office or at <http://www.alaskalandmobileradio.org> under the “About ALMR” tab.
- H.** Member Agency POC: Each member agency is to validate and provide to the Operations Management Office, no later than 1 July each year with the following point of contact (POC) information. A POC for coordination of financial actions and matters, and a central point of contact (POC) to serve as its liaison to the ALMR System Management Office. The central POC will be responsible for authorization of codeplug modifications, coordination of new radios onto ALMR, providing fleetmapping data for record keeping purposes, providing after-hour emergency telephone numbers for member-owned infrastructure as outlined in the ALMR Service Level Agreement, and attending meetings necessary for the safe and efficient operation of ALMR. Member agencies are responsible for notifying the ALMR Help Desk/OMO immediately upon changes to their POCs.
- I.** Security: All management console or dispatch console operators shall complete the required ALMR IA Training prior to obtaining ALMR system user credentials. All system users shall comply with the timely application of security patches/updates when notified of their availability by the SMO. No agency shall allow the connection of unauthorized components to the system or to any port on the system at any time. Agencies shall ensure no non-standard, unapproved applications are loaded on ALMR computers, servers, or routers at any time. Agencies shall ensure no unauthorized personnel are allowed access to system management components (e.g., management consoles) at any time. Member agencies shall ensure encryption is used, whenever appropriate. Agencies shall comply with all Information Assurance controls, policies, procedures, and processes.
- J.** Corrective Action: In order to protect the integrity, security, safety, and efficient operation of ALMR for all its member agencies, member agencies will take appropriate corrective action against any of its employees/volunteers who violate ALMR guidelines, procedures, or protocols including those set out in this membership agreement.
- K.** System Management: Member agencies will comply with System Management direction in order to ensure the safe and efficient operation of ALMR for all members.
- L.** Trained Personnel: Member agencies are responsible for providing training to their personnel and will not permit any employee or other personnel, including volunteers, to use ALMR until such individual(s) have received proper/appropriate radio use and security training.
- M.** Contracting Responsibilities for DoW member agencies/organizations: DoW member agencies/organizations will nominate a Contracting Officer Representative (COR) through the ALMR Contract Functional Commander (ALCOM J6) to 673rd Contracting for appointment. DoW member agencies/organizations will maintain a COR at all times. CORs will execute the contract administration related to requirements that agencies/organizations execute through the associated ALMR contracts from which they obtain services.

VI. DISPUTE RESOLUTION

If any issue of ALMR non-performance arises under this membership agreement, the parties to the Cooperative and Mutual Aid Agreement agree to resolve the issue at the lowest management level of each party. In the event the issue remains unresolved, the parties agree to immediately escalate the issue to upper-level management for their consideration. They will consider the details of the non-performance issue, assess whether there have been past issues of non-performance, determine how



long the non-performance has been continuing, determine the seriousness of the non-performance, and negotiate, in good faith, a mutually agreeable solution. In the event all parties cannot agree on a solution, the non-performance issue shall be directed to the Executive Council who will consult with, and seek advice from, the User Council on resolution of the non-performance issue. A decision by the Executive Council is final and non-appealable.

VII. GOVERNANCE

- A.** Executive Council: The Executive Council provides direction for the administration and operation of ALMR. The Executive Council is charged with the responsibility to review and approve recommendations regarding future ALMR system features and enhancements; and review and advise on customer service complaints, non-performance issues, and potential member agency termination due to abuse of user privileges. The Executive Council takes advice from the User Council and other committees, working groups, and advisory panels set up by the Executive Council to assist them in making determinations on policy and direction. (Members of the Executive Council are listed at www.alaskalandmobileradio.org/who-we-are/executive-council/)
- B.** User Council: The User Council establishes policies and procedures regarding the operation of ALMR. The User Council is responsible for all operational and maintenance decisions affecting the system. Under the direction and supervision of the Executive Council, the User Council has the responsibility for management, oversight, and operation of the system. The User Council, through the OMO, oversees the development of system operations plans, procedures, and policies. (Members of the User Council are listed at www.alaskalandmobileradio.org/user-council/)

VIII. DURATION, CANCELLATION, & TERMINATION OF MEMBERSHIP

Agency membership on ALMR will remain in effect until canceled or terminated by the member agency upon one-year written notice. The membership agreement, between the member agency and the Executive Council, may also be terminated for violation(s) of the terms and conditions of the Cooperative and Mutual Aid Agreement (inclusive of its appendices) upon one-year written notice to the member agency. Termination for cause, or departure at the request of the agency, does not relieve the member agency of their financial obligations, if applicable, for the inclusive term of the membership (as specified on page one). Termination is subject to review and approval by the Executive Council.

IX. TERMINATION ASSISTANCE

If this membership agreement is canceled or terminated for any reason, ALMR will provide reasonable assistance as requested by the member agency to allow for the orderly transfer of services.

X. MISCELLANEOUS

- A.** Waiver: the failure of a signatory to insist upon strict adherence to any term of this membership agreement shall not be considered a waiver or deprive the signatory of the right thereafter to insist upon strict adherence to that term of the membership agreement.
- B.** Modification: this membership agreement may not be modified, amended, extended, or augmented, except by written amendment signed by both the signatories to the membership agreement and approved by the Executive Council or their agent.
- C.** Governing Law: this membership agreement shall be governed by and construed in accordance with the laws of the State of Alaska, and any and all applicable Federal laws.
- D.** Headings: the headings given to the sections and paragraphs of this membership agreement are inserted only for convenience and are in no way to be construed as part of this membership



agreement, or as a limitation of the scope of the particular sections or paragraphs to which the heading refers.

- E. Independent Contractor Relationship: the relationship between ALMR and member agencies is that of an independent contractor and client. No agent, employee, or servant of ALMR shall be deemed to be an employee, agent, or servant of the member agencies. Member agencies will be solely and entirely responsible for their actions and the actions of their agents, employees, contractors, subcontractors, and volunteers regarding compliance with this membership agreement.

XI. SPECIAL PROVISIONS

- A. Funding Obligation: Per the Cooperative and Mutual Aid Agreement, Article 2, Section 11, and Article 9, Section 7, and as further noted in Article 11, Section 6, nothing contained in this membership agreement shall be construed as binding the member agency to expend in any one fiscal year any sum in excess of available appropriations made by Congress, the Alaska Legislature, a city council, a borough assembly, or a board of directors for the purposes of this membership agreement for that fiscal year, or to be obligated to make an expenditure of money in excess of such appropriations.
- B. Liability: the signatories to this membership agreement verify their represented agencies accept responsibility for any property damage, injury, or death, caused by the acts or omissions of their respective employees/volunteers fully acting within the scope of their employment under this Membership Agreement, permitted by law. Signatories shall not be held personally liable for financial or any other obligations, clauses, or responsibilities regarding this system or its effects.

XII. NOTICES

All notices given under this membership agreement, except for emergency service requests, will be made in writing. All notices will be sent to the member agencies as follows: (fill in all gray fields, as applicable)

Agency Name Kenai Peninsula Borough
 POC Name Roy English, Operations Manager
 Address 1 253 Wilson Lane
 Address 2 _____
 City Soldotna
 Zip code 99669
 Phone 907-262-2095
 Cell 907-252-0789
 Fax: 907-714-2395
 Attention Roy English
 E-mail renglish@kpb.us

Execution of this membership agreement may only be made by a duly authorized representative of the member agency/local unit of government. By signing, agencies acknowledge understanding and acceptance of all terms and conditions of membership and agree to pay their cost obligation, as listed on page 5. This membership agreement shall become effective as of the date of the last signature.



**Alaska Land Mobile Radio Communications System
Membership Agreement**

AUTHORIZED MEMBER SIGNATORY:

Agency Name Kenai Peninsula Borough

Representative Name Peter A. Micciche

Representative Title Borough Mayor

Signature _____

Date _____

AUTHORIZED PARTY SIGNATORY:

Entity Name State of Alaska

Representative Name Mr. Scott Stormo

Representative Title APSCS Manager

Signature _____

Date _____

Alaska Land Mobile Radio
Attention: Operations Management Office
5900 East Tudor Road, Suite 121
Anchorage, Alaska 99507-1245

Approval (under authority vested by the Executive Council)

Paul Fussey
Operations Manager

Signature

Date

Introduced by: Mayor
Date: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2026-042**

**A RESOLUTION ACCEPTING FUNDS FROM ALASKA DEPARTMENT
OF FISH AND GAME SALMON AND COD DISASTER RELIEF FUNDS
FOR GENERAL GOVERNMENT OPERATIONS**

WHEREAS, the Alaska Department of Fish and Game allocated \$709,000 to communities as part of the 2020 Gulf of Alaska Pacific Cod Federal Fishery Disaster Relief for Communities/Boroughs; and

WHEREAS, KPB is eligible to receive a one-time payment of \$22,575.53 as part of the 2020 Gulf of Alaska Pacific Cod Federal Fishery Disaster Relief for Communities/Boroughs; and

WHEREAS, the Alaska Department of Fish and Game allocated \$463,000 to communities as part of the 2020 Prince Williams Sounds Pink and Coho Salmon Disaster; and

WHEREAS, KPB is eligible to receive a one-time payment of \$39,222 part of the 2020 Prince Williams Sounds Pink and Coho Salmon Disaster; and

WHEREAS, KPB relies on raw fish taxes to support general government operations; and

WHEREAS, a plan was authored by the Alaska Department of Fish and Game to provide relief to communities that have been negatively impacted by the fishery disasters;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. The Mayor is authorized to accept disaster funds in the amount of \$61,797.53 Alaska Department of Fish and Game salmon disaster relief funds, and to execute any documents deemed necessary to effectuate the intent and purpose of this resolution.

SECTION 2. That expenditures of these funds will be associated with general government expenses that otherwise would have been covered by raw fish taxes.

SECTION 3. That this resolution is effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF JULY, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Grants Administration & Community Liaison

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*

FROM: Heather Geer, Grants Administrator & Community Liaison *HG*

DATE: June 25, 2026

RE: Resolution 2026- 042 , Accepting Funds from Alaska Department of Fish and Game Salmon Disaster Relief Funds for General Government Operations (Mayor)

The Kenai Peninsula Borough (KPB) is eligible to accept one-time funding from the Alaska Department of Fish and Game (ADF&G) as follow:

- \$22,575.53 as part of the 2020 Gulf of Alaska Pacific Cod Federal Fishery Disaster Relief for Communities/Boroughs.
- \$39,222 as part of the 2020 Prince Williams Sounds Pink and Coho Salmon Disaster.

The ADF&G salmon disaster funds are intended to provide relief to communities who depend on raw fish taxes for general government operations. There are no reporting requirements for these funds.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>100.26FSH.33125</u>	Amt <u>\$22,575.53</u>
Acct. No. <u>100.26FS1.33125</u>	Amt <u>\$39,222.00</u>
By: <u><i>CH</i></u>	Date: <u>6/24/2026</u>

Introduced by: Mayor
Date: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2026-043**

**A RESOLUTION AUTHORIZING THE EXPANSION OF NEW CENTRAL
PENINSULA HOSPITAL SERVICES FOR THE DEVELOPMENT OF A
DERMATOLOGY CLINIC**

WHEREAS, the Kenai Peninsula Borough has entered into an Operating Agreement with Central Peninsula General Hospital, Inc. (CPGH, Inc.) for the operation of Central Peninsula Hospital (CPH) and other Medical Facilities, and to provide other healthcare programs and services on a nonprofit basis in order to ensure continued availability to the Central Kenai Peninsula Hospital Service Area (Service Area) residents; and

WHEREAS, CPH has recruited dermatologist Dr. Brock Davis to establish a new practice providing MOHS surgery and dermatology services to the Service Area; and

WHEREAS, the dermatology clinic development located at 254 N. Binkley will be completed in two phases, with Phase 1 budgeted at \$747,403 and Phase 2 budgeted at \$2,110,822, for a total project cost of \$2,858,225, to be funded through the PREF; and

WHEREAS, Section 24.b of the Operating Agreement states, “Borough Assembly approval shall be required to the extent it would otherwise be required in this Agreement, and for new services that have an expected total capital cost in excess of \$250,000”; and

WHEREAS, the CPGH, Inc. Board of Directors approved this project during its regularly-scheduled session on June 25, 2026;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. The Kenai Peninsula Borough Assembly hereby authorizes the expansion of new services for the development of the dermatology clinic at 254 N. Binkley as approved by the CPGH, Inc. Board of Directors during its regularly-scheduled session on June 25, 2026.

SECTION 2. That this resolution is effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY JULY, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Legal Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*

FROM: Sean Kelley, Borough Attorney *SK*

DATE: June 25, 2026

RE: Resolution 2026- 043 , Authorizing the Expansion of New CPH Services for the Development of a Dermatology Clinic (Mayor)

Central Peninsula Hospital (CPH) has recruited dermatologist Dr. Brock Davis to establish a new practice providing MOHS surgery and dermatology services to the Central Kenai Peninsula Hospital Service Area. The dermatology clinic development at 254 N. Binkley will be completed in two phases, with Phase 1 budgeted at \$747,403 and Phase 2 budgeted at \$2,110,822, for a total project cost of \$2,858,225, to be funded through the PREF.

The CPGH, Inc. Board of Directors approved this project during its regularly-scheduled session on June 25, 2026; however, Section 25.b of the Operating Agreement requires Assembly approval for new services that have an expected total capital cost in excess of \$250,000. The Resolution simply authorizes the expansion of the new dermatology clinic services, and a separate ordinance will be presented to the Assembly appropriating PREF funds.

Your consideration is appreciated.

Introduced by: Tunseth
Date: 07/07/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2026-40**

**A RESOLUTION ACCEPTING THE RESIGNATION OF ASSEMBLY
MEMBER SCOTT GRIEBEL AND DECLARING A VACANCY ON THE
ASSEMBLY**

WHEREAS, Scott Griebel was initially elected to serve as an assembly member for Assembly District 1 – Kailfornsky, on October 7, 2025; and

WHEREAS, Assemblyman Scott Griebel has submitted his resignation from the Kenai Peninsula Borough Assembly effective July 7, 2026 at 11:59 p.m., thus creating a vacancy for Assembly District 1; and

WHEREAS, this vacancy will occur with more than 45 days until the next regular election, therefore, pursuant to KPB 22.30.060, the Assembly District 1 seat must be filled by appointment with the appointee to serve until the next regular election; and

WHEREAS, the prospective effective date will allow the Borough Clerk’s Office to advertise the notice of vacancy and provide sufficient time for qualified, interested members of the public to file their declaration of candidacy during the July 8, 2026 through July 23, 2026 application period;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Assembly extends its congratulations and best wishes to Scott Griebel in his next endeavors.

SECTION 2. That the resignation of Scott Griebel is hereby accepted, effective July 7, 2026 at 11:59 p.m.

SECTION 3. That the Borough Clerk is directed to advertise the vacancy created in Assembly District 1 and forward copies of applications received to the Assembly President and members of the Assembly for consideration and appointment at the August 18, 2026, Assembly meeting.

SECTION 4. That pursuant to KPB 22.30.060(C), all applicants for appointment must file with the Borough Clerk a declaration of candidacy. The application period will open at 8:00 a.m. on July 8, 2026 and end at 4:30 p.m. on July 23, 2026. Applicants must be a registered voter and resident within Assembly District 1.

SECTION 5. That the appointment will be to serve as the District 1 representative until the next regular election on November 3, 2026, when the voters will elect a representative to serve the remainder of the unexpired term. Eligible candidates interested in representing District 1 are encouraged to file a declaration of candidacy when the candidate filing period opens in August.

SECTION 6. That this resolution is effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF JULY, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:


No:

Absent:

Kenai Peninsula Borough Assembly

MEMORANDUM

TO: Members, KPB Assembly

FROM: Ryan Tunseth, Assembly President 

DATE: June 25, 2026

SUBJECT: Resolution 2026-040, Accepting the Resignation of Assembly Member Scott Griebel and Declaring a Vacancy on the Assembly (Tunseth)

Mr. Scott Griebel, Assembly District 1 Representative, submitted his resignation, effective July 7, 2025 at 11:59 PM. Mr. Griebel has spent a career in public service. We would like to extend our commendation and appreciation for Mr. Griebel's service and wish him the best in his next endeavors.

This resolution provides for an Assembly appointment process as required by state statutes and KPB Code. The filing period will open on July 8, 2026 and close August 23, 2026. The appointment will be until the next regular election, November 3, 2026; at which time the elected candidate will serve for one year—the remainder of the unexpired term.

Your consideration is appreciated.

Scott Griebel
Assembly District 1
36201 Tremolo Cir
Soldotna, AK
99669

June 23, 2026
Ryan Tunseth
Assembly President
144 N Binkley
Soldotna, AK 99669

Kenai Peninsula Borough (KPB) Assembly members, Clerk & Mayor

My time as an assembly representative and having the privilege to serve on this body, in company of a fine and professional group of individuals, has been an absolute honor. This sentiment extends to the KPB staff. Without their support, dedication and insight, the mission of this legislative body would be impossible. In my brief time with this group, I have witnessed individual respect, cooperation and understanding that is inspiring in these partisan times.

Regrettably, I would like to present my resignation of assembly seat 1 in order to pursue professional goals incongruent with services to this body. I have served for many years as an employee of the KPB. When elected to this seat, I was no longer with the Borough. However, there are currently ongoing staffing needs within the KPB that I believe with my knowledge, skillset and background, could support and fulfill. Still service, simply a different type.

With this I respectfully request the acceptance of my resignation of the KPB Assembly K-Beach District 1 seat; effective July 7th, 2026 at 11:59 PM.

Thank you for your attention on the matter and for having supported my presence on the KPB Assembly and for having presented such kindness and respect.

Sincerely,

Scott Griebel
Assembly District 1

Introduced by: Mayor
Date: 07/07/26
Hearing: 08/04/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-19-01**

**AN ORDINANCE APPROPRIATING SUPPLEMENTAL FUNDS FROM
THE LAND TRUST INVESTMENT FUND FOR THE BROWN'S COHOE
ACRES AND CARIBOU CROSSING SUBDIVISIONS PROJECTS**

WHEREAS, the Kenai Peninsula Borough (KPB) Land Management Division is responsible for the management of KPB lands and natural resources; and

WHEREAS, as part of the FY2026 budget, \$300,000 was appropriated in the Land Trust Fund for subdivision development, this ordinance supplements the initial funds; and

WHEREAS, as part of that management function, properties are subdivided, developed, marketed, and sold for the purposes of both revenue and public benefit; and

WHEREAS, Caribou Crossing, a five (5) lot subdivision located off of Ciechanski Rd. in the K-Beach Rd. area, and Brown's Cohoe Acres, a twenty-one (21) lot subdivision located off of Cohoe Loop Rd. in Kasilof, are platted, designed, and ready for road, drainage, and other work necessary to promote future land sales and residential development; and

WHEREAS, the Land Trust Investment Fund ('LTIF') is authorized per KPB 5.10.200(B)(C)(2) to purchase non-financial assets that are income producing, such as improvement to borough lands; and

WHEREAS, the development of both projects is estimated at \$819,156, and funds are available in the Land Trust Investment Fund (LTIF);

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That \$819,156 is appropriated from the LTIF fund balance to be transferred to the Resource Management Capital Project Fund Account No. 409.21210.27CAB.49999 for road construction to support and promote future land sales and residential development of lots located within the Caribou Crossing and Brown's Cohoe Acres Subdivisions and other associated expenditures.

SECTION 3. That the appropriation from the Land Trust Investment Fund is within KPB 5.20.200(B) and does not exceed ten percent (10%) of the market value of the Land Trust Investment Fund in any year, or twenty-five percent (25%) in any five-year period.

SECTION 4. That appropriations made in this ordinance are of a project nature and as such do not lapse at the end of any particular fiscal year.

SECTION 5. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

SECTION 6. That this ordinance shall become effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY OF *, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*
John Hedges, Purchasing & Contracting Director *JH*

FROM: Robert Ruffner, Planning Director *RR*

DATE: June 25, 2026

RE: Ordinance 2026-19-01, Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Coho Acres and Caribou Crossing Subdivision Projects. (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division is responsible for the management of KPB lands and natural resources. As part of that management function properties are subdivided, developed, marketed, and sold for the purposes of both revenue and public benefit.

Caribou Crossing, a five (5) lot subdivision located off of Ciechanski Rd. in the K-Beach Rd. area and Brown's Coho Acres, a twenty-one (21) lot subdivision located off of Coho Loop Rd. in Kasilof, are platted, designed, and ready for road, drainage, and other work necessary to promote future land sales and residential development.

Time is of the essence to ensure that these properties area available for the 2026 fall land sale. Construction contracts will only be awarded after cost evaluation and if the development value is consistent with the improved value of the property.

The total cost for the development of both projects is estimated at a not to exceed amount of \$819,165.00 and funds are available in the Land Trust Investment Fund.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>252.27910</u>	
Amount <u>\$819,156.00</u>	
By: <u><i>CF</i></u>	Date: <u>6/26/2026</u>

Introduced by: Mayor
Date: 07/07/26
Hearing: 08/04/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-19-02**

AN ORDINANCE APPROPRIATING FUNDS FROM THE GENERAL FUND FOR UTILITIES, MAINTENANCE, AND INSURANCE COSTS RELATED TO NIKOLAEVSK, SEWARD, STERLING, AND TUSTUMENA SURPLUS SCHOOL FACILITIES FOR FISCAL YEAR 2027

WHEREAS, on April 6, 2026, a majority of the Kenai Peninsula Borough School District (KPBSD) Board of Education School Board voted to close Seward Middle School, Sterling Elementary School, and Tustumena Elementary School; and

WHEREAS, the Kenai Peninsula Borough (KPB) awaits formal notice of surplus for the school facilities and campuses from the KPBSD, which will transfer operational responsibility and site control of the facilities back to the KPB; and

WHEREAS, as such, the KPBSD will retain operating responsibility, site control, and related costs for 30 days after a formal surplus transfer and notice is provided to KPB, and the satisfactory review and inspection of the facilities by KPB; and

WHEREAS, in addition, funds are necessary for the closed Nikolaevsk school facility to maintain operational costs related to that facility in Fiscal Year 2027 (FY27); and

WHEREAS, in anticipation of formal surplus transfers of these three school facilities, the administration requests an appropriation of \$950,000 from the General Fund fund balance to provide for utilities, maintenance, insurance and other operating costs of the facilities for FY27; and

WHEREAS, these funds will provide annual operating and maintenance costs for the facilities community meetings and discussions occur regarding future use for the properties;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That \$950,000 is appropriated from the General Fund to be transferred to the Land Trust Fund Facilities Division account 250.21211.27CLO.49999 to provide funds

for required annual operating costs of surplus school facilities that are transferred back to the Kenai Peninsula Borough in FY27.

SECTION 3. That, if a formal surplus decision is made, KPBSD will retain operating responsibility, site control, and related costs for the 30 days after an executed surplus property transfer form is received by KPB. KPB will accept possession, operating responsibility, site control, and related costs for the facility 30 days after an executed surplus property transfer form is received by KPB.

SECTION 4. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

SECTION 5. That this ordinance shall be effective retroactively to July 1, 2026.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY OF *, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*
Robert Ruffner, Planning Director *RR*

FROM: Aaron Hughes, Land Management Officer *AH*

DATE: June 25, 2026

SUBJECT: Ordinance 2026-19- 02, Appropriating Funds from the General Fund for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk, Seward, Sterling, and Tustumena Surplus School Facilities for Fiscal Year 2027 (Mayor)

Funds are needed for operating, insurance, decommissioning, and related costs for the Sterling Elementary, Tustumena Elementary, and Seward Middle School facilities and campus, the Kenai Peninsula Borough School District (KPBSD) Board of Education (School Board) made a final decision to close on April 6, 2026. This ordinance provides that after the School Board's final surplus decision, formal 30 day notice received by KPB, and satisfactory review and final condition inspections, the properties will transfer back to the KPB and funds will be needed for operating, insurance, and related costs. Additionally, funds are necessary to cover operational costs related to the Nikolaevsk school facility, which was surplus by KPBSD in FY26.

KPB and KPBSD administrations will coordinate facility transfer and site control efforts if and when surplus transfer decisions are made by the School Board. The ordinance appropriates \$950,000 from the General Fund to provide for utilities, maintenance, insurance and other operating costs of the facilities for fiscal year 2027.

These funds will provide annual operating and maintenance costs for the facilities while a plan is developed regarding future use of the properties.

The KPB Administration will hold community meetings to discuss and gather input regarding use of the properties moving forward.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No.	<u>100.27910</u>
Amount:	<u>\$950,000</u>
By: <i>BH</i>	Date: <u>6/29/2026</u>

Introduced by: Mayor
Date: 07/07/26
Hearing: 08/04/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-25**

**AN ORDINANCE AMENDING BOROUGH CODE, KPB CHAPTER 10.04,
REGARDING SOLID WASTE DISPOSAL FEES AND PROVIDING FOR
COLLECTION OF INTEREST AND PENALTIES**

WHEREAS, the Assembly passed Resolution 93-23 to allow the Solid Waste Department to charge disposal fees starting in May of 1993 to commercial haulers for specific waste items; and

WHEREAS, Ordinance 2011-32 (Mayor) Substitute enacted KPB Chapter 1.26, established and adopted the Schedule of Rates, Charges and Fees (Fee Schedule) for the Kenai Peninsula Borough, and amended various provisions of the Kenai Peninsula Borough Code to amend or delete specific fees and to reference the Fee Schedule, and the approved Fee Schedule included solid waste fees; and

WHEREAS, this code amendment provides for the collection of solid waste disposal fees in the amount listed in the most current Fee Schedule as well as the collection of interest and penalties on overdue invoices;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this ordinance amends KPB Code and will be codified.

SECTION 2. That a new Code Section, KPB 10.04.075 is hereby added as follows:

10.04.075. Solid Waste Disposal—Fees.

- (A) Fees in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees shall be imposed and collected pursuant to this chapter.
- (B) Interest at the rate of ten percent per annum will accrue on each invoice due but not paid within thirty days of the invoice date.
- (C) A penalty of \$25.00 will be added to each invoice due but not paid within thirty days of the invoice date.

(D) The mayor or designee is authorized to enter into a payment plan to resolve any unpaid debts owed under this section, and may waive penalties or interest applied pursuant to this section upon a finding that the waiver is in the best interests of the borough.

SECTION 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

SECTION 4. That this ordinance shall become effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY OF *, 2026.

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough

Legal

MEMORANDUM

TO: Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PAM*

FROM: Eric Lervig, Acting Solid Waste Director *EL*
A. Walker Steinhage, Deputy Borough Attorney *AWS*

DATE: June 25, 2026

SUBJECT: Ordinance 2026- 25 , Amending Borough Code, KPB Chapter 10.04, Regarding Solid Waste Disposal Fees and Providing for Collection of Interest and Penalties (Mayor)

Through Resolution 93-23, the Assembly allowed the Solid Waste Department to charge disposal fees starting in May of 1993 to commercial haulers for specific waste items. Ordinance 2011-32 (Substitute) enacted KPB Chapter 1.26, established and adopted the Schedule of Rates, Charges and Fees (Fee Schedule), and amended KPB Code to amend or delete specific fees and to reference the Fee Schedule. The Fee Schedule approved by Ordinance 2011-32 included solid waste fees.

This code amendment provides for the collection of solid waste disposal fees in the amount listed in the most current Fee Schedule as well as the collection of interest and penalties on overdue invoices.

Finally, this code amendment authorizes the Mayor or designee to enter into a payment plan to resolve any unpaid debts owed and to waive penalties or interest applied upon a finding that the waiver is in KPB's best interests.

Your consideration is appreciated.

Introduced by: Mayor
Date: 03/16/93
Postponed to: 4/06/93
Action: Adopted as Amended
Vote: 6 yes, 2 no

**KENAI PENINSULA BOROUGH
RESOLUTION 93-23**

**A RESOLUTION ESTABLISHING FEES FOR THE DISPOSAL OF LAND
CLEARING, CONSTRUCTION, DEMOLITION AND MISCELLANEOUS WASTES
GENERATED FROM COMMERCIAL SOURCES**

WHEREAS, certain solid wastes are generally excluded from disposition at borough landfills under Kenai Peninsula Borough 10.04.070; and

WHEREAS, even these wastes may be accepted if they do not unduly increase costs or create a dangerous situation; and

WHEREAS, certain wastes defined as solid waste in the borough code will, if accepted, unduly increase the costs to develop and operate landfills because of the volume, type, and difficulty in handling the wastes; and

WHEREAS, under KPB 10.04.070C, even those specific excluded materials that unduly increase costs may be accepted if an agreement is reached to provide payment to recompense the borough for the additional expense of handling; and

WHEREAS, Resolution 90-41, "Adopting the Report of the Solid Waste Committee of the Kenai Peninsula Borough and Supporting Its Findings As Recommendations to the Administration for Inclusion in the Borough Solid Waste Program", includes the recommendation to consider tipping fees; and

WHEREAS, schedule identifying a fee to cover the additional expense is desirable for use by the Mayor in establishing the terms of such agreements for disposition of materials from commercial sources;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That commercial sources (generators which include, but are not limited to, waste transporters that haul on a contractual basis or as a business) disposing of waste types called out in Section 1 shall be charged fees as specified in Section 3 of this resolution.

The Mayor may limit the acceptance of any items at any site based on capacity or ability to handle the material at that site.

Loads of mixed material shall occasionally be deposited. The Borough shall determine if the loads fall under the categories as called out below and shall determine the appropriate fee.

Fee materials shall include:

- a. Land clearing Debris - Stumps, brush, trees, limbs from land clearing operations, wood pieces, wood waste generated as a by-product from the manufacturing of wood products including, but not limited to, sawdust, chips, shavings, bark, hog fuel.
- b. Construction/Demolition Debris - Wastes from construction, remodeling, repairing, demolishing of buildings or other structures. Wastes include, but may not be limited to, concrete, bricks, plaster, lumber, shingles, roofing, plumbing, heating and electrical parts, demolition asphalt, scrap metal, drums, etc.
- c. Special Wastes - Non-hazardous waste materials from industrial processes, ash, street sweepings, equipment, waste and residue from industrial facilities, and materials that require prior notice and arrangements for special handling at the landfills.
- d. Junk Vehicles - Motorized and non-motorized transportation items such as cars, trucks, vans, trailers, rail cars, boats, motor homes, rolling stock (dozers, forklifts, etc.).
- e. Conditionally Exempt Small Quantity Generators - Businesses who generate no more than 100 kilograms (220 pounds) of hazardous waste in a calendar month.
- f. Asbestos - Asbestos containing material as called out in 40 CFR, Part 61.

If a material is not explicitly described above, the borough shall categorize the waste and determine the appropriate fee.

Establishment of fees by this resolution does not negate or in any way waive other requirements established by the borough for proper handling and preparation of items for disposal.

SECTION 2. All solid waste fees shall be the obligation of the party disposing of the material. All fees must be paid at the time of disposal unless prior arrangements have been

made with the borough or the borough has established an alternative method of collecting the fees. Any disposal fee not paid at the time of disposal must be paid in accordance with instructions from the borough. Any collection and billing plan established by the borough must provide for payment within 30 days of disposal of the materials. If payment is not submitted in the time stipulated, further use of the borough solid waste services and facilities shall be denied until the amounts due together with any expenses of collecting them are paid in full.

SECTION 3. That fees as set out below are established for the disposal of wastes as delineated in Section 1 of this resolution. Fees shall be charged for commercial disposers transporting five (5) cubic yards, or more, of waste product. The five cubic yards is cumulative waste volume of material on transport vehicle, any trailers, hoppers, containers, etc.

a. Sites With Weigh Scales

Disposal fees for 5 cubic yards, or more, shall be \$20/ton.

Charges will be based on actual weights acquired on landfill scales. In the event that weigh scales are inoperable, disposal rates as called out in Section 3.b. shall be used.

b. Sites Without Weigh Scales

Disposal fees for 5-10 cubic yards shall be \$40.00/vehicle.

Disposal fees for 10-20 cubic yards shall be \$75.00/vehicle.

Disposal fees for more than 20 cubic yards shall be \$125.00/vehicle.

A fee of \$5.00/cubic yard may be charged for disposal that does not fall within the disposal fee categories as called out above (5 cubic yards or more). Measurement shall be the cubic yardage of the outermost dimensions.

c. Junk Automobiles/Vehicle Disposal

Commercial users shall be charged a fee of \$10/vehicle for junk automobiles, pickups and light trucks at all sites.

A fee of \$5.00/cubic yard at sites with no weigh scales, and \$20/ton at sites with weigh scales, shall be charged for the disposal of items such as rail cars, trailers, boats, etc.. Cubic yardage shall be by measuring the outermost dimensions.

The Mayor may limit acceptance of any items in this group at any site based on capacity or ability to handle the waste at that site.

d. Asbestos Disposal

Bagged or containerized asbestos, and asbestos containing material, shall be charged 10 cents per pound. Asbestos is accepted only at the Central Peninsula Baling Facility, by appointment, and completion of contract and tracking documents as required by State and Federal Regulations.

e. Conditionally Exempt Small Quantity Generator Hazardous Waste

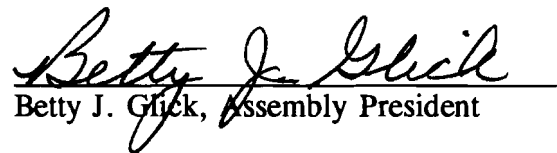
Commercial users of the borough's hazardous waste program shall be charged for specific materials as follows:

<u>Waste Type</u>	<u>Units</u>	<u>Price</u>
Paints, solvents, fuels, oils, etc.	Per Gallon	\$4.00
Solids or sludge's	Per Gallon	\$6.00
Acids/bases, pesticides, etc.	Per Gallon	\$15.00
Solid Pesticides	Per Pound	\$3.00
Reactives and oxidizers	Per Pound	\$30.00

The unit cost applies to the container size regardless of its contents. Material which does not fit into any of these categories will be evaluated on a case by case basis.

SECTION 4. This resolution takes effect immediately upon its adoption with the actual implementation dates to be determined by the Solid Waste Division.

ADOPTED BY THE KENAI PENINSULA BOROUGH ASSEMBLY THIS 6th DAY OF April, 1993.


Betty J. Glick, Assembly President

ATTEST:


Gaye J. Vaughan, Borough Clerk

Introduced by: Mayor
Substitute Introduced: 09/20/11
O2011-32 (Mayor) See Original for Prior History
Hearing: 09/20/11
Action: Enacted
Vote: 8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2011-32
(MAYOR) SUBSTITUTE**

**AN ORDINANCE APPROVING A FEE SCHEDULE FOR THE KENAI PENINSULA
BOROUGH AND AMENDING VARIOUS PROVISIONS OF THE KENAI PENINSULA
BOROUGH CODE TO AMEND OR DELETE SPECIFIC FEES AND INSERT
REFERENCE TO A FEE SCHEDULE**

WHEREAS, many departments and service areas throughout the borough impose an assortment of rates, charges, and fees for a variety of activities, services, uses, and permits; and

WHEREAS, many such charges have been approved by the assembly, the mayor, the planning commission, and service area boards through different mechanisms and can be difficult to locate; and

WHEREAS, the administration developed the attached Schedule of Rates, Charges and Fees which lists all such charges imposed by the borough, including some updated and new charges for services, permits, and facility usage; and

WHEREAS, consolidating these charges into a single schedule will ease the administration of and public access to these fees; and

WHEREAS, including all such charges in a single schedule also assists in ensuring consistency in amounts charged by the various departments and service areas of the borough; and

WHEREAS, emergency medical service fees may be varied from this fee schedule by the various service area boards to meet Medicare definitions and rates for maximum reimbursement; and

WHEREAS, the fee schedule also grants the administration discretion to waive or reduce fees in limited specified circumstances;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. That KPB Chapter 1.26, Schedule of Rates, Charges and Fees is hereby enacted as follows:

CHAPTER 1.26. SCHEDULE OF RATES, CHARGES AND FEES

1.26.010. Establishment of Schedule of Rates, Charges and Fees Established.

The assembly establishes and adopts the Schedule of Rates, Charges and Fees ("Fee Schedule"). The schedule shall be available at the Clerk's office, on the borough web page, and such other locations as determined by the mayor for ease of access by the public.

1.26.020. Amendments to Schedule of Rates, Charges and Fees.

- A. The assembly may amend, delete and include new rates, charges and fees in the Fee Schedule by adoption of a resolution except for fees or charges specifically codified in the borough code or required by law to be adopted by ordinance.
- B. The planning commission is authorized to amend the Fee Schedule relating to matters addressed in Titles 20 and 21 of the borough code.
- C. Service Area Boards are authorized to amend the Fee Schedule on matters relating to subjects in Titles 14 and 16 that fall within the purview of each such board.

1.26.030. Exemptions and Waivers.

- A. Local, state and federal government projects may be exempt from fees when the mayor determines in writing that such exemption is in the best interests of the borough based on findings of fact.
- B. Fees may be waived for permits to provide for the immediate response to emergency situations for life and safety issues when time is not adequate to process permits in accordance with other applicable permitting provisions of this chapter as determined by the mayor. All waivers shall be documented to the extent feasible upon issuance of such permits.

SECTION 2. That KPB 4.100.020(B) is hereby amended as follows:

4.100.020. Form of application.

...

- B. The application shall include a deposit in cash or by certified check for the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [ONE HUNDRED DOLLARS]. The deposit shall be applied against any costs incurred or refunded if there is no liability for recount costs.

SECTION 3. That KPB 4.130.020(A) is hereby amended as follows:

4.130.020. Application for petition.

- A. An initiative or referendum is proposed by filing an application with the borough clerk containing the ordinance or resolution to be initiated or the ordinance or resolution to be referred and the name and address of the prime sponsor and an alternate sponsor to whom all correspondence relating to the petition may be sent. The application shall be on a form provided by the clerk. A deposit in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$100.00] must accompany the application. This deposit shall be retained if an application fails certification. If the application is certified, the deposit shall be refunded. An application shall be signed by at least ten voters who will sponsor the petition. Within two weeks the clerk shall certify the application if the clerk finds that it is in proper form and, for an initiative petition, that the matter
1. is not restricted by AS 29.26.100;
 2. includes only a single subject;
 3. relates to a legislative rather than to an administrative matter; and
 4. would be enforceable as a matter of law.

SECTION 4. That KPB 5.12.050(B) is hereby amended as follows:

5.12.050. Valuation and flat tax appeal procedure.

...

- B. An appellant must, within 30 days after the mailing of the notice of assessment, submit to the assessor, by delivery to the borough clerk, a written appeal. The appeal must state the name of the owner, a legal description of the property, and the grounds for the appeal. If the party making the request is an assign of the record owner, documentation of the assignment must bear a stamp reflecting the recording district and the book and page number or serial number of the recorded assignment. If the party making the request is an agent of the property owner, the property owner's signature granting the authority must be notarized and attached to the request. It must be submitted to the borough clerk within 30 days after the mailing of the notice of assessment, or the right to appeal ceases unless the board of equalization finds that the taxpayer was unable to comply. No appeal application may be accepted unless a filing fee [OF \$30.00 FOR A PROPERTY WHOSE ASSESSED VALUE IS LESS THAN \$100,000.00, \$100.00 FOR PROPERTY WHOSE TOTAL ASSESSED VALUE IS AT LEAST \$100,000.00 BUT LESS THAN \$500,000.00, \$200.00 FOR PROPERTY WHOSE TOTAL ASSESSED VALUE IS AT LEAST \$500,000.00 AND LESS THAN \$2,000,000.00, AND \$1,000.00 FOR PROPERTY WHOSE TOTAL VALUE IS \$2,000,000.00 OR GREATER] in the amount listed in the most current Kenai Peninsula Borough Schedule of

Rates, Charges and Fees is received by the clerk at the time of filing. If the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date. For purposes of this section, the appeal is submitted on the date it is received in the office of the clerk or, if delivered by first class mail, the date it is postmarked by the U.S. Postal Service. Appeal forms shall be available from the borough assessor's office, borough clerk's office, or city offices within the borough. The borough clerk will provide to the assessor each appeal within two days of receipt. An application to proceed with an appeal as an indigent may be filed with the borough clerk's office in accordance with the procedures and schedule described in KPB 21.20.250(B).

...

SECTION 5. That KPB 5.18.225(B) is hereby amended as follows:

5.18.225. Exemption for owner builder construction materials—Owner builder certificate required—Penalty for misuse.

...

- B. An owner builder may apply for an owner builder tax exemption certificate, on the form provided by the borough. Upon approval of a completed application, and a fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$100.00] per card, the borough will issue the certificate, which will be valid for one year from the date of purchase.

...

SECTION 6. That KPB 5.18.230(C) is hereby amended as follows:

5.18.230. Exemptions/waivers—Exemptions—Nonprofit or government exemption certificate.

...

- C. A buyer may apply for a nonprofit or government exemption certificate, on the form provided by the borough. Upon receipt of a completed application, and a fee [OF \$10.00 PER CARD] in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees the borough will issue the certificate, which will be valid for the calendar year for which the application is made.

...

SECTION 7. That KPB 5.18.240(B) is hereby amended as follows:

5.18.240. Exemptions/waivers—Exemptions—Resale certificate.

...

- B. A seller may apply for a resale certificate, on the form provided by the borough. Upon approval of a completed application, and a fee [OF \$10.00 PER CARD] in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees, the borough will issue the resale certificate, which will be valid for the calendar year for which the application is made.

SECTION 8. That KPB 5.18.310(E) is hereby amended as follows:

5.18.310. Registration—Certificate issuance—Display required—Compliance agreement—Bond requirements.

...

- E. Upon payment of the fee [ESTABLISHED BY REGULATION] in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees, the mayor will issue a duplicate sales tax certificate to any seller whose certificate has been lost or destroyed.

SECTION 9. That KPB 5.18.670 is hereby amended as follows:

5.18.670. Enforcement – [SCHEDULE OF F]Fees.

[THE FOLLOWING F]Fees in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees shall be imposed and collected pursuant to this chapter for the following purposes:

- A. Issuance of a duplicate sales tax certificate [AT A RATE ESTABLISHED BY REGULATION];
- B. Missing filing fee [AT THE RATE OF \$25.00 FOR EACH RETURN NOT FILED];
- C. Reinstatement to active roll [AT THE RATE OF \$100.00 PER BUSINESS];
- D. Audit estimate preparation fee at a rate established by regulation but not to exceed \$100.00.

SECTION 10. That KPB 5.28.320(B)(6) is hereby amended as follows:

5.28.320. Appeal

...

- B. *Contents of appeal.* A written appeal shall, at a minimum, contain the following:

...

6. A fee [OF \$300.00] in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees shall be paid to the borough and must be received by the deadline for filing the written appeal. This fee shall be refundable if the appellant prevails in the appeal to the mayor or assembly.

...

SECTION 11. That KPB 5.28.320(H)(2) is hereby amended as follows:

5.28.320. Appeal

...

H. *Notice and record on appeal.*

...

2. The purchasing officer shall submit to the clerk the record of the bid or proposal process including the invitation to bid or request for proposal, any amendments thereto, all correspondence to or from all parties, the appeal filed to the mayor and supporting documentation, and the decision issued by the mayor. The clerk shall prepare the record on appeal, to include written statements and all evidence submitted, and provide copies to interested parties upon payment of appropriate copying fees in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. Prior to the scheduled hearing the clerk shall distribute copies of the record to all assembly members, the purchasing officer and the mayor.

SECTION 12. That KPB 5.35.107 is hereby amended as follows:

5.35.107. Requirements of petition.

The petition shall include all information approved in the petition application by assembly resolution, a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement, and notification that any costs to connect to the main improvement are not included in the assessment. The petition shall contain the signatures of (a) the owners of record of more than seventy percent of the total number of parcels subject to assessment within the proposed district; and (b) the owners of record of properties within the district which would be subject to greater than seventy percent of the total assessment under the petitioner's proposal. The petition must contain or be accompanied by a statement from an authorized officer or employee of the utility whose service is sought to be extended acknowledging that the project as proposed by the petition meets the requirements of the utility and that the utility approves and will support construction of the extension. A nonrefundable filing fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$1,000.00 (ONE THOUSAND DOLLARS)] shall be remitted with the petition. No property owner may withdraw his approval of the proposed improvement for a period of six (6) months after the date of filing of petition, and this six (6) month approval shall be expressly stated upon the petition. Nothing in this section shall be construed to preclude a property owner from filing an objection as provided in KPB 5.35.110(D) within the time provided by ordinance or regulation.

SECTION 13. That KPB 10.20.080 is hereby amended as follows:

10.20.080. Enforcement.

A person who violates any provision of this chapter shall be subject to civil penalties, injunctive relief, or both. The owner, agent, contractor, lessee or tenant of any part of a structure or premises in which a part of a violation of this chapter shall exist, is guilty of a misdemeanor and upon conviction thereof shall be fined not more than the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [\$300.00]. Each and every day that a violation continues shall be deemed a separate and distinct violation.

SECTION 14. That KPB 14.08.030(B) and (D) are hereby amended as follows:

14.08.030. General utility right-of-way use permit.

...

B. There is established [A \$250] an annual base fee for a general utility right-of-way permit in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. Permit renewal fees are due at the beginning of each calendar year.

...

D. Each service connection installed under a general utility right-of-way permit shall be reported to the planning department in accordance with the provisions of section 14.08.050(C).

1. A one-time fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$1 (ONE)] for each service connection installed shall accompany the utility's report.
2. The utility bears the responsibility for submitting an accurate report and accounting of all service connections installed on an annual basis.

SECTION 15. That KPB 14.08.040(C) is hereby amended as follows:

14.08.040. Utility construction project permits.

...

C. Each application for a utility construction permit shall include a fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. [THE AMOUNT WILL BE CALCULATED AS FOLLOWS: \$50 MINIMUM BASE FEE FOR START-UP INCLUDING THE FIRST 200 LINEAR FEET OF CONSTRUCTION PLUS \$0.10 PER LINEAR FOOT THEREAFTER UP TO A MAXIMUM AMOUNT OF \$2,500.]

SECTION 16. That KPB 14.10.030(C) is hereby amended as follows:

14.10.030. Street name map.

...

- C. Copies of the official street name maps shall be made available upon request to any agency and the public upon receipt of payment for reproduction costs in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees, when applicable.

SECTION 17. That KPB 14.10.050(B) is hereby amended as follows:

14.10.050. Renaming streets.

...

- B. Any person or agency may also propose a street name change by submittal of a petition to the planning commission. The petition shall contain:

...

- 6. A fee in the amount [DETERMINED BY RESOLUTION OF THE PLANNING COMMISSION] listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.
 - a. Street names changed by petition shall be in accordance with section 14.10.040.
 - b. The procedures for renaming a street by petition shall be in accordance with section 14.10.050(A).

SECTION 18. That KPB 14.31.050 is hereby amended as follows:

14.31.050. Review of petition application.

- A. After receiving an application for a petition to form a special assessment district, the borough assessor shall determine the boundaries of the proposed district after consulting with the road service area director. Once the borough assessor makes an initial determination that formation of the proposed district is feasible based on the proposed boundaries and criteria set forth in KPB 14.31.080, a filing fee based on the cost of obtaining a professional civil engineer's estimate of the total project costs and petition preparation shall be paid pursuant to one of the methods below, as determined by the road service area board:

- 1. The petition sponsor shall pay a nonrefundable filing fee consistent with the [following table:] the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

ASSESSED VALUE OF PROPERTY SUBJECT TO ASSESSMENT	FILING FEE
\$2,000,000.00 OR LESS	\$1,000.00
\$2,000,000.01 TO \$3,000,000.00	\$1,400.00
\$3,000,000.01 TO \$4,000,000.00	\$1,800.00
\$4,000,000.01 TO \$5,000,000.00	\$2,200.00

ASSESSED VALUE OF PROPERTY SUBJECT TO ASSESSMENT GREATER THAN \$5,000,000.00 SHALL REQUIRE A FILING FEE CONSISTENT WITH THE SCALE IN THIS TABLE.	
--	--

If an additional filing fee is necessary to defray the cost of the engineer's estimate for the project cost, the remaining filing fee may be paid by the road service area. One hundred percent of the costs incurred by the borough to complete the project shall be assessed against the benefited parcels in compliance with KPB 14.31.110.

2. The petition sponsor shall pay 100 percent of the [ABOVE DESCRIBED] filing fee, which shall be nonrefundable. One hundred percent of the costs incurred by the borough to complete the project shall be assessed against the benefited parcels in compliance with KPB 14.31.110.

SECTION 19. That KPB 17.10.130(F)(1) is hereby amended as follows:

17.10.130. Conveyance of the land.

...

F. Where the conveyance instrument contains deed restrictions, those restrictions may be modified by:

1. Submittal of a petition [AND] accompanied by the appropriate fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees to the land management officer requesting modification and stating the justification for the request;

...

SECTION 20. That KPB 17.10.180 (A) and (C) are hereby amended as follows:

17.10.180. Temporary use of borough land.

A. A person who wishes to use borough land for a temporary use shall apply for a nonrenewable permit on a form provided by the land management division and accompanied by the appropriate application fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [AS REQUIRED BY THE FEE SCHEDULE]. KPB 17.10.120(F) shall apply.

...

C. At the time the permit is issued, the applicant shall pay the borough the permit fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [AS REQUIRED BY THE FEE SCHEDULE].

...

SECTION 21. That KPB 17.10.200(C) is hereby amended as follows:

17.10.200. Materials—Negotiated sale—Small quantities.

...

- C. Application shall be submitted on the form provided by the land management division and accompanied by the [APPROPRIATE] fee the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

...

SECTION 22. That KPB 17.10.210 is hereby amended as follows:

17.10.210. Materials and forest resources—Commercial quantities.

...

- B. Application shall be submitted on the form provided by the land management division and accompanied by the [APPROPRIATE] fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

...

SECTION 23. That KPB 20.04.040(D) is hereby amended as follows:

20.04.040. Plats—Required when—Waivers.

...

- D. Subdivisions meeting all provisions of the above subsections A, B, and C shall be granted a waiver of platting regulations by resolution of the commission which shall be recorded in the appropriate district recording office within 30 days after adoption or waiver shall lapse. The applicant shall pay a plat waiver fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$50.00] and recording fees.

SECTION 24. That KPB 20.12.040 is hereby amended as follows:

20.12.040. Fee required when.

The fee established by the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [PLANNING COMMISSION] shall accompany the submission of the preliminary plat.

SECTION 25. That KPB 20.28.065 is hereby amended as follows:

20.28.065. Fee required.

The fee established by the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [THE PLANNING COMMISSION BY RESOLUTION] shall accompany the filing of the vacation petition. A fee in the amount listed in the

most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$50.00] is required in the case of vacation of a utility easement.

SECTION 26. That KPB 21.01.030 is hereby amended as follows:

21.01.030. Borough and cities—Central files, maps, photographs.

The borough will maintain central files, maps, and other photographs showing the land use status of each area within the city and other areas of the borough and this information shall be public and made available to the public upon request and payment of any [APPROPRIATE] fee established by the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

SECTION 27. That KPB 21.05.070 is hereby amended as follows:

21.05.070. Recordation.

Variances, extensions, and expirations may be recorded in the state of Alaska recording district in which the affected parcel is located. A [RECORDING] processing fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees not to exceed the administrative costs of preparing and recording the variance document may be charged as a condition of a variance or variance extension. If the [RECORDING] processing fee is charged the borough shall be responsible for the recording. Failure to record a variance, expiration, or extension will not affect its validity.

SECTION 28. That KPB 21.06.040(C)(6) is hereby amended as follows:

21.06.040. Administration.

...

C. *Duties and Responsibilities of the Planning Department.* Duties of the planning department shall include, but not be limited to:

...

6. Fee Required. The planning department shall charge fees for permits and variances. Fees shall be established by in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [RESOLUTION OF THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH] to be paid by the applicant at the time that the floodplain development permit application is submitted.

SECTION 29. That KPB 21.20.250(A) and (B) are hereby amended as follows:

21.20.250. Appeal of planning commission decision to board of adjustment.

- A. *Time; fees.* Any party of record may file an appeal of a decision of the planning commission within 15 days of the date of the notice of the decision with the borough clerk on the forms provided, and by paying the filing and records preparation fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF \$300.00]. An appeal may be filed by personal delivery or mail as long as it is complete and received in the clerk's office by 5:00 p.m. on the day the notice of appeal is due.
- B. An application to proceed with an appeal as an indigent may be filed with the borough clerk's office on a form provided by the borough clerk in lieu of the [\$300.00] filing fee. The chair of the board of adjustment may allow an applicant who qualifies as an indigent a reduced filing fee, a payment plan, or a waiver of the filing fee where the chair is able to make a written finding, based on information provided by the applicant, that payment of the appeal fee would be a financial hardship for the appellant. Based upon the information provided, the fee may be reduced or waived in accordance with the following schedule:

Annual income as a Percent of current Health and Human Services (HHS) Poverty Guidelines for Alaska	Percent of fee reduced
1 – 100%	100% Waiver
101 – 149%	75% Waiver
150 – 174%	50% Waiver
175 – 199%	25% Waiver
200% plus	No Waiver

Any appellants with income equal to or less than 200 percent of the HHS poverty guidelines for Alaska for the year in which the appeal is filed may apply for a payment plan in which the filing fee shall be paid in full within in six months of the date of filing.

SECTION 30. That KP.B 21.20.270(A)(8) and (B) is hereby amended as follows:

21.20.270. Record on appeal.

A. *Record; contents.* For the purposes of appeal, the record shall include:

...

8. The minutes of the planning commission, or, if provided by a party, a verbatim transcript of the planning commission hearing. All arrangements and costs for preparation of a transcript are the responsibility of the party desiring the transcript. Party submittals of transcripts must be prepared and certified as accurate by a court reporter in order to be admitted. Copies

of tapes for transcription will be provided for a [\$5.00] per tape copying fee in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

- B. *Record; preparation.* The planning director shall certify the paginated and indexed record and minutes on appeal within 15 days after the deadline for filing entries of appearance. One copy of the record shall be provided to the party paying the initial filing fee. A copy shall also be provided to the appellee, if the appellee was the initial entitlement applicant or recipient of an enforcement order. A notice of certification of record shall be provided to all parties. Copies of the record may be provided to other parties or any other persons upon payment of a handling charge in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF 25 CENTS PER PAGE]. If a party has requested a transcript of the hearing before the planning commission, an additional 15 days shall be allowed for the completion of the transcript which shall be added to the completed record. Completion of a transcript within the time specified is the responsibility of the party requesting the transcript. Any member of the board of adjustment may request that the borough clerk prepare a certified transcript for the board's review. The transcript will be available to the parties at a charge in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [OF 25 CENTS PER PAGE].

SECTION 31. That KPB 21.27.010 is hereby amended as follows:

21.27.010. Application procedure.

- A. In order to obtain a permit, an applicant shall first complete and submit to the borough planning department a permit application, along with the [APPROPRIATE] fee [AS ESTABLISHED BY] listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [THE PLANNING COMMISSION]. In addition to those items listed below, applicants shall provide any additional information the planning director deems appropriate and necessary to determine compliance with this chapter.

SECTION 32. That KPB 21.28.010 is hereby amended as follows:

21.28.010. Application procedure.

- A. In order to obtain a CAFO permit, an applicant shall first complete and submit to the borough planning department a permit application, along with the [\$0.20] per animal fee in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. The application shall include the following items:

SECTION 33. That KPB 21.29.030(A) is hereby amended as follows:

21.29.030. Application procedure.

- A. In order to obtain a counter permit or CLUP, an applicant shall first complete and submit to the borough planning department a permit application, along with the [APPROPRIATE] fee [AS ESTABLISHED BY] listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees [RESOLUTION OF THE PLANNING COMMISSION AND APPROVED BY THE BOROUGH ASSEMBLY]. The planning director may determine that certain contiguous parcels are eligible for a single permit. The application shall include the following items:
1. Legal description of the parcel, KPB tax parcel ID number, and identification of whether the permit is for the entire parcel, or a specific location within a parcel;
 2. Expected life span of the material site;
 3. A buffer plan consistent with KPB 21.29.050(A)(2);
 4. Reclamation plan consistent with KPB 21.29.060;
 5. The depth of excavation;
 6. Type of material to be extracted and type of equipment to be used;
 7. Any voluntary permit conditions the applicant proposes. Failure to include a proposed voluntary permit condition in the application does not preclude the applicant from proposing or agreeing to voluntary permit conditions at a later time;
 8. A site plan and field verification prepared by a professional surveyor licensed and registered in the State of Alaska, including the following information:
 - a. Location of excavation, and, if the site is to be developed in phases, the life span and expected reclamation date for each phase;
 - b. Proposed buffers consistent with KPB 21.29.050(A)(2), or alternate buffer plan;
 - c. Identification of all encumbrances, including, but not limited to easements;
 - d. Points of ingress and egress. Driveway permits must be acquired from either the state or borough as appropriate prior to the issuance of the material site permit.
 - e. Anticipated haul routes;
 - f. Location and depth of test holes, and depth of groundwater, if encountered;
 - g. Location of wells of adjacent property owners within 300 feet of the proposed parcel boundary;
 - h. Location of any water body on the parcel, including the location of any riparian wetland as determined by "Wetland Mapping and Classification of the Kenai Lowland, Alaska" maps created by the Kenai Watershed Forum;
 - i. Surface water protection measures for adjacent properties, including the use of diversion channels, interception ditches, on-site collection ditches, sediment ponds and traps, and silt fence; provide designs for substantial structures; indicate which structures will remain as permanent features at the conclusion of operations, if any;

- j. Location of any processing areas on parcel, if applicable;
- k. North arrow;
- l. The scale to which the site plan is drawn;
- m. Preparer's name, date and seal;
- n. Field verification shall include staking the boundary of the parcel at sequentially visible intervals. The planning director may grant an exemption in writing to the staking requirements if the parcel boundaries are obvious.

SECTION 34. That KPB 21.29.070(E) is hereby amended as follows:

21.29.070. Permit extension and revocation.

...

- E. There shall be no fee for permit extensions approved by the planning director. The fee for a permit modification processed under KPB 21.29.070(D) will be the same as an original permit application in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.

...

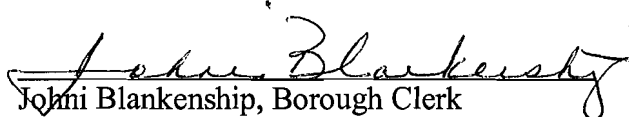
SECTION 35. That this ordinance shall take effect October 1, 2011.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 20TH DAY OF SEPTEMBER, 2011.

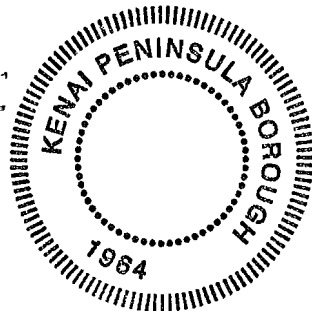


 Gary Knopp, Assembly President

ATTEST:



 Johni Blankenship, Borough Clerk



Yes: Haggerty , Johnson, McClure, Murphy, Smalley, Smith, Tauriainen, Pierce
 No: None
 Absent: Knopp

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
Clerk			
KPB 2.54.070 and AS 40.25.110	Public records request up to 5 hrs staff time per month	\$0.25 per page	\$0.25 per page
KPB 2.54.070 and AS 40.25.110	Public records request taking longer than 5 hrs staff time per month	actual costs	actual costs
R1992-079; R1998-013	Copies	\$0.25 per page	\$0.25 per page
R1992-079; R1998-013	Certified copies	\$5.00 plus copy costs	\$5.00 plus copy costs
R1992-079; R1998-013	Audio / Data CD	\$2.50 per copy	\$2.50 per copy
R1992-079; R1998-013	Assembly agenda and minutes mailing	\$12.50	\$12.50
R1992-079; R1998-013	Assembly packet, complete (black and whitecopy only)	\$90.00	\$90.00
R1992-079; R1998-013	Borough code, complete	\$150.00	\$150.00
R1992-079; R1998-013	Code supplement service - annual fee	\$50.00	\$50.00
21.20.250 (A)	Appeal to Board of Adjustment (BOA)	\$300.00	\$300.00
	Valuation and flat tax appeal (BOE), refundable if appeal upheld		
5.12.050	Assessed value less than \$100K	\$30.00	\$30.00
5.12.050	Assessed value \$100K to less than \$500K	\$100.00	\$100.00
5.12.050	Assessed value \$500K to less than \$2 million	\$200.00	\$200.00
5.12.050	Assessed value \$2 million or greater	\$1,000.00	\$1,000.00
4.100.020	Election recount (may be refundable or additional may apply)	\$100.00	\$100.00
4.130.020	Initiative/Referendum Petition Application (Refunded Upon Certification)	\$100.00	\$100.00

Emergency Medical

16.12.115; 16.20.210; 16.28.115; 16.30.125; 16.40.025	<u>Ambulance billing</u>		
	Basic Life Support (BLS)	varies	\$300.00
	Basic Life Support Emergency (BLS-E)	varies	\$500.00
	Advanced Life Support (ALS)	varies	\$400.00
	Advanced Life Support (ALS 1)	varies	\$600.00
	Advanced Life Support (ALS 2)	varies	\$800.00
	Mileage	varies	\$11.00
	Mileage in excess of 17	varies	\$7.00
	Ambulance billing - air transport (if needed)	\$3,500 per hour + fuel charge	

note - fees are subject to change to meet medicare definitions and rates for maximum reimbursement

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
Finance			
	Tax foreclosure recording fees including advertising	direct passthrough cost from vendor	direct passthrough cost from vendor
	Litigation report fees	direct passthrough cost from vendor	direct passthrough cost from vendor
	Redemption fee	\$50.00	\$50.00
5.12.190	Personal property tax return,late filing or failure to file	10%	10%
5.18.225	Sales tax exemption card - owner builder	\$100.00	\$100.00
5.18.230	Sales tax exemption card - nonprofit or govt	\$10.00	\$10.00
5.18.240	Sales tax exemption card - reseller	\$10.00	\$10.00
	Sales tax exemption card replacement	\$10.00	\$10.00
5.18.670	Sales tax return not filed	\$25.00	\$25.00
5.18.670	Reinstatement of business to active roll	\$100.00	\$100.00
5.18.670	Audit estimate preparation	\$20.00 per hr NTE \$100.00	\$25.00 per hr NTE \$100.00
	Annual audit, paper copy	no charge	\$25.00
	Annual audit, electronic copy	no charge	no charge
	Annual Budget, paper copy	no charge	\$25.00
	Annual Budget, electronic copy	no charge	no charge
	wire transfer fee	\$25.00	\$25.00
	Returned Check/e-check fee (NSF)	\$25.00	\$25.00
5.35.107	Utility special assessment district application fee (USAD)	\$1,000.00	\$1,000.00
5.35.080	USAD administration fee (USAD), plus estimated cost parcel share	\$6,000 plus \$70 per parcel	\$6,000 plus \$70 per parcel

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
Geographic Information (GIS)			
	8 1/2 x 11 color map	\$1.50	\$1.50
	11 x 17 color map	\$3.00	\$3.00
	11 x 17 b&w map	\$1.00	\$1.00
	18 x 24 b&w map	\$1.00	\$1.00
	18 x 24 color map	\$6.00	\$6.00
	24 x 36 b&w map	\$2.00	\$2.00
	24 x 36, 34 x 44 color map	\$12.00	\$12.00
	Digital DVD mapbooks (complete set)	\$25.00	\$25.00
	Mapbooks - hardcopy (each)	\$125.00	\$125.00
Land Management			
17.10.180	Temporary land use permit application fee	\$100.00	\$100.00
17.10.160	Right Of Way or easement	\$500.00	\$500.00
17.10.100	Negotiated sale. Lease or exchange	\$500.00	\$500.00
17.10.210	Commercial quantity material extractions	\$300.00	\$300.00
17.10.200	Small quantity material extraction application	\$25.00	\$25.00
17.10.180	Temporary land use permit annual fee	\$400.00	\$400.00
14.08.030	General utility Right Of Way use (base fee)	\$250.00	\$250.00
14.08.040	Individual utility construction project (base fee)	\$50.00	\$50.00
14.08.040	Individual utility construction project (line fee)	\$0.10 per foot after first 200 feet (\$2500 Max)	\$0.10 per foot after first 200 feet (\$2500 Max)
17.10.080	Classify or reclassify Borough land	\$500.00	\$500.00
17.10.130	Modify conveyance document restrictions	\$500.00	\$500.00
17.10.120	Borough financed land sales	Prime + 2%	Prime + 2%
17.10.120	Minimum down payment amount	10%	10%
17.10.120	late fees, more than 10 days late	10% of payment amt	10% of payment amt
Office of Emergency Management			
2.60.030 & 2.60.035	E911 surcharge	\$1.50	\$1.50

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
Planning Department			
20.12.040	Preliminary plats	\$100.00	\$200.00
20.12.090	Time extensions	no charge	no charge
21.29.030	Counter permit (material extraction)	no charge	\$50.00
21.29.030	Conditional (material site) land use permit (CLUP)	\$300.00	\$300.00
21.29.070	Modification of CLUP	no charge	\$300.00
	Variance to CLUP	no charge	\$300.00
	Local option zoning petition	no charge	\$300.00
21.27.010	Correctional community residential center (CCRC)	\$300.00	\$300.00
21.28.010	Concentrated animal feeding operation (CAFO)	\$0.20 per animal	\$0.20 per animal
20.28.065	Easement vacation not requiring public hearing	\$50.00	\$75.00
20.28.065	Section line esmt & ROW vacations	\$300.00	\$500.00
	Plat amendment	no charge	\$50.00
20.04.040 D	Plat waivers	\$50.00	\$50.00
20.04.070 C	Abbreviated plat	\$100.00	\$200.00
21.20.250	Appeal to BOA	\$300.00	\$300.00
14.10.050	Street naming/renaming petition	\$300.00	\$300.00
	Installation of new street sign & post	\$150.00	\$150.00
	Replacement of existing sign	\$80.00	\$80.00
	Uniform address sign fee	\$20.00	\$20.00
	8 1/2 x 11 color copy	\$1.50	\$1.50
	11 x 17 color copy	\$3.00	\$3.00
	11 x 17 b&w copy	\$1.00	\$1.00
	18 x 24 b&w copy	\$1.00	\$1.00
	24 x 36 b&w copy	\$2.00	\$2.00
Purchasing			
5.28.320	Contract award appeal (refundable if appellant prevails)	\$300.00	\$300.00

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
River Center *			
	Floodplain permit (staff)	no charge	\$50.00
	Floodplain development permit (staff)	no charge	\$100.00
	Floodway development permit (staff)	no charge	\$300.00
	Floodplain variance (PC)	no charge	\$300.00
	Habitat protection permit (staff)	no charge	\$50.00
	Habitat protection prior existing permit (staff)	no charge	\$50.00
	Habitat protection limited commercial permit (PC)	no charge	\$300.00
	Habitat protection conditional use permit (PC)	no charge	\$300.00
	Habitat protection variance (PC)	no charge	\$300.00
	* If a project requires more than one borough River Center Department permit then only the single highest value fee will be charged		
Roads			
14.08.030	Right of Way use permit, annual	\$250.00	\$250.00
14.08.030	Right of Way service connection	\$1.00	\$1.00
14.08.040 C	Utility construction project permit (base fee for start up includes first 200 linear feet of construction, then \$.10 per linear foot)	\$50 minimum \$2,500 maximum	\$50 minimum \$2,500 maximum
14.31.050	Road Improvement district application fee (RIAD)		
14.31.050	Assessed value \$2 million or less	\$1,000.00	\$1,000.00
14.31.050	Assessed value greater than \$2 million up to \$3 million	\$1,400.00	\$1,400.00
14.31.050	Assessed value greater than \$3 million up to \$4 million	\$1,800.00	\$1,800.00
14.31.050	Assessed value greater than \$4 million up to \$5 million	\$2,200.00	\$2,200.00
14.31.050	Assessed value greater than \$5 million	\$2,200 plus \$400 for each add'l million	\$2,200 plus \$400 for each add'l million
14.31.060 A 2	Road Improvement district administration fee, included in the total cost of the project	\$6,000 plus \$70 per parcel	\$6,000 plus \$70 per parcel

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference		Current fee	Proposed fee
Solid Waste			
<u>Non commercial waste (residential)</u>			
	Asbestos	\$200.00 per ton	\$200.00 per ton
	Automobiles	No charge	No charge
	Household small batteries	No charge	No charge
	Misc (animal carcasses, ashes, etc)	No charge	No charge
	Refrigerators and freezers	No charge	No charge
	Used oil (limits apply)	No charge	No charge
	Vehicle batteries (limits apply)	No charge	No charge
	Hazardous waste - 3 drums per year	No charge	No charge
	Fluorescent lamps and bulbs (limits apply)	No charge	No charge
10.20.080	Hazardous waste - violations	\$300.00	\$300.00
<u>Commercial waste</u>			
	Solid waste	\$20.00 per ton	\$20.00 per ton
Reso 93.023	Asbestos	\$200.00 per ton	\$200.00 per ton
Reso 93.023	Construction and demolition, land clearing, tires, etc per ton	\$20.00	\$45.00
Reso 93.023	5-10 cubic yards	\$40.00	\$90.00
Reso 93.023	10-20 cubic yards	\$75.00	\$180.00
Reso 93.023	20-30 cubic yards	\$125.00	\$270.00
Reso 93.023	30-40 cubic yards	\$125.00	\$360.00
Reso 93.023	Acids/bases, liquid pesticides, etc. per gallon	\$15.00	\$30.00
	Animal carcasses, ashes, etc per animal	no charge	\$5.00
Reso 93.023	Automobiles, per vehicle	no charge	\$10.00
	Batteries, per pound	\$1.50	\$1.50
	Empty drum, each	\$35.00	\$35.00
	Fluorescent lamps and bulbs, each	\$0.52	\$0.52
	Fuses and flares, per pound	\$30.00	\$30.00
10.20.080	Hazardous waste - violations	\$300.00	\$300.00
	Household appliances, per unit	\$20.00	\$20.00
	Mercury, per gallon	\$15.00	\$15.00
Reso 93.023	Oxidizers, per pound	\$30.00	\$60.00
Reso 93.023	Paint, solvent, fuel, oil, etc. per gallon	\$4.00	\$8.00
Reso 93.023	Solid pesticides, per pound	\$3.00	\$6.00
Reso 93.023	Solids or sludge, per gallon	\$6.00	\$12.00
	Special waste, per ton	\$20.00	\$85.00

Kenai Peninsula Borough

Schedule of Rates, Charges and Fees

Code reference	Current fee	Proposed fee
North Peninsula Recreation		
Pool		
General admission	\$4.00	\$4.00
General admission -punch card (10 punches)	\$35.00	\$35.00
Senior citizen (60+)	\$2.00	\$2.00
Service Area resident	no charge	no charge
General admission with water slide	\$7.00	\$7.00
General admission with water slide - service area resident	\$1.50	\$1.50
General admission with water slide - service area resident (20 punches)	\$20.00	\$20.00
water aerobics, per class	\$3.50	\$3.50
water aerobics punch card (10 punches)	\$30.00	\$30.00
Swimming lessons	\$40.00	\$40.00
Swimming lessons, service area residents	\$35.00	\$35.00
Swimming lessons, tiny tots	\$18.00	\$18.00
Swimming lessons, semi-private	\$50.00	\$50.00
Swimming lessons, private	\$100.00	\$100.00
Red Cross Lifeguard class	\$135.00	\$135.00
Water safety classes for school groups, per participant (in addition to admission)	\$3.00	\$3.00
Idita-swim competition	\$20.00	\$20.00
Pool rental per hour (up to 50 people)	\$125.00	\$125.00
Pool rental per hour, service area resident (up to 50 people)	\$100.00	\$100.00
Waterslide rental per hour, (in addition to pool rental)	\$75.00	\$75.00
Waterslide rental per hour, service area resident (in addition to pool rental)	\$50.00	\$50.00
Each additional 20 people	\$10.00	\$10.00
Exercise Room & Racquetball Courts		
Exercise room	\$5.00	\$5.00
Exercise room service area resident	\$3.00	\$3.00
Exercise room service area resident, punch card (10 punches)	\$30.00	\$30.00
Racquetball courts per hour	\$9.00	\$9.00
Racquetball courts per hour, service area resident	\$6.00	\$6.00
Walleyball per hour	\$12.00	\$12.00
Jason Peterson memorial ice rink		
Zammed ice per hour	\$60.00	\$60.00
Practice rates for ice 1.5 hours (Nikiski teams, High school, USA hockey)	\$75.00	\$75.00
Game 2 hours (with clock and zam between periods)	\$175.00	\$175.00
Game 1.5 hours (with clock and no zam between periods)	\$100.00	\$100.00
Open skate	no charge	no charge
Nikiski Community Recreation Center		
Room rental, gym, classroom, multipurpose	\$30.00	\$30.00
Full day room rental, gym, classroom, multipurpose	\$175.00	\$175.00
Full day room rental, gym, classroom, multipurpose with kitchen	\$225.00	\$225.00
Kitchen rental per hour	\$50.00	\$50.00
Gym floor covering	\$50.00	\$50.00
Dance floor	\$50.00	\$50.00
Gym equipment	\$15.00	\$15.00
Inflatable obstacle course	\$100.00	\$100.00
Gym use, per participant	\$1.00	\$1.00
Gym use, family limit	\$5.00	\$5.00

Kenai Peninsula Borough


Schedule of Rates, Charges and Fees

Code reference	Current fee	Proposed fee
Teen center, per participant	\$1.00	\$1.00
Teen center, annual membership	\$75.00	\$75.00
Teen night, per participant	\$2.00	\$2.00
Teen dance, per participant	\$2.00-\$5.00	\$2.00-\$5.00
Spinning class	\$7.00	\$7.00
Spinning class punch card (10 punches)	\$65.00	\$65.00
Spinning class punch card (5 punches)	\$32.50	\$32.50
Arts n Craft class, per class	\$3.00	\$3.00
Arts n Craft class, punch class (10 punches)	\$25.00	\$25.00
Summer Camp		
Summer pass, eight weeks	\$125.00	\$125.00
Daily rate	\$12.00	\$12.00
Per Activity	\$3.00	\$3.00
Punch Card	\$50.00	\$50.00
Summer Leagues		
Flag football	\$25.00	\$25.00
Youth basketball	\$25.00	\$25.00
Interleague basketball	\$35.00	\$35.00
Youth volleybal	\$25.00	\$25.00
Adult basketball	\$35.00	\$35.00
Adult dodgeball	\$25.00	\$25.00
Northern lights sport camp, per participant	\$25-\$50	\$25-\$50
Annual events		
Community garage sale, per space	\$10.00	\$10.00
Craft fair, per space	\$10.00	\$10.00
Geocache events	varies	varies
Family fund event, booth space	\$25-\$35	\$25-\$35
Walleyball & Volleyball tournaments	varies	varies

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director 

DATE: June 10, 2026

RE: Vacates a portion of Apricity Avenue & associated utility easements as dedicated by Plat HM 83-105 & Plat HM 94-34; KPB File 2026-046V

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of June, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (7-Yes, 1-Absent) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

June 8, 2026 Planning Commission Draft Meeting Minutes
June 8, 2026 Agenda Item E3 Meeting Packet Materials

Commissioner Epperheimer noted in Planning Commission Resolution 2026-32, one of the whereas clauses noted a code reference (KPB 20.70.140) that does not exist. Platting Manager Vince Piagentini reviewed the resolution and stated the code reference was incorrect, that it was an old code reference and the resolution template had not been updated.

AMENDMENT MOTION: Commissioner Whitney moved seconded by Commissioner Fikes to strike the following whereas clause from Planning Commission Resolution 2026-32:

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

Hearing no objection or further discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)

KPB File No.	2026-046V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	Robert E. Porter
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Fritz Creek Area / Kachemak Bay APC
Legal Description:	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Gillham moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #4 - RIGHT OF WAY VACATION

VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)

KPB File No.	2026-038V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	James O. Hopkins & Linda J. Hedgecoth
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Remote / Seldovia Area
Legal Description:	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Venuti moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**ITEM #5 – CONDITIONAL LAND USE PERMIT MODIFICATION
PLANNING COMMISSION RESOLUTION 2026-29**

PC Resolution	2026-29
Planning Commission Meeting:	June 8, 2026
Applicant:	Colaska Inc. dba QAP
Legal Description:	T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4
Physical Address	36780 Robinson Loop Road / Sterling Area
KPB Parcel Number:	06304780

Staff report given by Planner Ryan Raidmae.

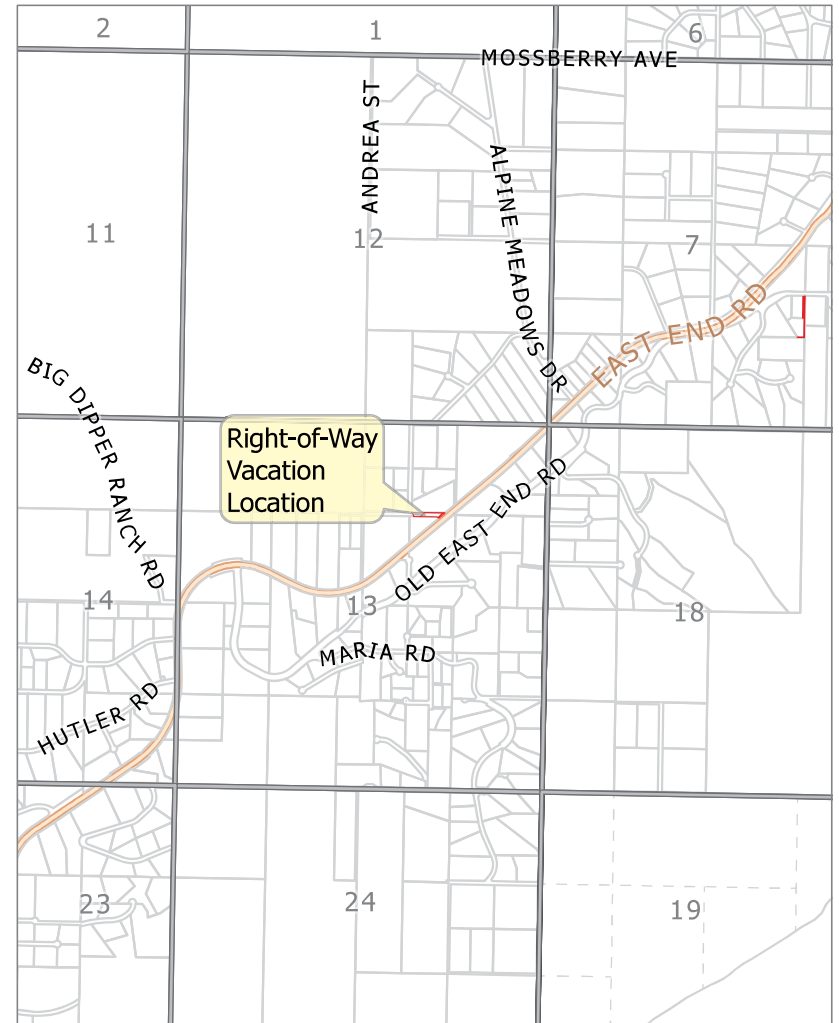
E. NEW BUSINESS

3. Right-Of-Way Vacation; KPB File 2026-046V

Seabright Survey & Design / Porter

Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64.

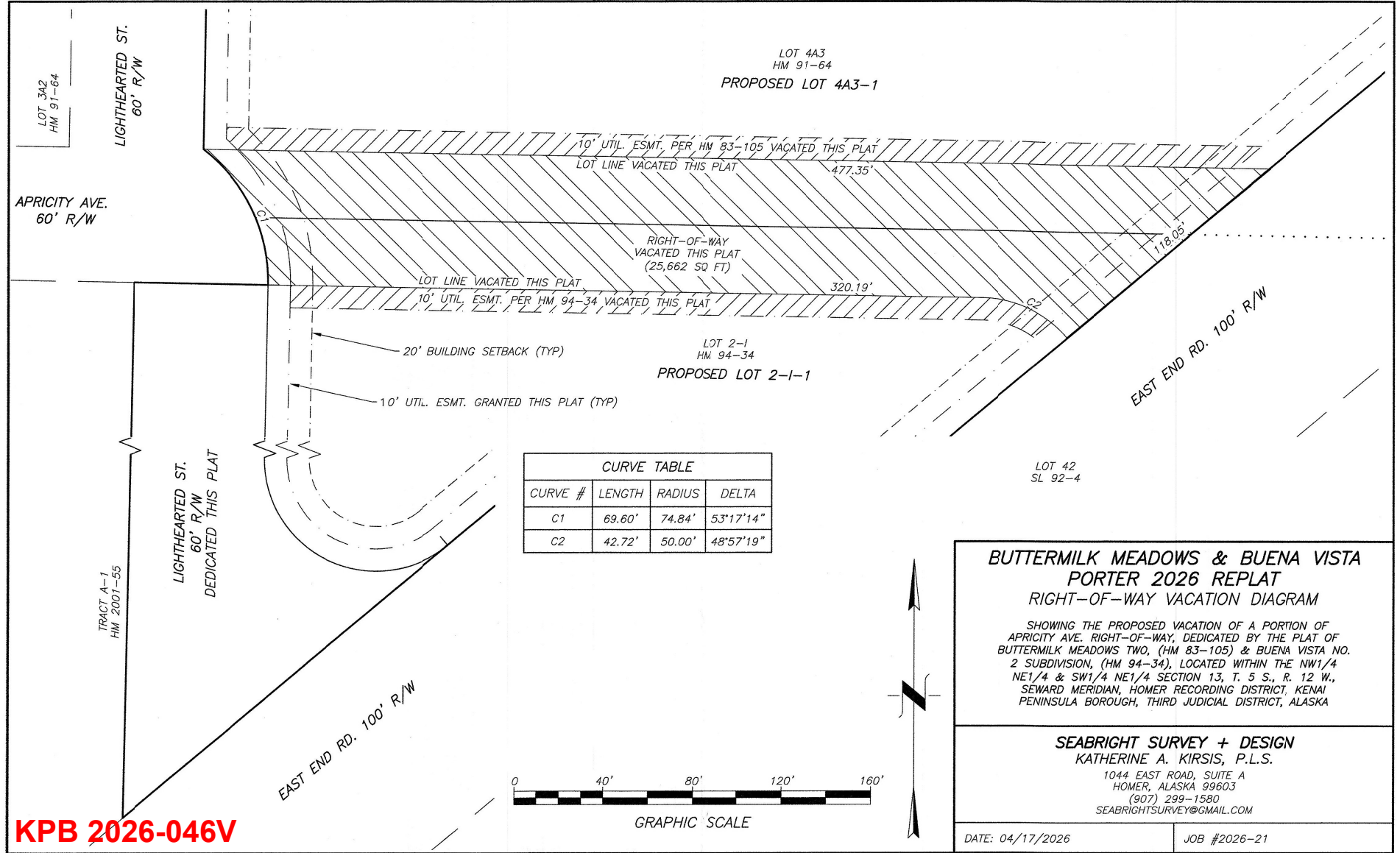
Fritz Creek Area



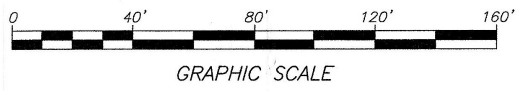
KPB File 2026-046V
T 05S R 12W SEC 13
Fritz Creek

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	69.60'	74.84'	53°17'14"
C2	42.72'	50.00'	48°57'19"



**BUTTERMILK MEADOWS & BUENA VISTA
PORTER 2026 REPLAT
RIGHT-OF-WAY VACATION DIAGRAM**

SHOWING THE PROPOSED VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, DEDICATED BY THE PLAT OF BUTTERMILK MEADOWS TWO, (HM 83-105) & BUENA VISTA NO. 2 SUBDIVISION, (HM 94-34), LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

**SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

DATE: 04/17/2026 JOB #2026-21

KPB 2026-046V

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S86°57'01" E

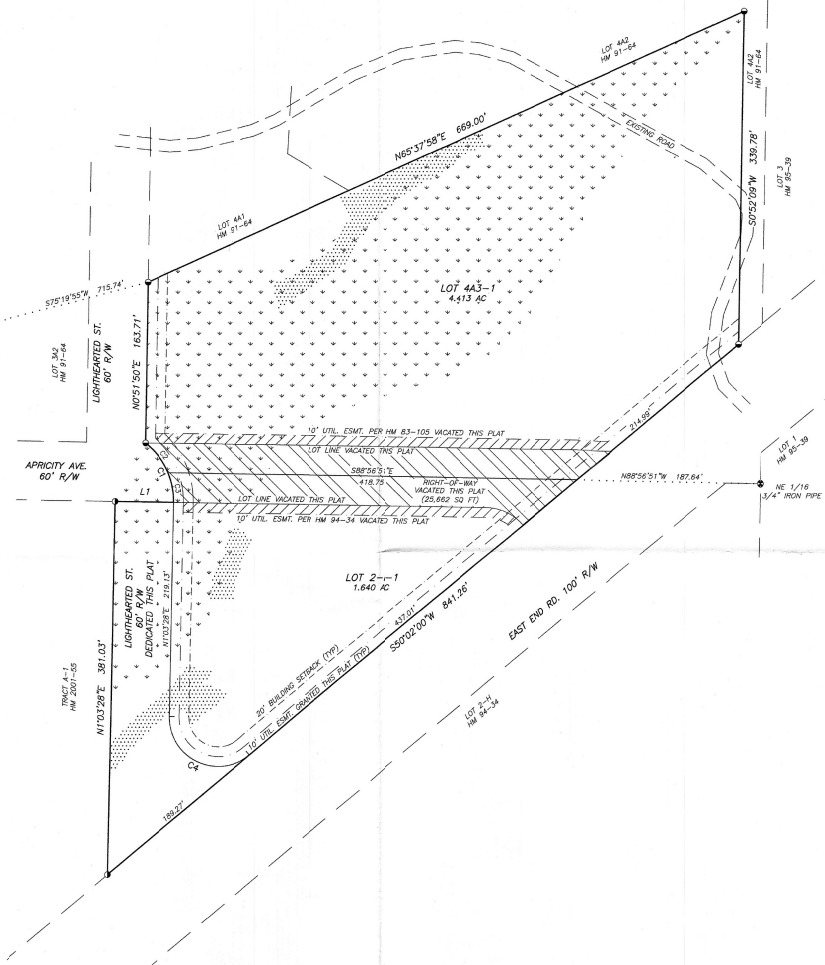
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	69.60'	74.84'	5°17'14"	N25°35'09"W	67.12'
C2	38.74'	74.84'	29°39'30"	N37°24'02"W	38.31'
C3	30.86'	74.84'	23°37'45"	N10°45'24"W	30.65'
C4	114.23'	50.00'	130°53'49"	N64°28'14"W	90.96'

NOTES

- A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way shall also be utility easement. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining local, state, and federal permits.
- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (OPR 14.06).
- No access to state maintained rights-of-way permitted unless approved by the state of Alaska Department of Transportation.
- Subject to a right of way easement with no definite location donated to Homer Electric Association, Inc. by book 25 page 224 HRB, and book 21 page 3 HRB (released by book 125 page 356 HRB).
- Subject to the covenants, conditions, restrictions and/or easements per book 237 page 137 HRB.

WASTEWATER DISPOSAL

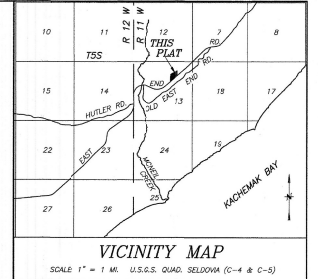
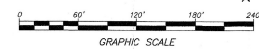
LOT 4A3-1: TBD
 LOT 2-1-1: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 15, 1993. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED (KW WETLANDS ASSESSMENT, KPB GIS)
- RECORD 2" PLASTIC CAP 3/8"-S 1991
- ⊕ RECORD 2.5" AC 5786-S 1994
- ⊕ TO SET 2" AC 204396-S 2026 ON 30" x 5/8" REBAR (R1) RECORD DATA PER HL 94-34 (R2) RECORD DATA PER HL 91-64 (C) COMPUTED DATA PER RECORD PLAT

- APPROX. AREA WETLAND/UPLAND COMPLEX (KW WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY DEED THIS PLAN OF SUBDIVISION, AND BY MY THIS CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT E. PORTER
 P.O. BOX 3315
 HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT
 FOR: ROBERT E. PORTER
 ACKNOWLEDGED BEFORE ME THIS
 DAY OF _____, 2026
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE
 THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY IDENTIFIED BY THIS PLAT IDENTIFIED AS FOLLOWS: LIGHTHEARTED ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
 KENAI PENINSULA BOROUGH

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/06/2026.

BY: _____ DATE _____
 AUTHORIZED OFFICIAL _____
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-046

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT
 A REPLAT OF LOT 4A3, BUTTERMILK MEADOWS THREE (HM 91-64), LOT 2-1, BUENA VISTA NO. 2 SUBDIVISION (HM 94-34), & VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T-5 S., R-12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
 CONTAINING 6.602 ACRES
SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRKS, P.L.S.
 1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 295-1590
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT L. PORTER
 P.O. BOX 3315
 HOMER, AK 99603
 DRAWN BY: BT CHW BY: KK JOB #2026-21
 DATE: 04/2026 SCALE: 1"=60' SHEET #1 OF 1

KPB 2026-046

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)

KPB File No.	2026-046V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	Robert E. Porter of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Fritz Creek, Kachemak Bay APC
Legal Description:	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 Seward Meridian HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 Seward Meridian HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Request to vacate an unused portion Apricity Avenue right-of-way between East End Road and Lighthearted Street.

Notification: The public hearing notice was published in the June 5th issue of the Peninsula Clarion and the June 4th issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Thirteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Six receipts had been returned when the staff report was prepared.

Fourteen public hearing notices were emailed to agencies and interested parties as shown below;

- | | |
|--|------------------------------------|
| State of Alaska Dept. of Fish and Game | Ninilchik Traditional Council |
| State of Alaska DNR | Alaska Communication Systems (ACS) |
| State of Alaska DOT | ENSTAR Natural Gas |
| State of Alaska DNR Forestry | General Communications Inc, (GCI) |
| Kachemak Emergency Services of | Homer Electric Association (HEA) |
| Homer Kenai Peninsula Borough Office | |

Legal Access (existing and proposed):

The affected parcels are currently provided legal access from East End Road and Apricity Avenue. Lot 4A3 also has access from Buttermilk Rd on the northeast side running out to East End Rd. Buttermilk Rd is an existing private road crossing Lot 4A3 to access lots to the north and west.

Apricity Avenue is a 60-foot-wide dedicated right-of-way abutting the parcels and running between the two petitioning to vacate. Based on KPB imagery, it is unimproved and does not appear to support pedestrian or vehicular use. It connects to Lighthearted Street to the north, East End Road to the east, and Hutcheon Street to

the west. The petition requests vacation of approximately 25,662 square feet of Apricity Avenue, which presently provides access to the subject parcels and connects East End Road to Lighthearted Street.

Lighthearted Street is a 60-foot platted right-of-way coming from the north intersecting Apricity Avenue to the south and Moonbeam Lane to the north. The associated plat proposes an additional 60-foot dedication extending Lighthearted Street south from Apricity Ave to East End Road. The proposed dedication is offset from the existing right-of-way going north, creating a jog in the alignment and the surveyor is proposing a curve in the right-of-way to transition the connection. The Roads Director

East End Road is located to the south and is a 100-foot-wide, state-maintained right-of-way.

The parent plat (HM 91-64) and KPB data show a private drive, Buttermilk Road, located along the east side of former lot 4A3. The parent plat includes a note stating:

“There is a 25-foot roadway easement for the owners of property within the NE 1/4 of the NE 1/4 of Section 13, their heirs and assigns and shall run with the land.” The NE1/4 NE1/4 is the quarter to the east of this property. **Staff recommends** the surveyor verify the easement is or should be valid for this area of the NW1/4 of the NE1/4 Section 13 also and supply information to staff and include on final plat submittal.

Surrounding parcels will continue to have legal access via Apricity Avenue to the west, Lighthearted Street, and Hutcheon Street.

No section line easements affect the subject area.

Block length complies with KPB 20.30.170 due to the presence of Hutcheon Street, East End Road, Lighthearted Street, and Apricity Avenue.

Platting Department staff contacted the KPB Roads Director and received confirmation that the 60-foot dedication of Hutcheon Street adequately addresses the concern raised in the review comment. Th Roads Director did suggest that the curve transition on the north into Lighthearted St be smoothed out with a long curve to prevent any line-of-sight issues. **Staff recommends** the surveyor fit a smooth curve onto the point of the top of curve C1 at the suggestion of the Roads Director.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Vacating this ROW will prevent future development of roads to the properties on the backside of Apricity Ave and Lighthearted Street. It is the only ROW that meets the borough ROW width standards. The RSA does not support this vacation.
SOA DOT comments	

Site Investigation:

Available data indicates the subject area contains no improvements and is considered vacant land.

KPB data identifies areas of wetlands on the portion to be vacated and are designated as areas of inundation. The inundation area runs along the contours of a ‘draw’ running through the affected property and proposed vacation. These areas were not shown on the vacation drawing and **staff recommends** the area of inundation be shown on the preliminary and final plat.

KPB GIS Imagery shows minimal contours within the subject area, with no slopes exceeding 20%.

The subject area has not been mapped by FEMA, per the KPB River Center Reviewer.

This area is not within a Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Area not mapped by FEMA.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

The subject area includes parcels from two separate subdivisions, both of which have undergone multiple replats. The most current plats are Buena Vista No 2. Subdivision (HM 94-34) and Buttermilk Meadows Three (HM 91-64).

The associated plat, Buttermilk Meadows & Buena Vista Porter 2026 Replat, will adjust lot lines between former lots 4A3 (HM 91-64) and 2-I (HM 94-34) and finalize the vacation of Apricity Avenue, resulting in lots 4A3-1 and 2-I-1.

The property to the west and south of Apricity Ave is in the final stages of platting. **Staff recommends** the surveyor check with staff when submitting the final plat for the statues of the adjacent plat to be labeled on this plat.

The parent plats (HM 83-105 and HM 94-34) granted a 10-foot utility easement along all rights-of-way. The utility easement adjacent to the area proposed for vacation is also petitioned for vacation, as shown on the sketch.

The associated plat proposes granting a 10-foot utility easement along the proposed dedication of Lighthearted Street.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments:

Staff comments: Apricity Avenue is a 60-foot-wide dedicated right-of-way that does not appear to support pedestrian or vehicular use.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant comments: Construction of Apricity Avenue in its current location would be physically partition the land in a manner that is inconsistent with the planned use. The proposed right-of-way vacation is accompanied by a proposed dedication to provide equal or better access by shifting Apricity Avenue to the west.

Staff comments: The associated plat proposes an additional 60-foot dedication extending Lighthearted Street south to East End Road.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant comments:

Staff comments: The surrounding area is partially developed and includes multiple rights-of-way: East End Road, Lighthearted Street, Hutcheon Street, and Apricity Avenue to the west. The parent plats granted 10-foot utility easements along all rights-of-way, and the associated plat proposes a new 10-foot utility easement along the Lighthearted Street dedication. No utilities or improvements are located within the portion of Apricity Avenue proposed for vacation.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Applicant comments:

Staff comments: The right-of-way does not provide access to a lake, river, or other public area. The vacation will not affect public access to any area of public interest.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant comments:

Staff comments: Interconnectivity will remain available through Lighthearted Street, Hutcheon Street, and Apricity Avenue.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Applicant comments:

Staff comments: No trails or other public access features are present within the vacation area. The right-of-way does not appear to serve any public access function beyond potential roadway use.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments:

Staff comments: The parent plats granted 10-foot utility easements along all rights-of-way, including the area proposed for vacation. The associated plat petitions to vacate the utility easement adjacent to the vacation area and proposes a new 10-foot utility easement along the Lighthearted Street dedication. No utility providers have indicated a need to retain the existing easement within the vacation area.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant comments: The purpose of the right-of-way realignment is primarily to unify the properties involved in this replat. Both parcels, Lot 4A3 and Lot 2-I, are owned by the same party and are planned for similar future use. We believe that the realignment will also provide a safer approach off of East End Road by increasing the separation distance between Apricity Avenue and Buttermilk Road to the east.

Staff comments: The associated plat will reconfigure the adjoining lots and finalize the vacation area. The proposed offset dedication of Lighthearted Street creates a jog in the right-of-way; however, access and connectivity remain intact. The existing 25-foot roadway easement (Buttermilk Road) is constructed and provides functional access for the intended parcels.

A KPBC Planning Commission decision denying a vacation application is final. A KPBC Planning Commission decision to approve the vacation application is subject to consent or veto by the KPBC Assembly, or City Council if located

within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled June 16, 2026 or July 7, 2026 meeting.

If approved, Buttermilk Meadows & Buena Vista Porter 2026 Replat will finalize the proposed right-of-way vacation.

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 51698 East End Rd, 51678 East End Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Apricity Ave, Lighthearted St, East End Rd</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No Comment</p>
Code Compliance	Currently vacant
LOZMS Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

Utility provider review:

HEA	HEA has no objection to the vacation of Apricity Avenue and the dedication of Lighthearted Street as depicted on this drawing.
ENSTAR	
ACS	No objections.
GCI	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add KPB 2026-046V to the title block
- Add to Lighthearted St the dedication information
- On the parent lots, show the existing utility notes and granted by information.
- Remove Lot 42, SL 92-4 from the middle of East End Rd
- Add to the legal, that “Associated Utilities” are also being vacated

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*

- *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- Focus Area: Transportation

- *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



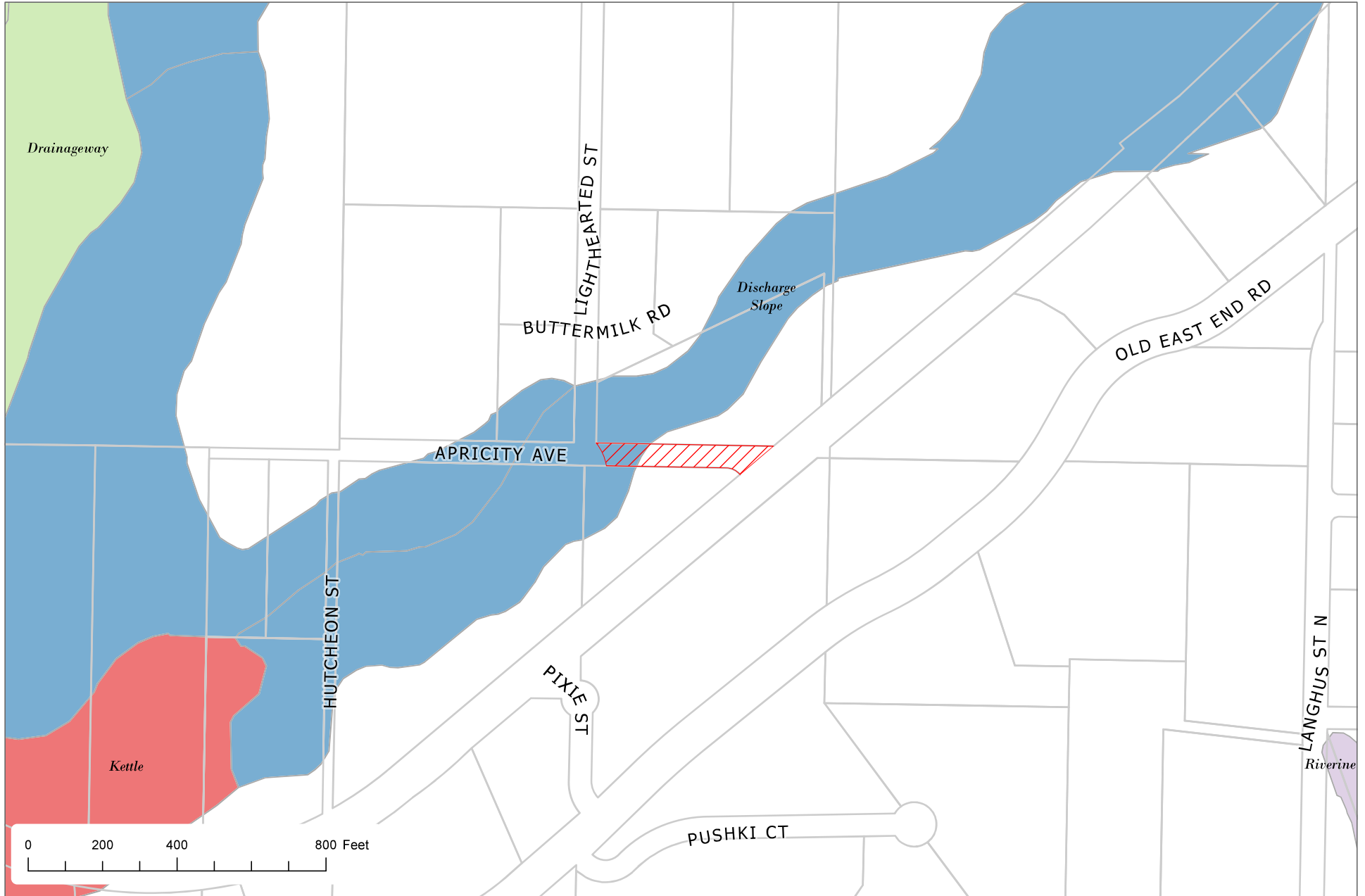
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



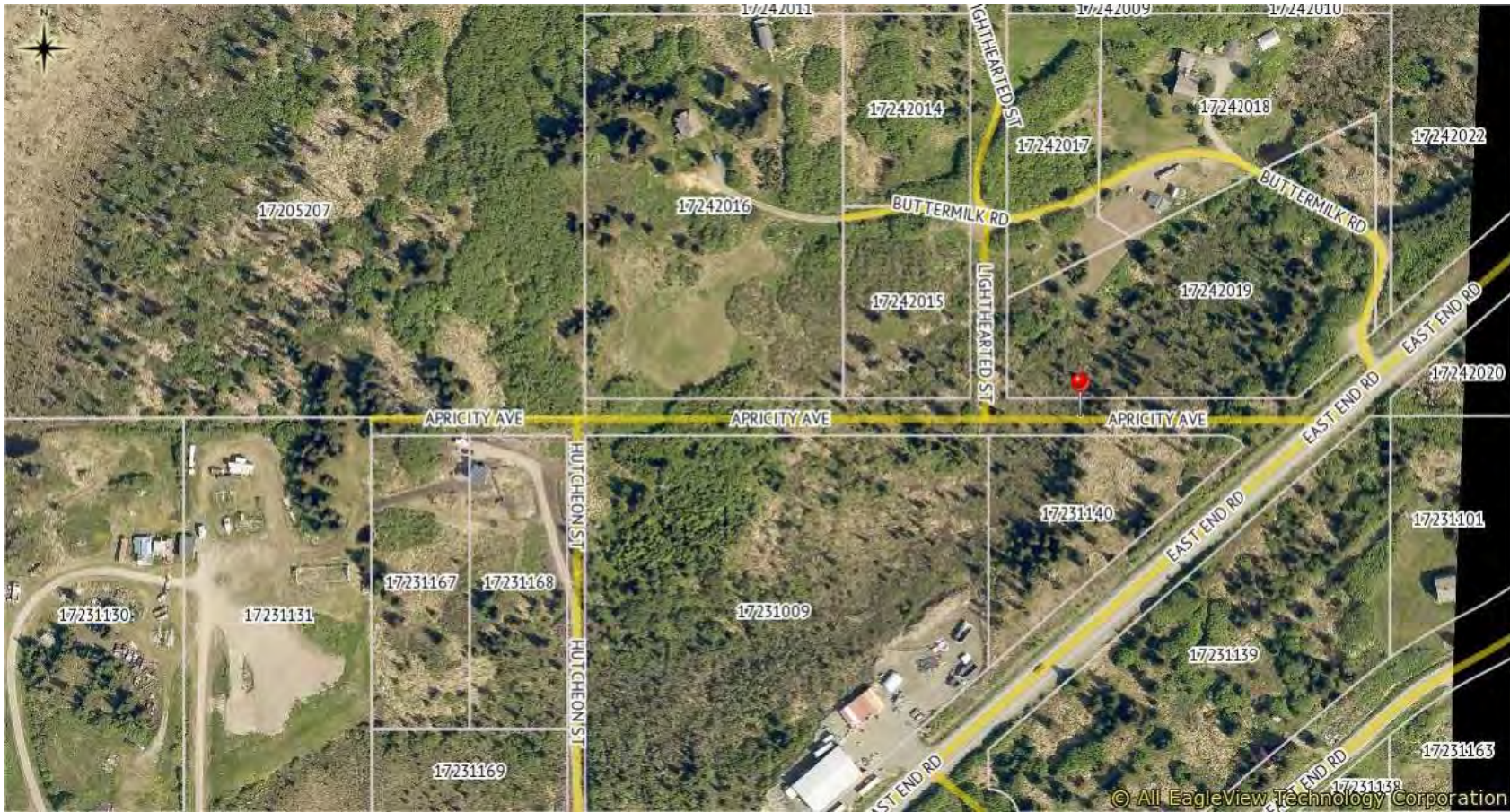
Wetlands



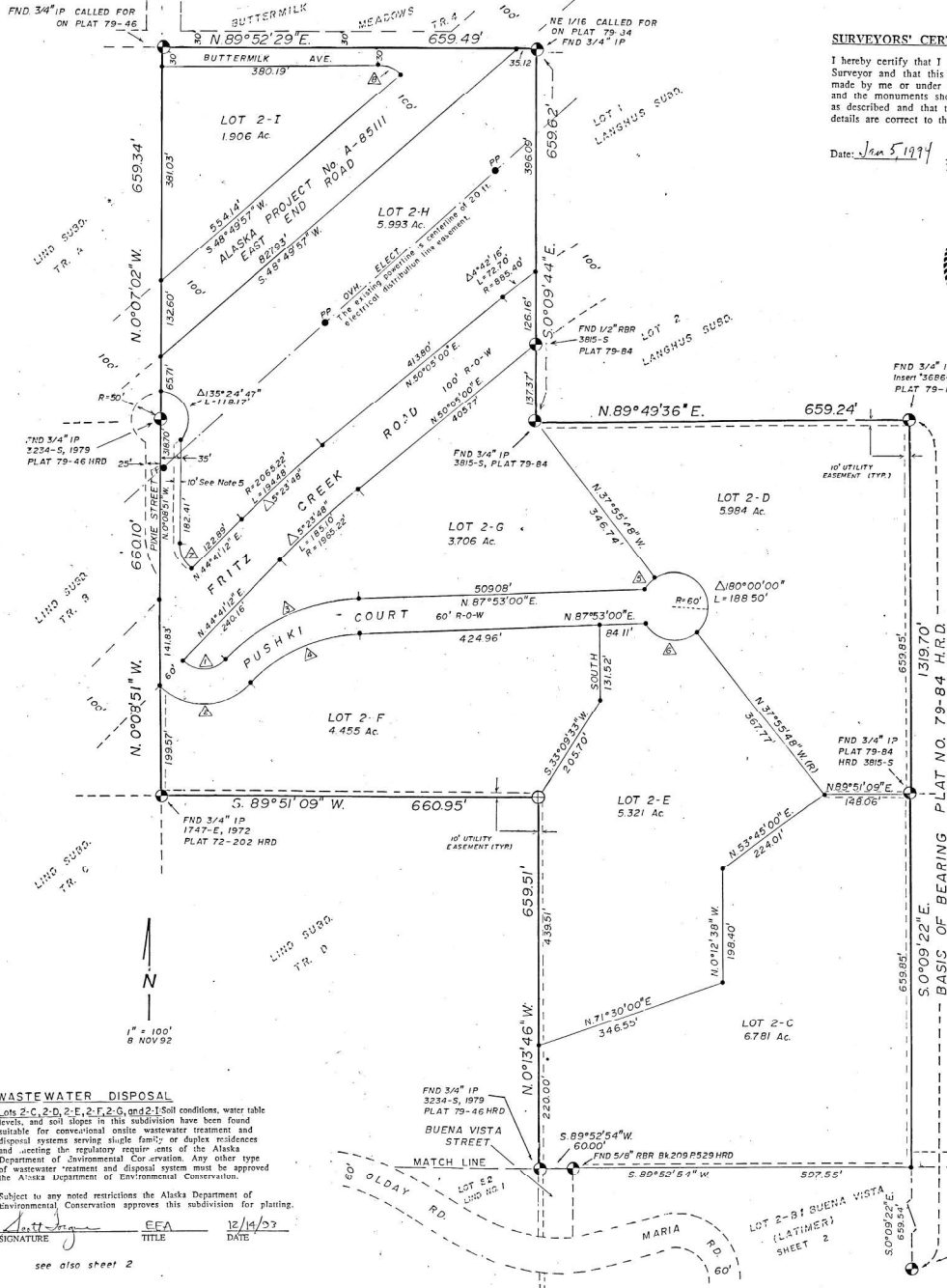
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB Pictometry 2023



06/19/2023
191



SURVEYORS' CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monuments shown herein actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date: Jan 5, 1979
 Roger W. Imhoff ES-5780



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

July 12, 1993

KENAI PENINSULA BOROUGH

By: [Signature]
 Authorized Official

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein as Lot 2-H Buena Vista and that I hereby adopt this plan of subdivision and by my free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

Dolores G. Urch
 0446 W. Kanaga Loop
 Eagle River, AK 99577

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 11 day of May, 1972, for

Dolores G. Urch
 State of Alaska
 NOTARY PUBLIC
 DOROTHY M. GILMORE

NOTES

1. A building setback of 20' is required from all street right-of-ways for new construction unless a lesser standard is approved by the appropriate Planning Commission.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
4. No access to state maintained right-of-way permitted unless approved by State of Alaska Department of Transportation.
5. R.L. 155 Page 851, HRD, conveyed a 10 ft strip along the East edge of Fritz Street to the State of Alaska, Department of Transportation and Public Facilities. This plat shows the correct dimensions.
6. Pushki Court approved for construction not to exceed 8% within 100 feet of intersection.
7. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
8. The front 10 ft of the building setback adjacent to rights-of-way is also a utility easement.
9. Prior to this plat, Buena Vista Street existed as a public use right of way and easement over Lot 2-B Buena Vista Subdivision and is recorded as such in Book 209 Page 529, HRD. This dedication reduced the size of Lot 2-B to 4.920 Acres.
10. See public record of the State Records Office for covenants or restrictions not shown on this plat.

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein as Lot 2-H Buena Vista and that I hereby adopt this plan of subdivision and by my free consent dedicate Buena Vista Street as right-of-way to public use and grant all easements to the use shown.

Thomas A. Latimer
 5-25-93

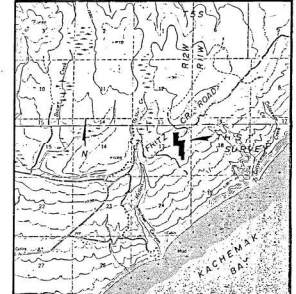
Tom Latimer and Thomas A. Latimer DATE
 P.O. Box 15025
 Fritz Creek, AK 99603

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 25 day of May, 1993 for Thomas A. Latimer.

Judith Mullikin
 Notary Public for Alaska
 My Commission expires 6-18-95
 State of Alaska
 NOTARY PUBLIC
 JUDITH MULLIKIN
 by commission order

VICINITY MAP
 1/4 MILE USGS QUAD SELDOVIA C-4 & D-4



LEGEND

- Found Monument of Record
- Set 3-1/4" Aluminum cap on 2-1/2" diameter Aluminum post this survey
- Set 2" Aluminum cap on 3/8" x 36" long rebar
- POWER POLE
- Calculated or computed distance and bearing
- Record distance and bearing
- Radial from center of cut-de-ice
- Monument not located this survey

CURVE DATA

CURVEND	DELTA	RADIUS	LENGTH
▲	91°30'00"	5000'	79.85'
▲	91°30'00"	11000'	175.67'
▲	44°41'48"	33700'	262.90'
▲	44°41'48"	27700'	216.09'
▲	2°41'10"	6000'	25.33'
▲	95°49'06"	6000'	100.34'
▲	45°09'57"	6500'	51.24'
▲	48°57'23"	5000'	42.72'

SHEET 1 of 2

WASTEWATER DISPOSAL
 Lots 2-C, 2-D, 2-E, 2-F, 2-G, and 2-H. Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions the Alaska Department of Environmental Conservation approves this subdivision for planting.

Signature: [Signature] TITLE: [Blank] DATE: 12/14/93

see also sheet 2

94 301
 RECORDED-FILED
 [Signature]
 DATE: _____ 19____
 TIME: _____ M
 Requested by: _____
 Address: _____

BUENA VISTA NO. 2 SUBDIVISION
 A RESUBDIVISION OF LOT 2-B BUENA VISTA, PLAT NO. 81-71, H.R.D. AND A RESUBDIVISION OF A PORTION OF TRACT 2, LIND-URCH-LANGHUS SUBDIVISION, PLAT NO. 72-202, I.R.D., LOCATED WITHIN TRACT 1/4 NE 1/4 SE 1/4 NE 1/4, AND THE NE 1/4 SE 1/4, SECTION 13, T. 5 S., R. 12 W., S.M. IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

CONTAINS 45.037 ACRES, MORE OR LESS

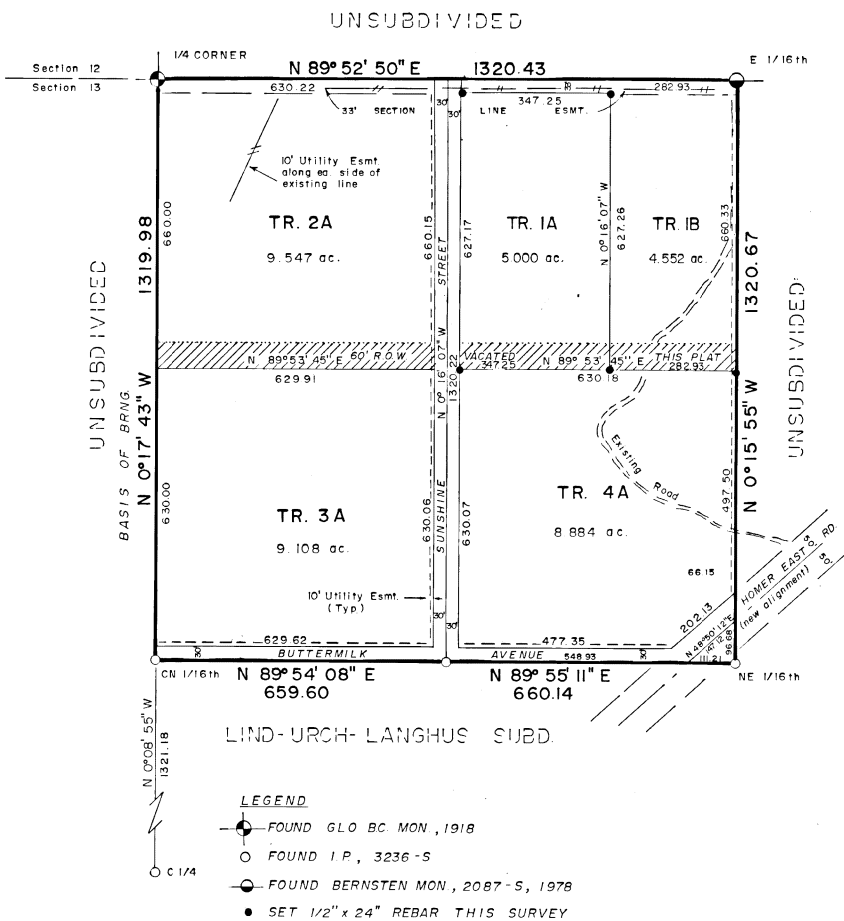
CLIENT: DOLORES G. URCH, 0446 W. KANAGA LP, EAGLE RIVER, AK 99577
 SURVIVOR: ROGER W. IMHOFF, 10 HUX 238, HOMER, AK 99603

Drawn: RWI
 Scale: 1" = 100'

DATE: April 22, 1993
 KPD File No. 91-134

NOTES:

- 1) Monuments were set only as shown.
- 2) There is a 20' ingress/egress esmt along the existing road until the dedicated roads are constructed to an equal or better standard.
- 3) This subdivision is an isolated subdivision as defined in 18 AAC 72.90(27) and is not subject to review under 18 AAC 72.065.
- 4) A setback of 20' is required from all street row unless a lesser standard is approved by resolution of the appropriate planning commission.
- 5) No structures shall be constructed on the panhandle portion of Tr. 1B.



State of Alaska
NOTARY PUBLIC
EDNA ANDERSON
MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat and dedicate all rights of way to public use and grant all easements to the use shown.

Fred M. Harnish
FRED M. HARNISH 201 MEADOWCREEK DR EAGLE RIVER, AK.
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May 1983
Edna Anderson 1-11-83
NOTARY PUBLIC FOR AK MY COMMISSION EXPIRES:
Mary Carol Christopher
LUTHER PIKE CHRISTOPHER SRA BOX 58 HOMER, AK.
MARY CAROL CHRISTOPHER

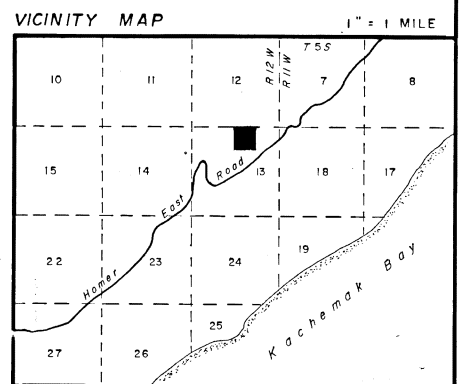
NOTARY'S ACKNOWLEDGEMENT (for J. B. M.C. Christopher)
Subscribed and sworn to before me this 22 day of June 1983
Jerry Anderson 6-15-1987
Notary Public for Alaska My Commission Expires

SURVEYOR'S CERTIFICATE
I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry Anderson 6-20-83
Anderson, RLS No. 3686 S DATE

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 21, 1983
Kenai Peninsula Borough

By *Jerry Anderson*
Authorized Official



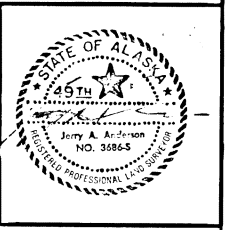
DATE: MAY, 1983

SCALE: 1" = 200'

DRAWN BY: SAS

FLD. BK. NO.: 130

JOB NO.: 1491



BUTTERMILK MEADOWS TWO

A RESUBD. OF ALL TRACTS WITHIN BUTTERMILK MEADOWS AND A VACATION OF SUNSHINE AVE. AS SHOWN ON PLAT NO. 80-42, H.R.D. BEING THE NW 1/4 NE 1/4, SEC 13, T 5 S, R 12 W, SM.

Containing 40.012 Acres

ABILITY SURVEYS

JERRY ANDERSON, R.L.S. BOX 378 HOMER, ALASKA

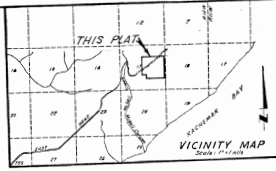
83-105

FILED 10 71
Harnish REC. DIST.

DATE 10-21-83
TIME 2:07 P.M.
Requested by *Christopher*
Address *K.P.B. - Salt Lake*

001-3-88

Sec. 12 Sec. 7
 Sec. 13 Sec. 18



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we own the corners of the property shown and described herein. We hereby present a statement of this plat, showing such statements for public attention, roadways and areas dedicated by us for public use.

Ronald J. Gies Alice Love Lind
 112 W. Street Anchorage, Alaska

Nolan S. Uch
 112 W. Street Anchorage, Alaska

James B. Langfus Eugene S. Savinoff
 111 W. Street Anchorage, Alaska

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 7th day of February, 1971.

Paul Valente Notary Public
 111 W. Street Anchorage, Alaska

PLAT APPROVAL
 Plat approved by the Borough Planning Commission this 1st day of December, 1971.

Alvin J. Johnson
 Authorized Official

ENGINEER'S CERTIFICATE
 I, the undersigned registered engineer, hereby certify that the information shown on this plat is based upon the most recent 1971 recorded plat of the properties shown, and that all data agree with the sources cited. No field survey was made for this plat.

3 Feb 1971
Charles D. O'Leary
 Engineer



NOTE:
 A 100' road dedication is hereby dedicated along the existing Fritz Creek Drive with 50' on each side of centerline.

PROJECT NO.	12-202
DATE	1971
SCALE	1" = 100'
DRAWN BY	CLV
CHECKED BY	CLV

PLAT OF	
LIND - URCH - LANGHUS	
SUBDIVISION	
(150 ACRES TOTAL)	
LOCATED IN	
T.5S. R.12W. SEC. 13, S.M. ALASKA	
CLAUDE VINING & ASSOCIATES	
ENGINEERS - SURVEYORS	
1543 E. 27TH AVE.	ANCHORAGE, ALASKA
DATE: OCTOBER, 1971	SCALE: 1" = 100'
DRAWN BY: CLV	SHEET: 1 OF 1
CHECKED BY: CLV	GRID:



DU-4

JAMES SUBDIVISION

WILSON SUBDIVISION

E3-21

Sec. 13 Sec. 18
 Sec. 26

DESK PACKET

(MATERIALS SUBMITTED AFTER 05/29/26)

3. Right-Of-Way Vacation; KPB File 2026-046V
Seabright Survey & Design / Porter
Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64.
Fritz Creek Area

From: [Planning Dept.](#)
To: [Piagentini, Vincent](#); [Carpenter, Beverly](#); [Simons, Sandee](#)
Subject: FW: <EXTERNAL-SENDER>Kpb File# 2026-046V
Date: Thursday, June 4, 2026 6:59:30 AM

From: Boris Basargin <freestylemarine@gmail.com>
Sent: Wednesday, June 3, 2026 9:09 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Kpb File# 2026-046V

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I'm writing in Regards of the Replat for Robert E. Porter. Kpb File# 2026-046V.

I'm just boggled and Can't Understand what, why and how a road can be removed. This road was the main acces to the adjoining property's. Now since we made a land development Robert is trying to remove this road. So to my understanding if this road is gonna get removed i will also move the other road that is in the works of subdivision. So that the road would only go on my property and wouldn't give access to the neighboring property's. Just does not make sense. We will start trenching the road starting next week. To my corner of the property's.

So do we proceed with making the road to my corner property's or I can't at this time?

Im stuck in the corner as of now.

As of now the road is there. So if we make it. We will have to remove it?

Please advise what to do at this point? Thx

Boris E Basargin
51726 East End rd.
Homer, Ak 99603

907-399-2112

From: serge@xyz.net
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>attn: Beverly Carpenter
Date: Thursday, June 4, 2026 6:08:09 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

This is in regards to a request to "vacate the easternmost approximately 25,662 square foot portion of Apricity Avenue and associated utilities situated between Lot 2-1 (HM 94-34) and Lot 4A3 (HM 91-64)"--KPB File # 2026-046V"

We oppose the shift on our property 52210 Old East End Rd.
We do not object if it only affects the western side of East End road as this would not affect our property.

Please let us know if any questions or needs.
Richard and Katherine Hoeschen
serge@xyz.net
907-299-3161

RECEIVED

MAY 01 2026

KPB PLANNING DEPT.



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 * (907) 714-2200 * (907) 714-2378 Fax

**PETITION TO VACATE PLATTED RIGHT OF WAY /
PLATTED PUBLIC EASEMENT / PLATTED PUBLIC AREA**

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

Initially, a sketch may be included with the vacation petition for review by the Planning Commission. After the Planning Commission takes action on the vacation, a Subdivision Plat must be prepared by a licensed land surveyor. The plat will be processed in accordance with KPB 20.10.080. Platting authority is vested in the Planning Director.

SUBMITTAL REQUIREMENTS

A platted right of way vacation (ROWV) application will be scheduled for the next available planning commission meeting after a complete application has been received.

- \$500 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to the vacation fees.
- City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- APRICITY AVE. platted public right of way proposed to be vacated was dedicated by the plat of BUTTERMILK MEADOWS TWO, BUENA VISTA NO. 2 Subdivision, filed as Plat No. 83-105, 94-34 in the HOMER Recording District.
- 3 copies of the plat or map showing the platted right of way to be vacated. Must not exceed 11 x 17 inches in size. Area to be vacated must be clearly depicted. Proposed alternative public access to be shown and labeled on the sketch.
- REASON FOR VACATING The petitioner must attach a statement with reasonable justification for the vacation of the platted right of way / platted easement / platted public area.

Has the platted right of way been fully or partially constructed?		Yes	<input checked="" type="checkbox"/>	No
Is the platted right of way used by vehicles / pedestrians / other?		Yes	<input checked="" type="checkbox"/>	No
Is alternative right-of-way being provided?	<input checked="" type="checkbox"/>	Yes		No
Are there utility easements associated with the right of way to be vacated?	<input checked="" type="checkbox"/>	Yes		No
Is the platted right of way and or associated utility easement in use by any utility company?		Yes	<input checked="" type="checkbox"/>	No
If so, which utility provider?				

LEGAL DESCRIPTION ADJOINING LAND:

Lot, Block, Subd. or street address	
LOT 4A3, BUTTERMILK MEADOWS THREE, HM91-64 & LOT 20I, BUENA VISTA NO. 2 SUBDIVISION, HM94-34, & PTN OF APRICITY AVE. RIGHT-OF-WAY	
Section, township, range 13, T5S, R12W	
City (if applicable)	General area EAST END RD

The petition must be signed by owners of a majority of the land affected by the platted right of way proposed to be vacated. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if needed.

Submitted by:

Land Owner

Name (printed): Robert Porter	Signature: <i>Robert Porter</i>
e-mail: rob.porter20@gmail.com	Address:
Owner of:	PO Box 3315 Homer, AK 99603

Land Owner:

Name (printed):	Signature:
e-mail:	Address:
Owner of:	

FOR OFFICE USE ONLY

RECEIVED BY SS/BL

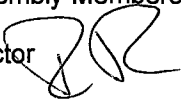
DATE SUBMITTED 05-01-26

KPB FILE # 2026-040V

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director 

DATE: June 10, 2026

RE: Vacates a portion of Mountain Brook Road & associated utility easements as dedicated by Plat SL 85-7 and Plat SL 92-04; KPB File 2026-038V

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of June 8, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (7-Yes, 1-Absent) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

June 8, 2026 Planning Commission Draft Meeting Minutes
June 8, 2026 Agenda Item E4 Meeting Packet Materials

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #4 - RIGHT OF WAY VACATION

VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)

KPB File No.	2026-038V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	James O. Hopkins & Linda J. Hedgecoth
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Remote / Seldovia Area
Legal Description:	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Venuti moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

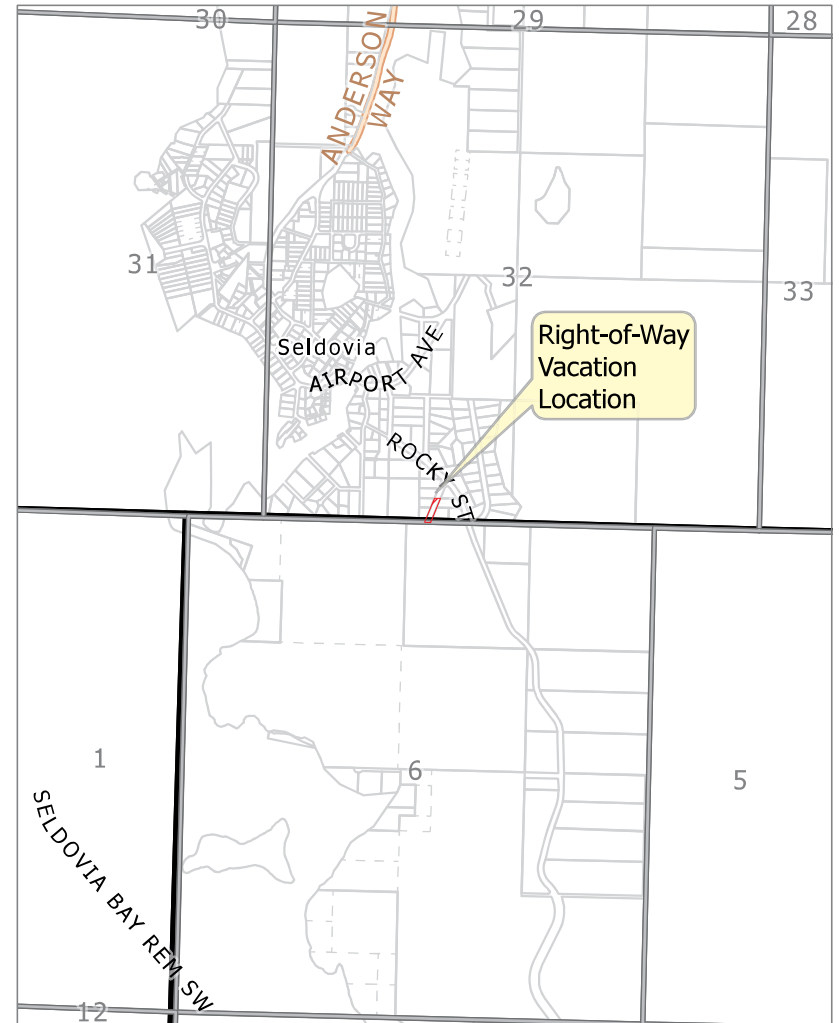
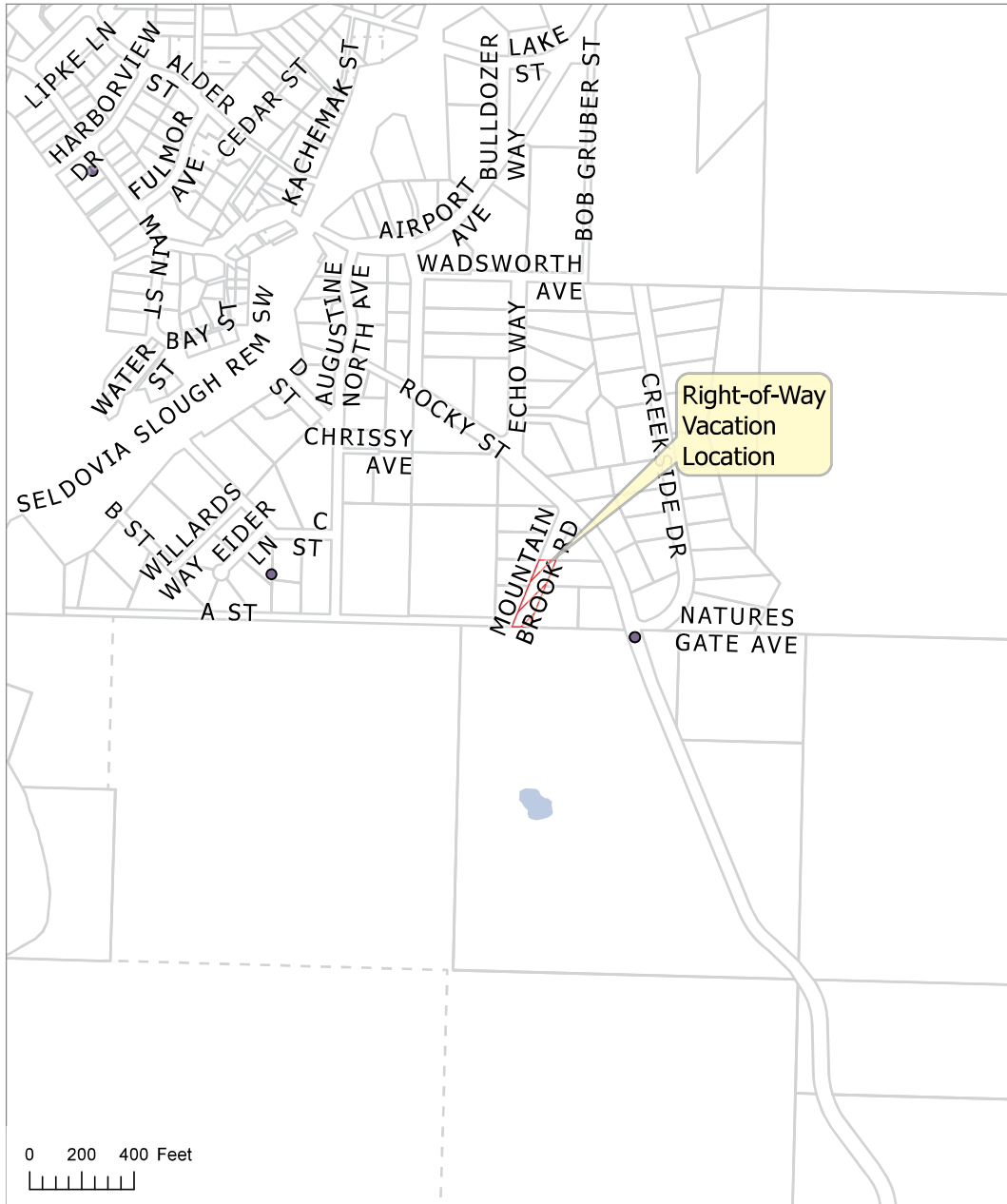
**ITEM #5 – CONDITIONAL LAND USE PERMIT MODIFICATION
PLANNING COMMISSION RESOLUTION 2026-29**

PC Resolution	2026-29
Planning Commission Meeting:	June 8, 2026
Applicant:	Colaska Inc. dba QAP
Legal Description:	T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4
Physical Address	36780 Robinson Loop Road / Sterling Area
KPB Parcel Number:	06304780

Staff report given by Planner Ryan Raidmae.

E. NEW BUSINESS

- 4. Right-Of-Way Vacation; KPB File 2026-038V
Seabright Survey & Design / Hopkins, Hedgecoth
Request: Vacates a 16,857 sq ft portion of the 60' wide Mountain
Brook Road ROW & associated utility easements abutting Lots 43-
45, Lot 47, Mountain Brook Heights, Plat SL 92-004 and Deed
Parcel (BK 23 PG 985)
Seldovia Area**



KPB File 2026-038V
T08S R14W SEC32 & T09S R14W SEC06
Remote

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**MOUNTAIN BROOK HEIGHTS
HOPKINS 2026 REPLAT
RIGHT-OF-WAY VACATION DIAGRAM**

A SUBDIVISION OF LOTS 43, 44, 45, 46, 47, AND 48, MOUNTAIN BROOK HEIGHTS SUBDIVISION, AMENDED (SL 92-4), LOCATED IN THE SE1/4 SW1/4 SEC. 32 T. 8 S., R. 14 W., & THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE KPB BY WARRANTY DEED RECORDED JULY 14, 1980 IN BK 23 PG 985, LOCATED IN THE NW1/4 NE1/4, SEC. 6 T. 9 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

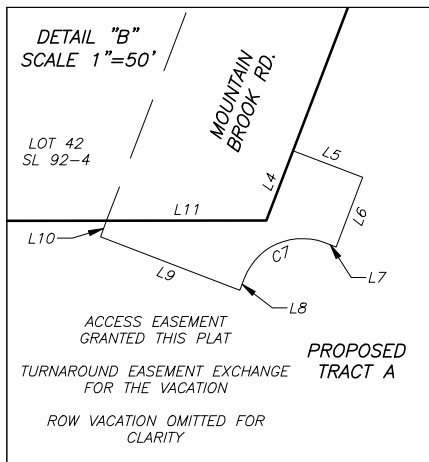
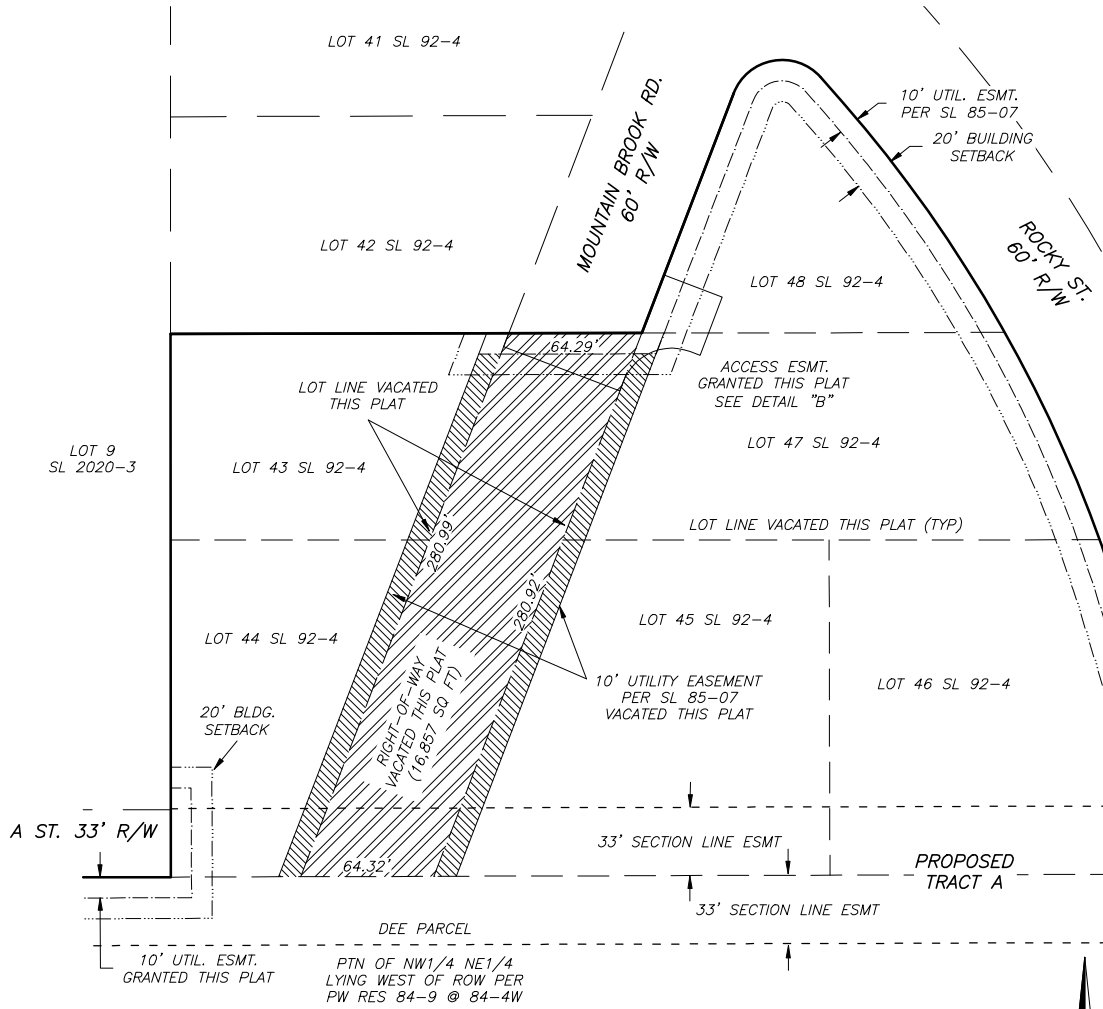
SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

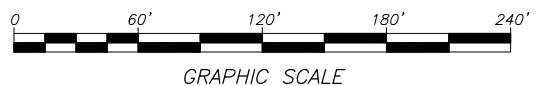
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

DATE: 4/17/2026

JOB #2025-97

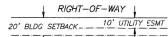


LINE #	LENGTH	BEARING
L4	30.00'	S20°56'32"W
L5	30.00'	N69°03'28"W
L6	30.00'	N20°56'32"E
L7	5.00'	S69°03'28"E
L8	5.00'	N20°56'32"E
L9	60.00'	S69°03'28"E
L10	6.91'	S20°56'32"W
L11	64.29'	S89°53'45"W



LINE #	LENGTH	BEARING
L1	5.22'	N89°49'56"E
L2	3.08'	S0°35'00"E
L3	3.86'	S89°54'37"W
L4	30.00'	S20°56'32"W
L5	30.00'	N20°56'32"E
L6	5.00'	S89°54'37"W
L7	5.00'	N20°56'32"E
L8	60.00'	S89°54'37"W
L9	6.91'	S20°56'32"W
L10	64.29'	S89°54'37"W
L11	123.97'	N20°56'32"E

R/W TYPICAL DETAIL



CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	50.95'	25.00'	116°48'08"	N78°18'00"E	42.57'
C2	298.84'	670.00'	29°33'20"	S29°33'20"E	296.44'
C3	178.68'	325.00'	31°30'00"	S39°22'00"E	176.44'
C4	250.25'	275.00'	52°08'01"	S29°55'34"E	241.74'

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	50.95'	25.00'	116°48'08"	N78°18'00"E	42.57'
C2	298.84'	670.00'	29°33'20"	S29°33'20"E	296.44'

- NOTES**
- A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the planning commission. The right-of-way adjacent to rights-of-way is a utility easement granted this plat. No permanent structures shall be constructed on placed within a utility easement which would interfere with the ability of a utility to use said easement.
 - PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (RMP 14.06).
 - THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30' WIDE ELECTRICAL EASEMENT, INCLUDING GUS AND ANCHORS, GRANTED THIS PLAT.
 - THERE IS A 20' EASEMENT CENTERED ALONG ALL EXISTING POWERLINES PER SL92-04.
 - SUBJECT TO A RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST; TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 08, 1997 IN BOOK 35 PAGE 971, SELDOVA RECORDING DISTRICT, WITH NO DEFINITE LOCATION.
 - FORMER LOTS 43-48 MUST BE CONNECTED TO AND SERVED BY A COMMUNITY WASTEWATER SYSTEM APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PER SL92-04.
 - THERE IS A 20' EASEMENT CENTERED ALONG ALL EXISTING POWERLINES PER SL92-04.
 - SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF UNIMMEDIATE WATER.
 - SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR HUMAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
 - SUBJECT TO THE RIGHTS OF THE PUBLIC AND/OR GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN ANY WATERS OR PUBLIC ELEMENT AREA THE CENTERLINE OF ROAD 31' SOUTH OF THE SECTION LINE WAS UNIMMEDIATELY AS CONTAINED ON WARRANTY DEED PER BOOK 23 PAGE 985 RECORDED JULY 14, 1980, SELDOVA RECORDING DISTRICT, AND NOTATED TO THE BASIS OF BEARING AND FOUND MONUMENTS.
 - SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CLASSIFICATION OF PRIOR-EXISTING USE MATERIAL SITE" RECORDED JUNE 26, 2023 BY DOCUMENT SERIAL NUMBER 2023-000646-0, SELDOVA RECORDING DISTRICT.
 - FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.

GPS CONTROL DATA

HORIZONTAL CONTROL - SELDOVA LOCAL COORDINATE SYSTEM (2019), NAD83(2011) COORDINATES ARE ON A LOCAL COORDINATE SYSTEM "SELDOVA LOCAL COORDINATE SYSTEM (2019)", NAD83(2011) IN U.S. SURVEY FEET.

2. THE BASIS OF COORDINATES FOR THIS SURVEY IS A P.K. NAIL SET IN AN 18 CMP DESIGNATED "SELDOVA AIRPORT PK" THE NAD83(2011) COORDINATES ARE BASED ON AN INS OPUS SOLUTION (EPOCH 2010.0000) DERIVED FROM A 4-HOUR STATIC GNSS SESSION PERFORMED ON 10/01/2019 FOR "SELDOVA AIRPORT PK". THE COORDINATES WERE CONTRASTED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATION: KENP PENNSULA (KAS0001) CORS APP (PD 049456), AND AC43 SEAL_R00042007 CORS APP (PD 049456).

3. ALL BEARINGS SHOWN WERE COMPUTED BY APPLYING A COUNTERCLOCKWISE ROTATION OF "273.68" TO THE NAD83 ALASKA STATE PLAIN ZONE 4 (SP) BEARINGS USING "SELDOVA AIRPORT PK" AS A ROTATION POINT. ALL GROUND DISTANCES WERE COMPUTED BY APPLYING A SCALE FACTOR OF 1.00001151, EXTRACTED FROM THE 2019 OPUS SOLUTION REPORT AT "SELDOVA AIRPORT PK".

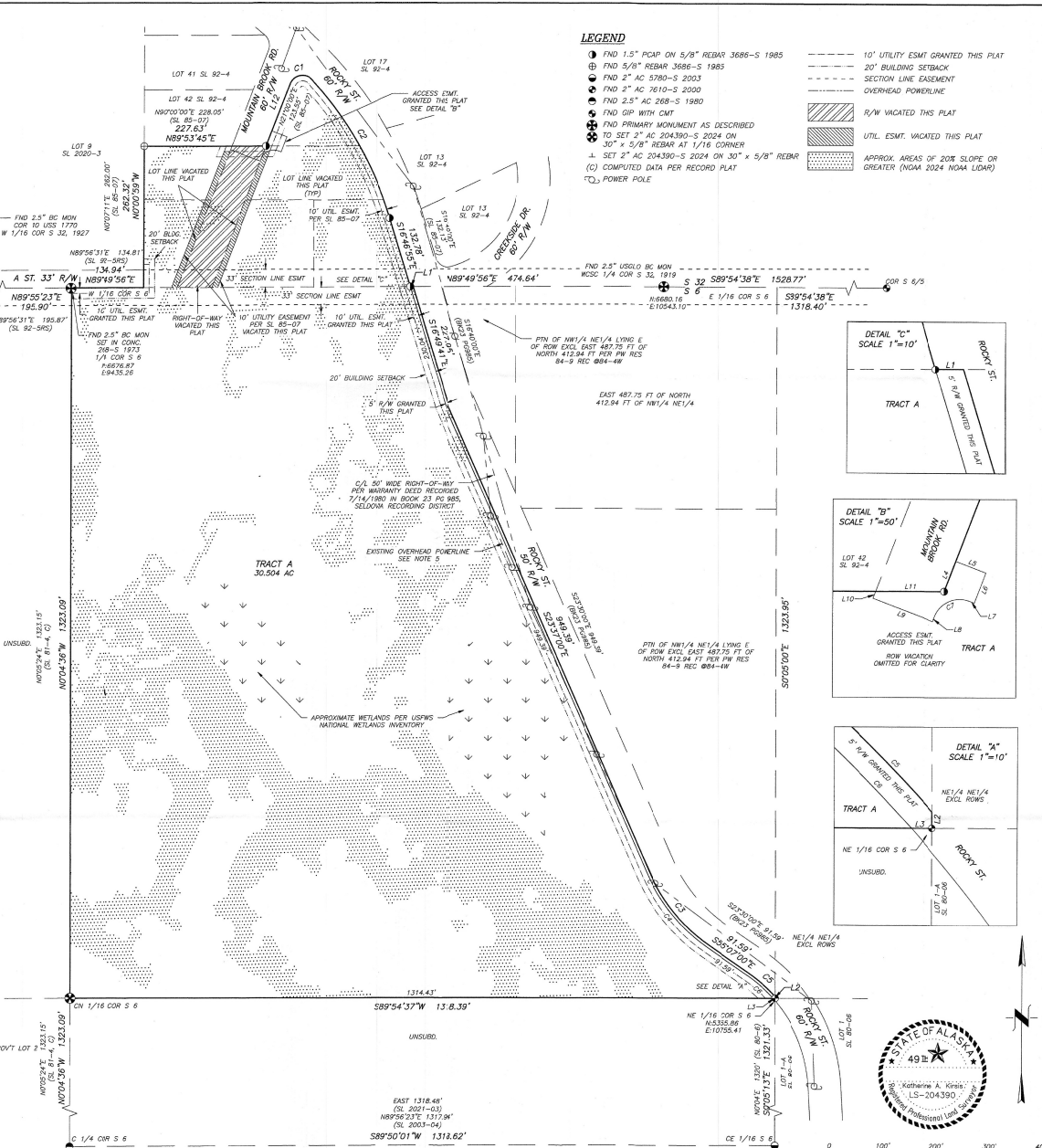
4. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON "SELDOVA AIRPORT PK" IN 10,000 1/10,000 ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN US FEET ORIENTED TO TRUE NORTH.

CERTIFICATE OF ACCEPTANCE

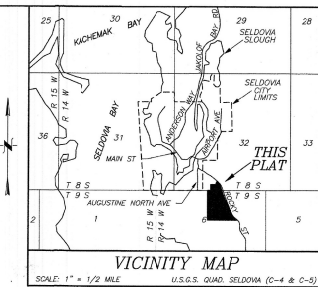
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENNSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESIGNATED BY THIS PLAT IDENTIFIED AS FOLLOWS: ROCKY ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____
KENAI PENNSULA BOROUGH

KPB 2026-038



- LEGEND**
- 1. FIND 1.5" PCAP ON 5/8" REBAR 3686-S 1985
 - 2. FIND 5/8" REBAR 3686-S 1985
 - 3. FIND 2" AC 7610-S 2000
 - 4. FIND 2.5" AC 288-S 1980
 - 5. FIND GIP WITH CMT
 - 6. FIND PRIMARY MONUMENT AS DESCRIBED
 - 7. TO SET 2" AC 204390-S 2024 ON 30" x 5/8" REBAR AT 1/16 CORNER
 - 8. SET 2" AC 204390-S 2024 ON 30" x 5/8" REBAR
 - (C) COMPUTED DATA PER RECORD PLAT
 - (CP) POWER POLE
- 10' UTILITY ESMT GRANTED THIS PLAT
 - 20' BUILDING SETBACK
 - SECTION LINE EASEMENT
 - OVERHEAD POWERLINE
 - R/W VACATED THIS PLAT
 - UTIL. ESMT. VACATED THIS PLAT
 - APPROX. AREAS OF 20% SLOPE OR GREATER (NOAA 2024 NOAA LIDAR)



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOP THIS PLAN OF SUBDIVISION, AND BY GIP FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JAMES O. HOPKINS, OWNER ALL LOTS
AKA JAMES HOPKINS
P.O. BOX K
SELDOVA, AK 99663

LINDA J. HEDGECOTH, OWNER PTN NW1/4 NE1/4
P.O. BOX K
SELDOVA, AK 99663

NOTARY'S ACKNOWLEDGMENT

FOR: JAMES O. HOPKINS, AKA JAMES HOPKINS
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: LINDA J. HEDGECOTH
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2026.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUBJECT TO ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENNSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/00/YYYY.

BY: _____ AUTHORIZED OFFICIAL
KENAI PENNSULA BOROUGH DATE _____

SELDOVA RECORDING DISTRICT R/W FILE NO. 2026-006

**MOUNTAIN BROOK HEIGHTS
HOPKINS 2026 REPLAT**

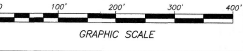
A SUBDIVISION OF LOTS 43, 44, 45, 46, 47, AND 48, MOUNTAIN BROOK HEIGHTS SUBDIVISION, AMENDED (SL 92-4), LOCATED IN THE SE1/4 SW1/4 SEC. 32, T. 9 S., R. 14 W., & THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4), EXCEPTING THEREFROM THAT PORTION EXCEPTED TO THE KPB BY WARRANTY DEED RECORDED JULY 14, 1980 IN BK 23 PG 985, LOCATED IN THE NW1/4 NE1/4, T. 9 S., R. 14 W., SEWARD MERIDIAN, KENAI PENNSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

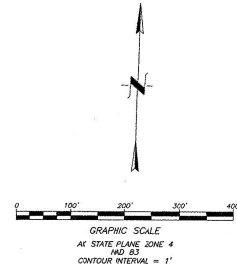
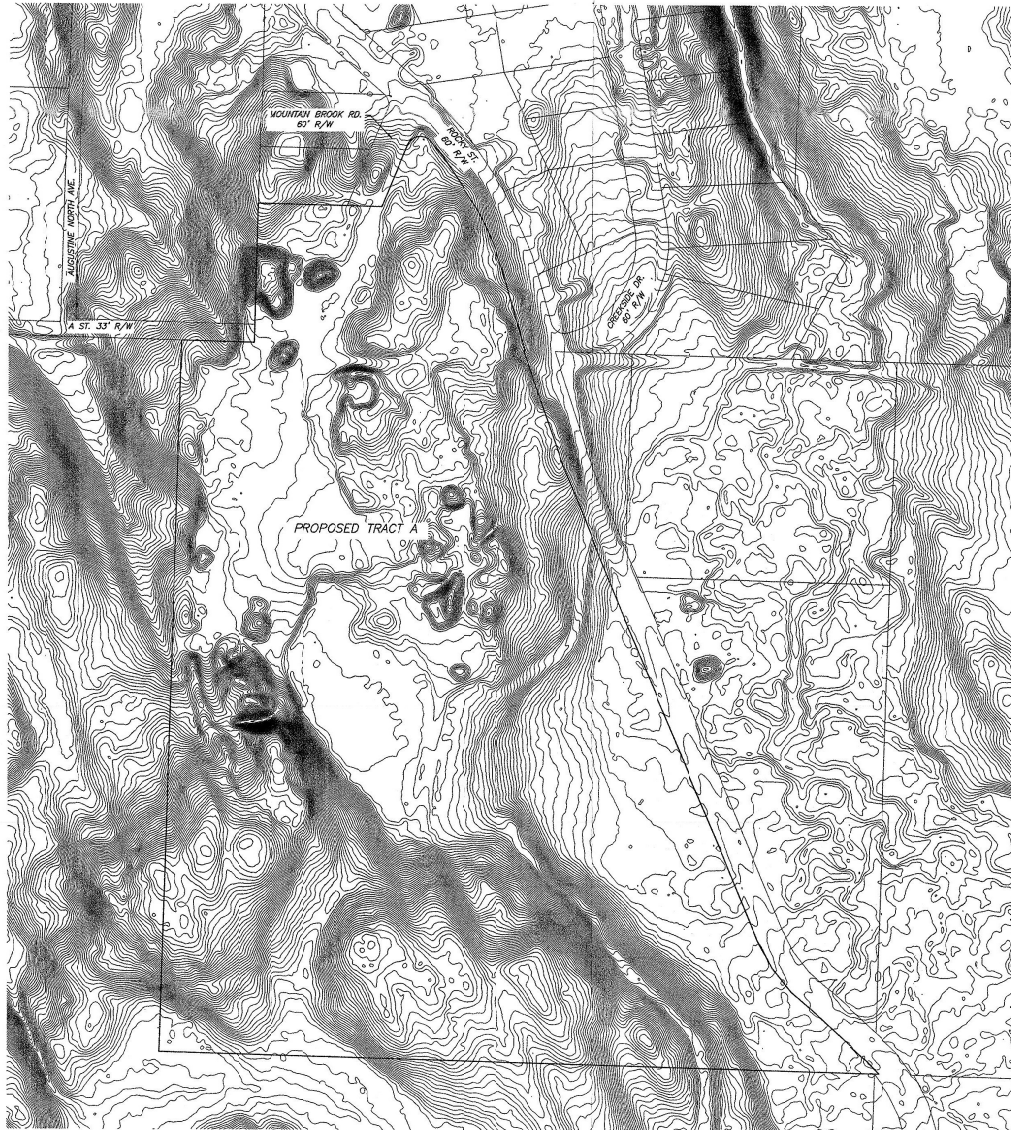
CONTAINING 30.504 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 209-1880
SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: JAMES O. HOPKINS, AKA JAMES HOPKINS LINDA J. HEDGECOTH
P.O. BOX K SELDOVA, AK 99663

DRAWN BY: B1 CHKD BY: KB JOB #2025-97
DATE: 04/2021 SCALE: 1"=100' SHEET #1 OF 1





NOTES

1. THIS MAP SHOWS THE CONTOUR DATA DERIVED FROM THE 2024 NOAA LIDAR AK COSTAL COMMUNITIES (KACHEMAK BAY) ACQUIRED FROM NOAA DATA ACCESS VIEWER, 11/20/2025.
2. THE CONTOURS SHOW STEEP SLOPES ALONG THE WEST AND SOUTH BOUNDARY OF THE PROPOSED REPLAT WOULD BE UNSUITABLE FOR CONSTRUCTION.

MOUNTAIN BROOK HEIGHTS
HOPKINS 2026 REPLAT
CONTOUR MAP

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: JAMES D. HOPKINS, ANA, JAMES HOPKINS P.O. BOX 4 SELDOWIA, AK 99661	LINDA J. HEDGECOCK P.O. BOX 4 SELDOWIA, AK 99663
DRAWN BY: BT	CHKD BY: KB
DATE: 12/2025	SCALE: 1"=100'
	JOB #2025-07 SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - RIGHT OF WAY VACATION

VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)

KPB File No.	2026-038V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	James O. Hopkins and Linda J. Hedgecoth of Seldovia, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Remote, Seldovia
Legal Description:	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 Seward Meridian SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 Seward Meridian SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Request to vacate a portion of Mountain Brook Road, including associated utility easements.

Notification: The public hearing notice was published in the June 5th issue of the Peninsula Clarion and the June 4th issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Ten certified mailings were sent to owners of property within 300 feet of the proposed vacation. 7 receipts had been returned when the staff report was prepared.

Thirteen public hearing notices were emailed to agencies and interested parties as shown below;

- | | |
|--|------------------------------------|
| State of Alaska Dept. of Fish and Game | Alaska Communication Systems (ACS) |
| State of Alaska DNR | ENSTAR Natural Gas |
| State of Alaska DOT | General Communications Inc, (GCI) |
| State of Alaska DNR Forestry | Homer Electric Association (HEA) |
| Western Emergency Services Area | |

Legal Access (existing and proposed):

Legal access to the subject area is provided by Rocky Street, Mountain Brook Road, and A Street.

Mountain Brook Road is a 60-foot right-of-way that connects to Rocky Street to the north. Available imagery indicates that only a portion of the right-of-way has been constructed. The southern approximately 16,857 square feet of Mountain Brook Road is proposed for vacation as depicted on the submitted diagram. This portion currently provides access to five parcels.

Rocky Street is a borough-maintained right-of-way located to the east, varying in width from 60 feet at the north to 50 feet at the south.

A Street is currently a 33-foot platted right-of-way located to the west.

A 66-foot section line easement is located to the south. The southernmost portion of Mountain Brook Road lies within the top 33 feet of the section line easement. Vacation of the right-of-way does not vacate any portion of the section line easement.

The block is loosely defined by Rocky Street, Mountain Brook Road and A Street. The large parcels to the south are unsubdivided and privately owned, with no dedicated rights-of-way, resulting in an open southern portion of the block. A material site is located on the unsubdivided parcel directly to the south.

A turn-around access easement is proposed to be granted by the plat at the northern end of the vacation area, as shown on the submitted diagram. **Staff recommends** the easement be labeled as a “public access easement” and included in the owner’s certification of dedication on the associated plat in accordance with KPB 20.60.160.

The design of the turn-around easement must meet KPB 20.30.100. and will require review and recommendation by EMS and KPB Road Service Area Board prior to Planning Commission review of the plat. **Staff recommends** the surveyor obtain these comments prior to submitting the Preliminary plat so to accommodate any suggestions to design.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	

Site Investigation:

According to available data, Lots 43, 45 and 47 (SL 94-4) are vacant. Lot 44 has a gravel parking area on it according to KPB GIS data. The 27-acre parcel directly to the south contains a commercial material site occupying most of the parcel except for its southern third approximately.

A contours exhibit submitted with the application shows steep topography throughout the subject area, with slopes exceeding 20% shown. These steep areas are shown on the proposed preliminary plat.

The subject area is not located within a flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No designated flood zone. No concerns with road vacation. No depictions or notes requested.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

The land was originally subdivided in 1985 by the Mountain Brook Heights plat (SL 85-7), creating Lots 43 through 47. In 1992, an amendment was filed to correct the placement of notes and labels filed as SL 92-4. Also in 1992, a Record of Survey (SL 92-5RS) was filed which included Lots 43-47. The southern parcel adjoining the right-of-way was created by KPB PC Plat Waiver Resolution 84-9 (SL 84-4W).

The Mountain Brook Heights Hopkins 2026 Replat is the associated plat that will finalize the right-of-way vacation, including the associated utility easements. This plat proposes to combine Lots 43-48 (SL 92-4) and the plat-waiver parcel to the south (PC 84-9) into one large parcel. **Staff recommends** that future subdivision of this parcel will include right-of-way dedication.

The parent plat (SL 85-7) granted a 10-foot utility easement along all rights-of-way. The 10-foot utility easement adjacent to the right-of-way vacation area is also petitioned for vacation, as shown on the submitted diagram.

HEA has indicated that an underground primary electric line is located within the proposed vacation area and requests that a utility easement be granted on the associated plat. **Staff recommends** the applicant comply with HEA's request. ACS commented that they have '*no objection to the vacation with the assumption that pre-existing facilities will not be affected*'. **Staff recommends** the surveyor get in contact with ACS to verify the location of any facilities in the area are safe and within a satisfactory easement.

The parcel abutting to the south is an active material site. Finalization of any subdivision action will require the applicant to obtain a Conditional Land Use Permit (CLUP) if continuation of the material site is intended. **Staff recommends** the applicant contact the KPB River Center LOZMS Planner, Ryan Raidmae, for additional information.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments: Mountain Brook Road, practically speaking, is utilized as a shared private driveway that provides access to the Kenley's (Lots 41 and 42), and to Hopkin's shop property/material site.

Staff comments: Available imagery indicate that only a portion of Mountain Brook Road has been constructed. The southern 16,857-square-foot segment proposed for vacation currently provides access to five parcels, including access to the adjoining material site.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant comments: There is no alternative access proposed, as Rocky Street is fully constructed and provides legal and physical access from north to south. A turnaround easement is being proposed in lieu of a cul-de-sac dedication. As dimensioned, the easement would provide "Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access" as allowed by the code.

Staff comments: Rocky Street is a borough-maintained right-of-way that provides legal and physical access to the parcels on the east boundary. A 66-foot section line easement is located to the south. A Street is currently a 33-foot platted right-of-way located to the southwest.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant comments: The larger parcel included in this replat is a material extraction and stockpiling site.

Staff comments: The surrounding area is not fully developed. Lots 43-47 are vacant, and the large parcel to the south is an active material site with no dedicated rights-of-way. While Rocky Street provides constructed access, Mountain Brook Road is only partially developed. An underground primary electric line identified by HEA exists within the right-of-way.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Applicant comments:

Staff comments: The right-of-way does not provide access to a lake, river, or other public-interest natural feature. No public access to waterbodies or recreational areas is affected by the proposed vacation.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant comments: Mountain Brook Road, practically speaking, is utilized as a shared private driveway that provides access to the Kenley's (Lots 41 and 42), and to Hopkin's shop property/material site. The right-of-way vacation will not affect access to adjacent properties, as Kenley and Hopkins will still have direct access from the shortened right-of-way.

Staff comments: The parcels to the south are unsubdivided and privately owned, with no dedicated rights-of-way. The steep terrain and existing material site operations further limit the feasibility of future interconnectivity. Future subdivision of the proposed large-acreage parcel will require right-of-way dedication.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Applicant comments:

Staff comments: No additional forms of public access are associated with the right-of-way. The area serves primarily as vehicular access to adjacent parcels.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments:

Staff comments: The parent plat granted a 10-foot utility easement along all rights-of-way, and the adjacent utility easement is petitioned for vacation. HEA has identified an underground primary electric line within the vacation area and requests a utility easement to be granted.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant comments: The larger parcel included in this replat is a material extraction and stockpiling site. There are explosives stored and utilized for rock extraction on site, which constitutes a safety hazard to the general public. It is in the owner's interest to vacate this portion of the Mountain Brook Road right-of-way to maintain safe operations and necessary expansion of the materials extraction site.

Staff comments: The southern parcel is an active material site. Finalization of the replat will require the owner to obtain a Conditional Land Use Permit (CLUP) if material extraction is to continue. Future subdivision of the combined parcels will require right-of-way dedication.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled June 16th or July 7th 2026 meeting.

If approved, Mountain Brook Heights Hopkins 2026 Replat will finalize the proposed right of way vacations.

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 102 Mountain Brook Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Mountain Brook Rd, Rocky St</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No comment</p>
Code Compliance	Vacant
LOZMS Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use PEU Recognized Date: 1/10/2001 Material Site Comments: According to KPB 21.25.130, Prior-Existing Uses, it states, "Where a parcel subject to a pre-existing use is further subdivided after May 21, 1996, the use may not be expanded beyond the boundaries of the lots, tracks, or parcels it occupies on February 16, 1999, to new parcels created by the subdivision." Per KPB Code, after subdividing, only the parent parcel, which is legally described as T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W, will retain the Prior Existing Use designation. All other parcels created by the subdivision must obtain a Conditional Land Use Permit if the parcel is intended for further material site operations.</p> <p>Furthermore, according to KPB 21.29.120(E), Prior-existing uses, it states, "PEU provisions are not applicable for Type IV Endorsement sites."</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

Utility provider review:

HEA	See comment
ENSTAR	
ACS	No objections with the assumption that pre-existing facilities will not be affected.
GCI	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

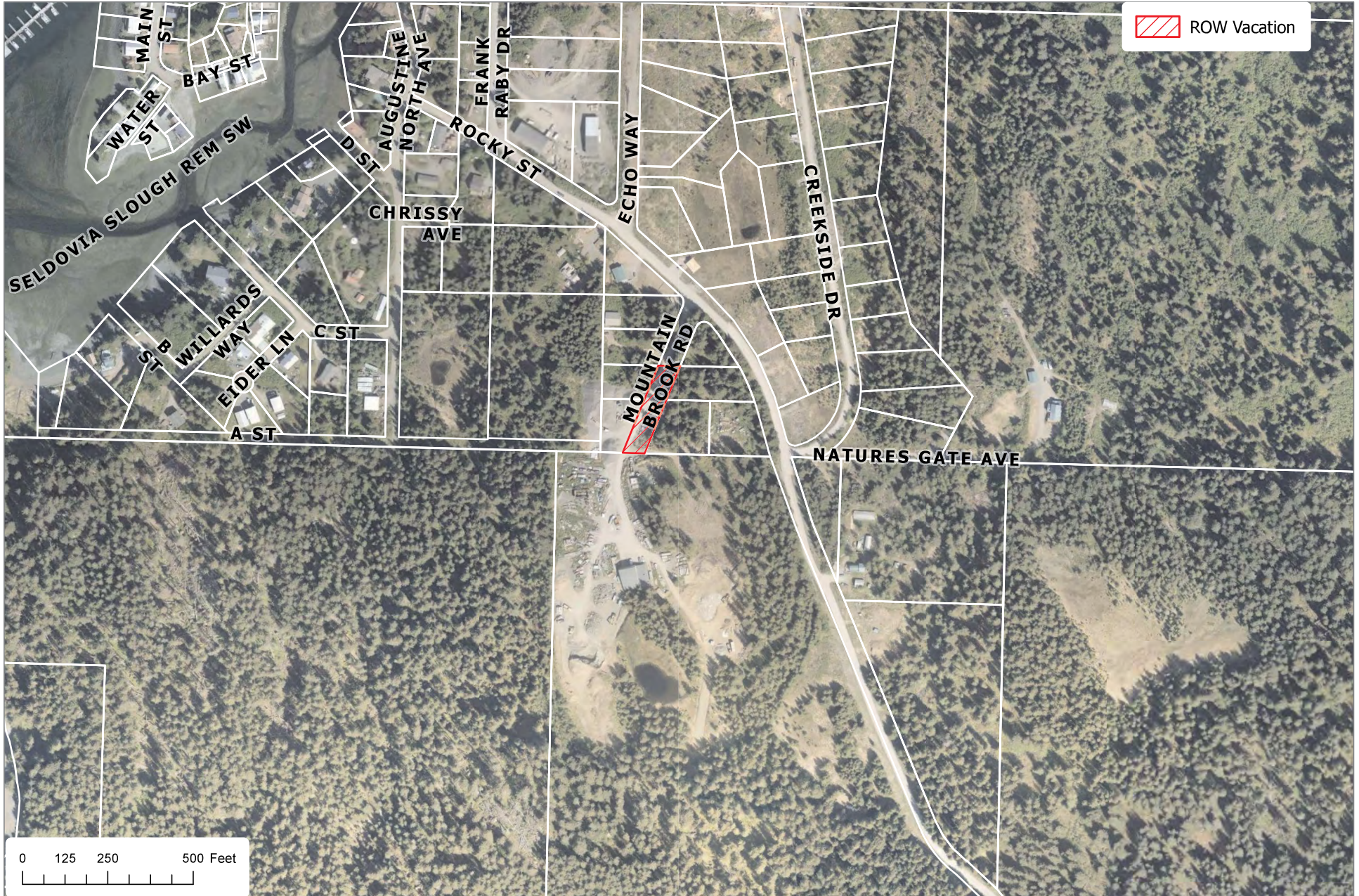
Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

84-4W

KENAI PENINSULA BOROUGH
PLANNING COMMISSION

RESOLUTION 84-9

GRANTING A PLATTING EXCEPTION FOR LANDS COMING UNDER PROVISION OF AS 29.33.170A AND KPB 20.04.040B AS PETITIONED BY ROBERTSON & SONS.

WHEREAS, it has been determined that:

1. Each tract or parcel of land will have adequate access to a dedicated public highway or street by frontage upon a dedicated public highway or street;
2. Each parcel is 5 acres in size or larger and that the land is divided into 4 or fewer parcels;
3. The conveyance is not made for the purpose of, or in connection with, a present or projected subdivision development;
4. No dedication of a street, alley, thoroughfare or other public area is involved or required by Chapter 20.20 of this title.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the following parcel has been granted a platting waiver.

The Northwest one-quarter of the Northeast one-quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 6, Township 9 South, Range 14 West, Seward Meridian, in the Seldovia Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion deeded to the Kenai Peninsula Borough by deed recorded July 14, 1980 in Book 23 at Page 985, (50-foot road right-of-way), AND FURTHER EXCEPTING THEREFROM the Easterly 487.75 feet of the Northerly 412.94 feet of the Northwest one-quarter of the Northeast one-quarter.

Section 2. That this resolution is automatically void if not recorded in the proper recording district within 20 working days of adoption. \$10 fee to be submitted to Planning Department by October 1, 1984.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 12th DAY OF September, 1984.

Kevin S. Campbell

Planning Commission Chairman

ATTEST:

Teresa Neely

Secretary

84-4W

RECORDED - FILED	10-1-84
Seldovia	REC. DIST.
DATE	10-1-1984
TIME	9:06 A.M.
Requested by	Ability Surveys
Address	for KPB Seldovia

St 84-318

RECORDED - FILED	10-1-84
Seldovia	REC. DIST.
DATE	10-1-1984
TIME	9:06 A.M.
Requested by	Ability Surveys
Address	KPB Seldovia

**MOUNTAIN BROOK HEIGHTS
HOPKINS 2026 REPLAT
RIGHT-OF-WAY VACATION DIAGRAM**

A SUBDIVISION OF LOTS 43, 44, 45, 46, 47, AND 48, MOUNTAIN BROOK HEIGHTS SUBDIVISION, AMENDED (SL 92-4), LOCATED IN THE SE1/4 SW1/4 SEC. 32 T. 8 S., R. 14 W., & THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE KPB BY WARRANTY DEED RECORDED JULY 14, 1980 IN BK 23 PG 985, LOCATED IN THE NW1/4 NE1/4, SEC. 6 T. 9 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

HEA REVIEWED - SEE COMMENTS

Scott Huff
Scott Huff 5/19/2026
Land Management Officer

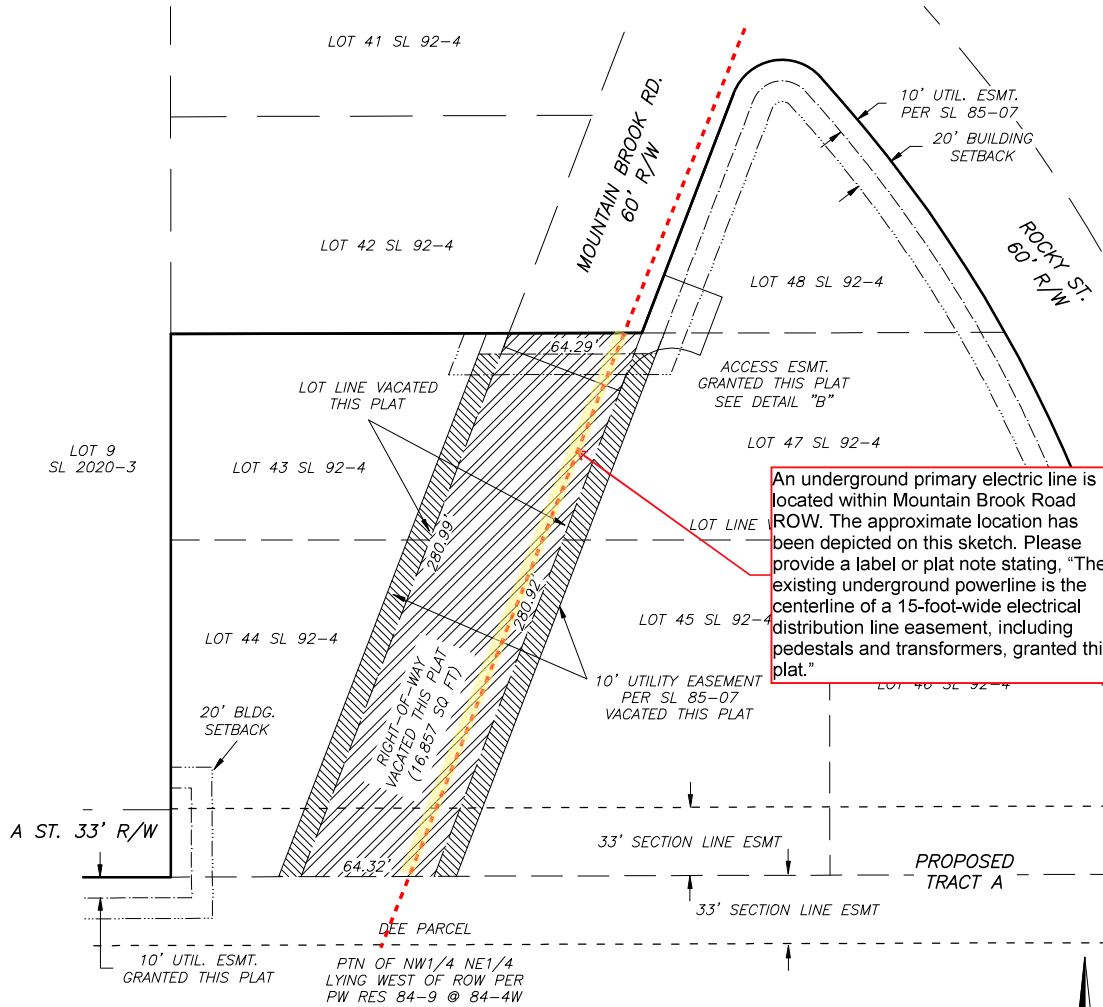
SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

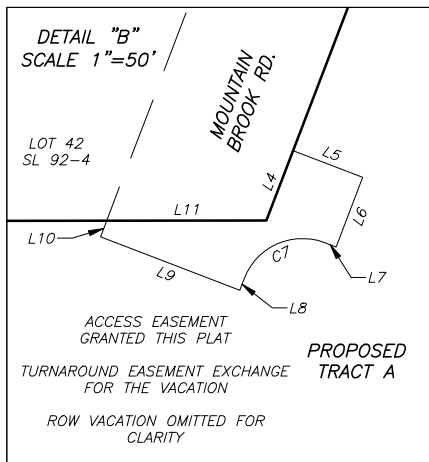
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

DATE: 4/17/2026

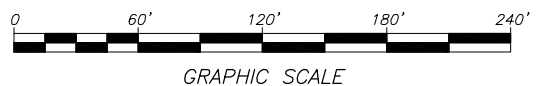
JOB #2025-97



An underground primary electric line is located within Mountain Brook Road ROW. The approximate location has been depicted on this sketch. Please provide a label or plat note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical distribution line easement, including pedestals and transformers, granted this plat."



LINE #	LENGTH	BEARING
L4	30.00'	S20°56'32"W
L5	30.00'	N69°03'28"W
L6	30.00'	N20°56'32"E
L7	5.00'	S69°03'28"E
L8	5.00'	N20°56'32"E
L9	60.00'	S69°03'28"E
L10	6.91'	S20°56'32"W
L11	64.29'	S89°53'45"W





May 26, 2026

Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

SUBJECT: ROW VACATION REVIEW FOR June 8

Alaska Communications has reviewed the plats listed below and recommends the following:

Plat Prelim ROW Vacation Diagram KPB 2026-046V_Reduced
Alaska Communications has no objections.

Plat Prelim KPB 2026-038V 04172026_Reduced
Alaska Communications has no objections with the assumption that pre-existing facilities will not be affected.

Sincerely,

Andy Russell

Network Engineer I - OSP
Email: andrew.russell@acsalaska.com
Mobile: (907) 217-7477





Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PETITION TO VACATE PLATTED RIGHT OF WAY / PLATTED PUBLIC EASEMENT / PLATTED PUBLIC AREA

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

Initially, a sketch may be included with the vacation petition for review by the Planning Commission. After the Planning Commission takes action on the vacation, a Subdivision Plat must be prepared by a licensed land surveyor. The plat will be processed in accordance with KPB 20.10.080. Platting authority is vested in the Planning Director.

SUBMITTAL REQUIREMENTS

A platted right of way vacation (ROWV) application will be scheduled for the next available planning commission meeting after a complete application has been received.

- \$500 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to the vacation fees.
- City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- MOUNTAIN BROOK RD platted public right of way proposed to be vacated was dedicated by the plat of MOUNTAIN BROOK HEIGHTS subdivision, filed as Plat No. AMENDED 92-4 in the SELDOVIA Recording District.
- 3 copies of the plat or map showing the platted right of way to be vacated. Must not exceed 11 x 17 inches in size. Area to be vacated must be clearly depicted. Proposed alternative public access to be shown and labeled on the sketch.
- REASON FOR VACATING The petitioner must attach a statement with reasonable justification for the vacation of the platted right of way / platted easement / platted public area.

Has the platted right of way been fully or partially constructed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>AS DRIVEWAY TURNAROUND ESMT</i>
Is the platted right of way used by vehicles / pedestrians / other?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is alternative right-of-way being provided?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Are there utility easements associated with the right of way to be vacated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is the platted right of way and or associated utility easement in use by any utility company?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If so, which utility provider?			

LEGAL DESCRIPTION ADJOINING LAND:

Lot, Block, Subd. or street address	<u>LOTS 41, 42, 43, 44, 45, 47, MOUNTAIN BROOK HEIGHTS AMENDED & NW 1/4 NE 1/4 SEC 6 T9S R14W WEST OF ROCKY ST</u>
Section, township, range	<u>32 T8S R14W & 6 T9S R14W</u>
City (if applicable)	General area <u>SELDOVIA</u>

The petition must be signed by owners of a majority of the land affected by the platted right of way proposed to be vacated. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if needed.

Submitted by:

Land Owner

Name (printed): <u>James O. Hopkins</u>	Signature <u>[Signature]</u>
e-mail: <u>hedgehop@alaska.net</u>	Address: <u>P.O. Box K</u>
Owner of:	<u>SELDOVIA AK 99663</u>

*258
LIPKE RANG,
SELDOVIA AK
99663*

Land Owner:

Name (printed): <u>Linda J. Hedgecoth</u>	Signature <u>[Signature]</u>
e-mail: <u>hedgehop@alaska.net</u>	Address: <u>P.O. Box K</u>
Owner of:	<u>SELDOVIA AK 99663</u>

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor *PAM*
THRU: Robert Ruffner, Planning Director *RR*
Michele Turner, Borough Clerk *(M.T.)*
FROM: Sue Ellen Essert, Deputy Borough Clerk *SEE*
DATE: June 23, 2026
RE: Planning Commission Applications for Appointment

Pursuant to KPB 2.40.15(E), the annual vacancies on the Planning Commission were noticed for 30-days. The vacancy notice was posted on the Borough’s website, Facebook page and the public facing bulletin boards at the borough administration building, Homer KPB’s Office, Seward KPB’s Office and North Peninsula Recreation Center. The application period closed on June 15, 2026. All other Planning Commission seats will remain open until filled.

The applicants below have been verified as qualified voters of the borough and residents of their district. Applications are submitted herewith for your consideration.

Nikiski District

Jeffrey Epperheimer

Michael Babin

Kalifornsky/Kasilof District

Pamela Gillham

Thank you for your consideration.

From: Kenai Peninsula Borough <webmaster@kpb.us>
Sent: Wednesday, June 10, 2026 11:51 AM
To: Mayor's Department
Cc: Ruffner, Robert; Shirnberg, Ann; G_Notify_AssemblyClerk
Subject: PC Application submitted Nikiski District (Term Expires 07/31/2029)

Name: Jeffrey Epperheimer

Selected Seat: Nikiski District (Term Expires 07/31/2029)

Mailing Address:
PO Box 2208
Kenai, Alaska 99611

My Residence Address is DIFFERENT from my Mailing Address

Residence Address:
52980 Tenakee Loop
Kenai, AK 99611

Email: jeff@epperheimerinc.com

Home Phone: 907-252-9771

Mobile Phone: 907-252-9771

What knowledge, experience, or expertise will you bring to the Planning Commission?
I am a current commissioner for the Nikiski seat and would like to continue. I believe that I have the ability to discern and have enjoyed serving for the past 3 years.

Voter #

SSN
[REDACTED]

Date of Birth
[REDACTED]

Subject: FW: PC Application submitted Nikiski District (Term Expires 07/31/2029)

From: Kenai Peninsula Borough <webmaster@kpb.us>
Sent: Monday, May 18, 2026 11:18 AM
To: Mayor's Department <MayorDepartmental@kpb.us>
Cc: Ruffner, Robert <RRuffner@kpb.us>; Shirnberg, Ann <ashirnberg@kpb.us>; G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>
Subject: PC Application submitted Nikiski District (Term Expires 07/31/2029)

Name: Michael Babin

Selected Seat: Nikiski District (Term Expires 07/31/2029)

Mailing Address:
48765 Eileen Street
NIKISKI, Alaska 99611

Residence Address:

Email: rootedraven@icloud.com **SSN:** [REDACTED] **Date of Birth:** [REDACTED]

Mobile Phone: 9074911661

What knowledge, experience, or expertise will you bring to the Planning Commission?
I would bring a strong background in leadership, operations management, safety compliance, and community-focused problem solving to the Planning Commission. Over the past several years, I have worked in Human Resources and operational leadership roles within Alaska-based organizations, where I have been responsible for policy development, regulatory compliance, long-term planning, and coordination between multiple departments and stakeholders.

My professional experience has required me to evaluate complex issues, balance operational needs with regulatory requirements, and make decisions that support both organizational growth and community responsibility. Working in rural and remote Alaska operations has also given me firsthand understanding of the unique challenges our communities face regarding infrastructure, transportation, housing, workforce development, and access to services.

In addition to my professional background, I am actively involved in community and nonprofit development efforts focused on education, agriculture, and supportive services for families and youth on the Kenai Peninsula. Through these efforts, I have gained experience working with grant programs, land use considerations, long-term project planning, and collaboration with local organizations and community members.

I believe I would bring a practical, balanced, and community-minded perspective to the Planning Commission. I value transparency, responsible growth, and thoughtful planning that supports both current residents and future generations while preserving the character and opportunities that make our Borough unique.

From: Kenai Peninsula Borough <webmaster@kpb.us>
Sent: Monday, June 22, 2026 4:35 PM
To: Mayor's Department
Cc: Ruffner, Robert; Shirnberg, Ann; G_Notify_AssemblyClerk
Subject: PC Application submitted Kalifornsky/Kasilof District (Term Expires 07/31/2029)

Name: Pamela Gillham

Selected Seat: Kalifornsky/Kasilof District (Term Expires 07/31/2029)

Mailing Address:
45772 Big Eddy Rd
Soldotna, AK 99669

My Residence Address is DIFFERENT from my Mailing Address

Residence Address:
23281 Lowell Lp
Kasilof, AK 99610

Email: pamelagillham@yahoo.com

Home Phone: 9072021020

Mobile Phone: 9072021020

What knowledge, experience, or expertise will you bring to the Planning Commission?

I have served on the Kenai Peninsula Planning Commission since August 2020, during which time I have gained substantial hands-on experience with the Borough's land use regulations, platting processes, and planning procedures. As Chair of the Plat Committee, I have developed a strong working knowledge of subdivision regulations and the technical review of plats, ensuring compliance with Borough code while facilitating responsible development. In my role as Vice Chair of the Planning Commission, I have further contributed to policy-level discussions and decision-making on a wide range of land use applications.

As a longtime resident, homeowner, and landowner in the community, I bring a practical, on-the-ground perspective to the Commission. This experience allows me to balance regulatory requirements with the real-world interests of property owners and investors. My continued investment in the area reflects my commitment to protection of owner rights, thoughtful, sustainable growth that supports both economic opportunity and the long-term interests of the Kenai Peninsula.

Voter #
[REDACTED]


SSN
[REDACTED]

Date of Birth
[REDACTED]

Kenai Peninsula Borough
Office of the Borough Mayor

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members of the Borough Assembly

FROM: Peter A. Micciche, Borough Mayor 

DATE: July 07, 2026

RE: Planning Commission Application for Appointment

Per KPB 2.40.015, appointments to at-large districts of the Borough Planning Commission are recommended by the Borough Mayor, subject to confirmation by the Assembly. According to KPB 2.40.030(A), the applicant listed below has been verified as a qualified voter of the Borough and resident within the district to which he has applied.

I hereby submit to the Assembly my recommendation for confirmation of the following appointment to the Kenai Peninsula Borough Planning Commission:

Jeffrey Epperheimer Nikiski District Seat Term Expires 07/31/2029

Thank you.

Kenai Peninsula Borough
Office of the Borough Mayor

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members of the Borough Assembly

FROM: Peter A. Micciche, Borough Mayor *PAM*

DATE: July 07, 2026

RE: Planning Commission Application for Appointment

Per KPB 2.40.015, appointments to at-large districts of the Borough Planning Commission are recommended by the Borough Mayor, subject to confirmation by the Assembly. According to KPB 2.40.030(A), the applicant listed below has been verified as a qualified voter of the Borough and resident within the district to which he has applied.

I hereby submit to the Assembly my recommendation for confirmation of the following appointment to the Kenai Peninsula Borough Planning Commission:

Pamela Gillham Kalifornsky/Kasilof District Seat Term Expires 07/31/2029

Thank you.

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026


RE: Authorization to Award a Contract for ITB26-040 RSA S&W Maintenance West Region, Unit 7

The Purchasing and Contracting Office formally solicited and received bids for ITB26-040 RSA S&W Maintenance West Region, Unit 7. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, three (3) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$149,976.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$149,976.00 (FY27)</u>	
By: <u><i>CJK SD for Btt</i></u>	Date: <u>6/19/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB26-040 S&W Maintenance West Unit 7

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$149,976.00
River City Construction, LLC	Soldotna, AK	\$188,400.00
Chumley's Inc	Nikiski, AK	\$360,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026

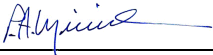
RE: Authorization to Award a Contract for ITB26-039 RSA S&W Maintenance North Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-039 RSA S&W Maintenance North Region, Unit 5. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$159,996.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$159,996.00 (FY27)</u>	
By: <u><i>CSJ BH</i></u>	Date: <u>6/22/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB26-039 S&W Maintenance North Unit 5

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$159,996.00
Chumley's Inc	Nikiski, AK	\$288,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough

Road Service Area

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 19, 2026


RE: Authorization to Award a Contract for ITB26-038 RSA S&W Maintenance North Region, Unit 1

The Purchasing and Contracting Office formally solicited and received bids for ITB26-038 RSA S&W Maintenance North Region, Unit 1. Bid packets were released on May 18, 2026, and the Invitation to Bid was advertised on BidExpress from May 18 to June 9, 2026.

The project consists of furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 9, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$137,976.00 was submitted by Trail Blazers of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236-33950-00000-43952 from FY27 funding.



Peter A. Micciche, Borough Mayor

6/23/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-00000-43952</u>	
Amount <u>\$137,976.00 (FY27)</u>	
By: <u><i>CF BH</i></u>	Date: <u>6/22/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB26-038 S&W Maintenance North Unit 1

CONTRACTOR	LOCATION	BASE BID
Trail Blazers	Kenai, AK	\$137,976.00
Chumley's Inc	Nikiski, AK	\$360,000.00

DUE DATE: June 10, 2026

KPB OFFICIAL: 
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-037 RSA Summer and Winter Maintenance – West Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-037 RSA Summer and Winter Maintenance – West Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) Bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$132,000.00 was submitted by Mountain Vista Estates dba Captain Cook Construction of Clam Gulch, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$132,000.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/11/2026</u>
NOTES: NA	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5 - Corrected

The Purchasing and Contracting Office formally solicited and received bids for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$164,400.00 was submitted by Steam on Wheels, LLC, of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



 Peter A. Micciche, Borough Mayor

6/23/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>236.33950.00000.43952</u>
Amount	<u>\$164,400.00</u>
By:	<u><i>CF BH</i></u>
Date:	<u>6/22/2026</u>
NOTES: NA	

**KENAI PENINSULA BOROUGH
PURCHASING & CONTRACTING**

CORRECTED

BID TAB FOR: ITB26-036 Summer and Winter Maintenance - Central Region, Unit 5

CONTRACTOR	LOCATION	BASE BID
River City Construction LLC	Soldotna, AK	\$180,840.00
Steam on Wheels	Soldotna, AK	\$164,400.00

DUE DATE: June 3, 2026

KPB OFFICIAL:


John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5

The Purchasing and Contracting Office formally solicited and received bids for ITB26-036 RSA Summer and Winter Maintenance – Central Region, Unit 5. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) Bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$180,840.00 was submitted by River City Construction of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



 Peter A. Micciche, Borough Mayor

6/12/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>236.33950.00000.43952</u>
Amount	<u>\$180,840.00</u>
By:	<u><i>CJ BH</i></u>
Date:	<u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-035 RSA Summer and Winter Maintenance – Central Region, Unit 10

The Purchasing and Contracting Office formally solicited and received bids for ITB26-035 RSA Summer and Winter Maintenance – Central Region, Unit 10. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, one (1) bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The bid of \$198,900.00 was submitted by Specialty Excavating, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$198,900.00</u>	
By: <u><i>CF BH</i></u>	Date: <u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Dil Uhlin, Roads Director *DU*

DATE: June 10, 2026


RE: Authorization to Award a Contract for ITB26-034 RSA Summer and Winter Maintenance – Central Region, Unit 4

The Purchasing and Contracting Office formally solicited and received bids for ITB26-034 RSA Summer and Winter Maintenance – Central Region, Unit 4. Bid packets were released on May 14, 2026, and the Invitation to Bid was advertised on BidExpress.com from May 14 until June 2, 2026.

The project consists furnishing all labor, materials, and equipment to perform summer and winter road maintenance.

On the due date of June 2, 2026, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$137,196.00 was submitted by Specialty Excavating, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.00000.43952.



Peter A. Micciche, Borough Mayor

6/12/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236.33950.00000.43952</u>	
Amount <u>\$137,196.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>6/11/2026</u>
Contract starts 7/1/26.	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 3, 2026


RE: Authorization to Award a Contract for ITB26-032 Kenai Votec Parking Lot Upgrades

The Purchasing and Contracting Office formally solicited and received bids for the ITB26-032 Kenai Votec Parking Lot Upgrades. Bid packets were released on April 27, 2026, and the Invitation to Bid was advertised on Bid Express from April 27 through May 20, 2026.

The project consists of providing all labor and materials to remove/replace existing asphalt driveway/walkways and fencing per contract documents.

On the due date of May 20, 2026, six (6) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$306,890.00 was submitted by Peninsula Construction, Inc, of Kenai, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 400-78050-24862-43780.



 Peter A. Micciche, Borough Mayor

6/8/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>400-78050-24862-43780</u>	
Amount <u>\$306,890.00</u>	
By: <u><i>CV</i> <i>BH</i></u>	Date: <u>6/3/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB26-032 Kenai Votec Parking Lot Upgrades

CONTRACTOR	LOCATION	BASE BID
Peninsula Construction, Inc	Kenai, AK	\$306,890.00
Foster Construction, LLC	Soldotna, AK	\$351,700.00
CIC, Inc	Soldotna, AK	\$364,175.00
Specialty Excavating, LLC	Soldotna, AK	\$409,420.00
Steam on Wheels, LLC	Soldotna, AK	\$469,500.00
BMGC, LLC	Kenai, AK	\$471, 180.45

DUE DATE: May 20, 2026, at 2:00 PM

KPB OFFICIAL: 

John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 3, 2026

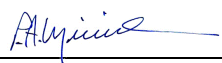
RE: Authorization to Award a Contract for ITB26-031 Nikiski North Star Elementary School Septic Replacement

The Purchasing and Contracting Office formally solicited and received bids for ITB26-031 Nikiski North Star Elementary School Septic Replacement. Bid packets were released on April 21, 2026, and the Invitation to Bid was advertised on BidExpress from April 21 to May 13, 2026.

The project consists of providing all labor and materials to demo and replace septic tank, lift station and leach field per contract documents.

On the due date of May 13, 2026, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$365,500.00 was submitted by Foster Construction, LLC of Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account numbers 400-71081-26NSS-43780 (\$268,410.77) and 400-78050-26852-43780 (\$97,089.23).



Peter A. Micciche, Borough Mayor

6/8/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>400-71081-26NSS-43780 (\$268,410.77)</u>
Amount	<u>400-78050-26852-43780 (\$97,089.23)</u>
By:	<u><i>CV BH</i></u>
Date:	<u>6/3/2026</u>
NOTES: NA	

Kenai Peninsula Borough Maintenance Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Carmen Vick, Maintenance Foreman *CV*

DATE: June 15, 2026


RE: Authorization to Award a Contract for ITB26-022 Seward High School Gym Floor Replacement

The Purchasing and Contracting Office formally solicited and received bids for ITB26-022 Seward High School Gym Floor Replacement. Bid packets were released on April 10, 2026, and the Invitation to Bid was advertised on BidExpress.com from April 10 through May 6, 2026.

The project consists of providing all labor and material to demo and replace the existing gym floor.

On the due date of May 6, 2026, one (1) bid was received and reviewed to ensure that all the specifications and delivery schedules were met. The bid of \$448,400.00 was submitted by Alaskan Industries, Inc of Wasilla, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 400-75020-26755-43780 (\$307,400.00). Funds for the remaining \$141,000.00 are contingent upon Assembly appropriation approval.



 Peter A. Micciche, Borough Mayor

6/16/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>400-75020-26755-43780 (\$307,400.00)</u>	
Amount <u>\$141,000.00 Contingent upon Assembly Approval</u>	
By: <u><i>CV BH</i></u>	Date: <u>6/16/2026</u>
NOTES: NA	

Kenai Peninsula Borough Assessing Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Adeena Wilcox, Borough Assessor *aw*

DATE: June 11, 2026

RE: Authorization to Award a Contract for RFP26-019 Assessing Mass Mailing

On May 1, 2026, the Kenai Peninsula Borough Assessing Department formally solicited proposals for RFP26-019 Assessing Mass Mailing. The request for proposals was advertised on Bid Express from May 1 to May 21, 2026.

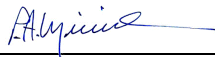
The project consists of proposals for acceptance by the Borough to provide and complete annual mailings from Assessing Department.

On the due date of May 21, 2026, two (2) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
Alaska Laser Printer and Mailing Service	Anchorage, Alaska	236
The Master's Touch LLC	Spokane, Washington	252

The highest-ranking proposal was submitted by The Master's Touch LLC, with a cost proposal of \$47,133.00. The proposal review committee recommends award of a contract to The Master's Touch LLC of Spokane, Washington. Your approval for this award is hereby requested.

Funding of this contract will be charged to account number 100-11510-00000-43011 (FY27).



Peter A. Micciche, Borough Mayor

6/16/2026

Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. _____	100-11510-00000-43011
Amount _____	\$47,133.00 (FY 27 Funding)
By: <i>CJ BH</i>	Date: 6/16/2026
NOTES: NA	

Kenai Peninsula Borough Purchasing & Contracting

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

THRU: John Hedges, Purchasing & Contracting Director *JH*

FROM: Tim Scher, Project Manager *TS*

DATE: June 17, 2026

RE: Authorization to Award a Contract for RFP26-017 Soldotna Elementary Reconstruction GMGC

On May 12, 2026, the Kenai Peninsula Borough Purchasing & Contracting Department formally solicited proposals for RFP26-017 Soldotna Elementary Reconstruction GMGC. The request for proposals was advertised on Bid Express from May 12 to June 3, 2026.

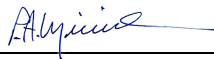
The Owner is soliciting Proposals from qualified general contractors to serve as the CM/GC for the renovation and site improvements of the old Soldotna Preparatory (SolPrep) School facility located at 426 West Redoubt Avenue, Soldotna, Alaska.

On the due date of June 3, 2026, two (2) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
Blazy Construction, Inc	Soldotna, Alaska	452
HPM, Inc	Anchorage, Alaska	327

The highest-ranking proposal was submitted by Blazy Construction, Inc., with a cost proposal of \$30,194,963.27. The proposal review committee recommends award of a contract to Blazy Construction, Inc., Soldotna, Alaska. Your approval for this award is hereby requested.

Funding of this contract will be charged to account numbers 401-78050-23S01-49101 (\$15,194,963.27) and 401-76010-26SCH-49101 (\$15,000,000.00).



 Peter A. Micciche, Borough Mayor

6/18/2026

 Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>401-78050-23S01-49101 (\$15,194,963.27)</u>	
Amount <u>401-76010-26SCH-49101 (\$15,000,000.00)</u>	
By: <u><i>CJ SD for BH</i></u>	Date: <u>6/18/2026</u>
NOTES: NA	