



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Ryan Tunseth, President
Kelly Cooper, Vice President
Willy Dunne
Cindy Ecklund
Dale Eicher
Michael Hicks
Lenora Niesen
Sarge Truesdell
Vacant, District 1

Tuesday, August 4, 2026

6:00 PM

Homer - Kenai Peninsula College, Kachemak Bay
Campus

533 E. Pioneer Avenue, Homer

Meeting ID: 897 1694 8642 Passcode: 075938

[https://yourkpb.zoom.us/j/89716948642?](https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWIfPat.1)

[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

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-7876: July 7, 2026 Regular Assembly Meeting Minutes

Resolution 2026-044: Accepting the Resignation of Assembly Member Michael Hicks and Declaring a Vacancy on the Assembly

Ordinance 2025-19-48: Recording FY2026 Expenditures Paid by the State of Alaska Department of Administration, Division of Retirement & Benefits on Behalf of the Kenai Peninsula Borough Toward the Borough's Unfunded PERS Liability

Ordinance 2026-19-04: Appropriating Supplemental Funds from the Nikiski Senior Service Area Fund to Provide for a Financial Audit of the Nikiski Senior Citizens, Inc. for Fiscal Year 2025

Ordinance 2026-19-05: Appropriating Funds from the General Fund for the McNeil Canyon School Waterline Replacement Project

Ordinance 2026-19-03: Approving a Capital Improvement Project and Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund for Development of Central Peninsula Hospital's Dermatology Clinic

Ordinance 2026-19-06: Appropriating Grant Funds for a Capital Improvement Project at Central Peninsula Landfill

Ordinance 2026-28: Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction

Ordinance 2026-27: Authorizing the Kenai Peninsula Borough to Enter into a Long-Term Lease Agreement with the City of Seward for Operation and Management of a Surplus School Facility in Seward

Ordinance 2026-26: Amending KPB Code, KPB 1.20.100 and KPB 4.30.010, to Establish Term Limits for School Board Members Subject to Voter Approval

KPB-7886: Approving a Right-Of-Way Vacation; KPB File 2026-062V

Submitted By: Peninsula Surveying / Douglas and Cherie Inglis

Request: Vacates Tillygirl Avenue between Alex Shadell Street and BG Davis Street and BG Davis Street from proposed cul-de-sac south of Lot 16E Outlook Sub Add No 1 Amended HM83-123 and proposed cul-de-sac north of Lot 13 Outlook Sub Add No 1 Amended HM83-123 and adjacent easements, Anchor Point Area

KPB-7887: Fixing the Time and Place for the Assembly's Special Committee to Hold a Community Meeting and Hear Interested Persons Favoring or Opposing Citizen Service Area Petition 2026-01, Establishing the Sterling Recreation Service Area

KPB-7879: Confirming an Appointment to Eastern Peninsula Highway Emergency Service Area Board

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2026-19-01: Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Cohoe 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

APPROVAL OF MINUTES

- *1. [KPB-7876](#) July 7, 2026 Regular Assembly Meeting Minutes

Attachments: [070726 DRAFT Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

PRESENTATIONS WITH PRIOR NOTICE

(20 minutes total)

1. [KPB-7877](#) South Peninsula Hospital Quarterly Report, Ryan Smith, Chief Executive Officer (10 minutes)

Attachments: [South Peninsula Hospital Quarterly Report](#)

2. [KPB-7878](#) The Landfill Diversion Project, Homer Drawdown, Aaron Ford, Community Organizer, Cook Inletkeeper (10 minutes)

Attachments: [Homer Drawdown Letter](#)
[Landfill Diversion Project Presentation](#)

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-7880](#) Mayor's Memo

Attachments: [Mayor's Memo](#)

1. Assembly Requests/Responses - None

2. Agreements and Contracts

- a. [KPB-7881](#) Authorization to Award a Contract for ITB27-002 Oil Well Road-Unnamed Creek Culvert

Attachments: [Authorization to Award Contract for ITB27-002 Oil Well Road Unnamed Creek C](#)

3. Other

- a. [KPB-7882](#) Tax Adjustment Request Approval

Attachments: [Tax Adjustment Request Approval 06.30.26](#)

- b. [KPB-7883](#) Investment Report quarter end June 30, 2026

Attachments: [Investment Report Quarter end June 30, 2026](#)

- c. [KPB-7884](#) Budget Revisions-June 2026

Attachments: [Budget Revisions-June 2026](#)

- d. [KPB-7885](#) Revenue-expenditure Report-June 2026

Attachments: [Revenue-Expenditure report-June 2026](#)

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2026-19-01](#) An Ordinance Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Cohoe Acres and Caribou Crossing Subdivision Projects. (Mayor)

Attachments: [Ordinance 2026-19-01](#)
[Memo](#)

2. [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)

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

Ordinances referred to Policies and Procedures Committee

3. [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)

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

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Policies and Procedures Committee

- *a. [2026-044](#) A Resolution Accepting the Resignation of Assembly Member Michael Hicks and Declaring a Vacancy on the Assembly (Tunseth)

Attachments: [Resolution 2026-044](#)
 [Memo](#)
 [Resignation Letter](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

- *a. [2025-19-48](#) An Ordinance Recording FY2026 Expenditures Paid by the State of Alaska Department of Administration, Division of Retirement & Benefits on behalf of the Kenai Peninsula Borough toward the Borough's Unfunded PERS Liability (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2025-19-48](#)
 [Memo](#)

- *b. [2026-19-04](#) An Ordinance Appropriating Supplemental Funds from the Nikiski Senior Service Area Fund to Provide for a Financial Audit of the Nikiski Senior Citizens, Inc. for Fiscal Year 2025 (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-19-04](#)
 [Memo](#)

- *c. [2026-19-05](#) An Ordinance Appropriating Funds from the General Fund for the McNeil Canyon School Waterline Replacement Project (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-19-05](#)
 [Memo](#)

- *d. [2026-19-03](#) An Ordinance Approving a Capital Improvement Project and Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund for Development of Central Peninsula Hospital's Dermatology Clinic (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-19-03](#)
[Memo](#)
[CPGH Inc Resolution 2026-31](#)
[Reference Copy R2026-043](#)

- *e. [2026-19-06](#) An Ordinance Appropriating Grant Funds for a Capital Improvement Project at Central Peninsula Landfill (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-19-06](#)
[Memo](#)

Ordinances for Introduction and referred to the Lands Committee

- *f. [2026-28](#) An Ordinance Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-28](#)
[Memo](#)
[General Land Sale - Vicinity Map](#)
[General Land Sale Parcel Pages](#)
[Reference Copy O2025-09](#)
[Public Comment 080426](#)
[LAYDOWN KPBSD Resolution 26-27-1](#)

- *g. [2026-27](#) An Ordinance Authorizing the Kenai Peninsula Borough to Enter Into a Long-Term Lease Agreement with the City of Seward for Operation and Management of a Surplus School Facility in Seward (Mayor) (Hearing on 08/18/26)

Attachments: [Ordinance 2026-27](#)
[Memo](#)
[Draft Lease](#)
[Lease Map](#)
[LAYDOWN City of Seward R2026-065](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

- *h.** [2026-26](#) An Ordinance Amending KPB Code, KPB 1.20.100 and KPB 4.30.010, to Establish Term Limits for School Board Members Subject to Voter Approval (Eicher, Tunseth, Mayor, Niesen,) (Hearing on 09/01/26)

Attachments: [Ordinance 2026-26](#)
 [Memo](#)
 [Reference Copy R2023-060](#)

3. Other

Other items referred to Lands Committee

- *a.** [KPB-7886](#) Approving a Right-Of-Way Vacation; KPB File 2026-062V
 Submitted By: Peninsula Surveying / Douglas and Cherie Inglis
 Request: Vacates Tillygirl Avenue between Alex Shadell Street and BG Davis Street and BG Davis Street from proposed cul-de-sac south of Lot 16E Outlook Sub Add No 1 Amended HM83-123 and proposed cul-de-sac north of Lot 13 Outlook Sub Add No 1 Amended HM83-123 and adjacent easements, Anchor Point Area (Referred to Lands Committee)

[Clerk's Note: At its regular meeting of July 20, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

Attachments: [Planning Commission Memo & Agenda Item](#)
 [2026-062V Submittal Petition](#)

Other items referred to Policies and Procedures Committee

- *b.** [KPB-7887](#) Fixing the Time and Place for the Assembly's Special Committee to Hold a Community Meeting and Hear Interested Persons Favoring or Opposing Citizen Service Area Petition 2026-01, Establishing the Sterling Recreation Service Area (Tunseth) (Referred to Policies and Procedures Committee)

Attachments: [Sterling Service Area Memo](#)
 [Citizen Service Area Petition 2026-01 Mayor's Report](#)
 [Sterling Recreation Proposed Boundary Map](#)
 [Public Comment 080426](#)

- *c. [KPB-7879](#) Confirming an Appointment to Eastern Peninsula Highway Emergency Service Area Board (Mayor)
Keith Klingen, Board Seat B, Term Expires 10/2028

Attachments: [Appointment to Eastern Peninsula Highway Emergency Service Area Board](#)

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 18, 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

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.