



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](#)

- *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](#)

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) (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](#)

- *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.



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, July 7, 2026

6:00 PM

Betty J. Glick Assembly Chambers
Meeting ID: 897 1694 8642 Passcode: 075938
[https://yourkpb.zoom.us/j/89716948642?](https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWlfPat.1)
[pwd=fEb3zpJksgh1maera2nn3XZRWlfPat.1](https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWlfPat.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

Present: 9 - Ryan Tunseth, Kelly Cooper, Cindy Ecklund, Willy Dunne, Dale Eicher, Lenora Niesen, Michael Hicks, Sarge Truesdell, and Scott Griebel

Also present were:

Peter A. Micciche, Borough Mayor
Brandi Harbaugh, Finance Director
Walker Steinhage, Deputy 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.

[9 Present: Cooper, Dunne, Ecklund, Eicher, Griebel, Hicks, Niesen, Truesdell, Tunseth]

Assembly Member Ecklund stated the Lands Committee met and discussed its

agenda items.

[9 Present: Cooper, Dunne, Ecklund, Eicher, Griebel, Hicks, Niesen, Truesdell, Tunseth]

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

[9 Present: Cooper, Dunne, Ecklund, Eicher, Griebel, Hicks, Niesen, Truesdell, Tunseth]

APPROVAL OF AGENDA AND CONSENT AGENDA

Cooper moved to approve the agenda and consent agenda.

Copies have been made available to the public, Borough Clerk Michele Turner noted by title only the resolutions, ordinances and other new business items that were on the consent agenda.

[KPB-7814](#) June 16, 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:

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

This Budget Ordinance was enacted.

[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)

This Budget Ordinance was enacted.

NEW BUSINESS

[2026-041](#) A Resolution Authorizing the Mayor to Execute the Fiscal Year 2027 Alaska Land Mobile Radio Communication System Membership Agreements (Mayor)

This Resolution was adopted.

[2026-042](#) A Resolution Accepting Funds from Alaska Department of Fish and Game Salmon Disaster Relief Funds for General Government Operations (Mayor)

This Resolution was adopted.

[2026-043](#) A Resolution Authorizing the Expansion of New Central Peninsula Hospital Services for the Development of a Dermatology Clinic (Mayor)

This Resolution was adopted.

[2026-040](#) A Resolution Accepting the Resignation of Assembly Member Scott Griebel and Declaring a Vacancy on the Assembly (Tunseth)

This Resolution was adopted.

[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)

This Budget Ordinance was introduced and set for public hearing.

[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)

This Budget Ordinance was introduced and set for public hearing.

[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)

This Ordinance was introduced and set for public hearing.

[KPB-7817](#) Approving a Right-Of-Way Vacation; KPB File 2026-046V:
Submitted By: Seabright Survey & Design / Porter, Robert
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

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

This Petition to Vacate was approved.

[KPB-7818](#) Approving a Right-Of-Way Vacation; KPB File 2026-038V:
Submitted By: Seabright Survey & Design / Hopkins, James and Hedgecoth, Linda
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

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

This Petition to Vacate was approved.

[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

These appointments were 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: 9 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Hicks, Truesdell, and Griebel

PRESENTATIONS WITH PRIOR NOTICE

1. [KPB-7815](#) Organizational Update, Cassidi Cameron, Executive Director, Kenai Peninsula Economic Development District (10 minutes)

[Clerk's Note: Cassidi Cameron, Executive Director, Kenai Peninsula Economic Development District gave a presentation to the Assembly.]

2. [KPB-7816](#) Kenai Peninsula Borough School District Quarterly Report, Clayton Holland, Superintendent (10 minutes)

[Clerk's Note: Clayton Holland, Superintendent, gave a presentation to the Assembly.]

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-7824](#)

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
 - b. [KPB-7826](#) 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
 - d. [KPB-7828](#) Authorization to Award Contract for ITB26-031 Nikiski North Star Elementary School Septic Replacement
 - e. [KPB-7829](#) Authorization to Award Contract for ITB26-032 Kenai Votec Parking Lot Upgrades
 - f. [KPB-7830](#) Authorization to Award Contract for ITB26-034 RSA Summer and Winter Maintenance - Central Region Unit 4
 - g. [KPB-7831](#) Authorization to Award Contract for ITB26-035 RSA Summer and Winter Maintenance - Central Region Unit 10
 - h. [KPB-7832](#) Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance - Central Region Unit 5
 - i. [KPB-7833](#) Authorization to Award Contract for ITB26-036 RSA Summer and Winter Maintenance - Central Region Unit 5- Corrected
 - j. [KPB-7834](#) Authorization to Award Contract for ITB26-037 RSA Summer and Winter Maintenance - West Region Unit 5
 - k. [KPB-7835](#) Authorization to Award Contract for ITB 26-038 RSA Summer and Winter Maintenance - North Region Unit 1
 - l. [KPB-7836](#) Authorization to Award Contract for ITB26-039 RSA Summer and Winter Mainenance - North Region Unit 5
 - m. [KPB-7837](#) Authorization to Award Contract for ITB26-040 RSA Summer and Winter Maintenance - West Region Unit 7
3. Other
- a. [KPB-7838](#) Revenue-Expenditure Report – May 2026
 - b. [KPB-7839](#) Budget Revisions – May 2026

ITEMS NOT COMPLETED FROM PRIOR AGENDA - None**UNFINISHED BUSINESS**

1. Notice to Reconsider

[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.]

Dunne moved to reconsider Ordinance 2026-23.

The motion to reconsider Ordinance 2026-23 failed by the following vote:

Yes: 3 - Ecklund, Dunne, and Griebel

No: 6 - Tunseth, Cooper, Eicher, Niesen, Hicks, and Truesdell

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment with none being offered.

ASSEMBLY COMMENTS

Assembly Member Dunne wished the Nikolaevsk Charter School the best in the upcoming school year. Mr. Dunne stated he attended the South Kenai Peninsula Hospital's 70th anniversary celebration on July 2, 2026 and the Homer 4th of July parade. Mr. Dunne congratulated the new fire chief for the Kachemak Bay Emergency Service Area, Stephanie Parker. Mr. Dunne announced the next Homer Drawdown meeting was July 9, 2026 at 5:30 pm.

Assembly Member Niesen stated she appreciated the presentations by Cassidi Cameron of Kenai Peninsula Economic Development District and Clayton Holland, Kenai Peninsula Borough School Superintendent. Ms. Niesen stated she attended the 4th of July parade in Kenai and reminded everyone that Nikiski Days was August 1, 2026.

Assembly Member Griebel commented on his resignation from the Assembly and expressed his appreciation for the group.

Assembly Member Hicks provided additional comments regarding Ordinance 2026-23. Mr. Hicks thanked Assembly Member Griebel for his service on the Assembly and stated he enjoyed working with him.

Assembly Member Eicher stated that it was a pleasure working with Assembly Member Griebel. Mr. Eicher thanked local fire fighters for their hard work on fires.

Assembly Member Truesdell thanked Superintendent Clayton Holland for the school board updates. Mr. Truesdell noted he participated in a 32-team statewide softball tournament held in Kenai on the 4th of July. Mr. Truesdell thanked Assembly Member Griebel for his time and energy serving on the assembly.

Assembly Member Ecklund thanked Assembly Member Griebel for his time on the assembly. Ms. Ecklund noted she attended the Seward Bear Creek Flood Service Area work session mitigation tour on July 6, 2026. Ms. Ecklund wished the Nikolaevsk Charter School the best and was pleased that there was a school in that area. Ms. Ecklund wished everyone a good night and to drive safe.

Vice President Cooper echoed Assembly Member Ecklund's note on safe driving and thanked all the first responders for all they do. Ms. Cooper thanked the presenters for the informative presentations. Ms. Cooper stated she traveled to Nikolaevsk and noted that the community was excited about the new charter school. Ms. Cooper thanked Assembly Member Griebel for his service.

President Tunseth congratulated Alaska Homestead Education, Inc. and was excited to see what the future holds. Mr. Tunseth thanked the presenters for the presentations. Mr. Tunseth thanked staff for the work that went into preparing for the assembly meetings. Mr. Tunseth thanked Assembly Member Griebel for his service on the assembly and noted his expertise will be missed and wished him well.

PENDING LEGISLATION

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

With no further business to come before the assembly, President Tunseth adjourned the meeting at 7:56 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of July 7, 2026.

Michele Turner, MMC, Borough Clerk

Approved by the Assembly: _____

South Peninsula Hospital Report

Prepared for

Kenai Peninsula Borough Mayor and Assembly

August 4, 2026

*South Peninsula Hospital is the healthcare provider of choice,
with a dynamic and dedicated team committed to service excellence.*

SOUTH PENINSULA HOSPITAL OWNERSHIP AND GOVERNANCE

KENAI PENINSULA BOROUGH

South Kenai Peninsula Hospital Service Area Board

Francie Roberts (President), Amber Cabana, Lynda Reed, Helen Armstrong, Tamara Fletcher, Erin Workman, Catriona Reynolds, Brandy Zollars, Storm Hansen

[Ordinance 69-4](#)
[Ordinance 73-33](#)
[Ordinance 2007-28](#)

Advisory to Mayor & Assembly

Service Area Budget approval

SPH Service Area budget proposal

President



Ryan Tunseth, Kenai

VP



Kelly Cooper, Homer

Kenai Peninsula Borough Assembly



Lenora Niesen, Nikiski



Scott Griebel, Kalifornsky



Cindy Ecklund, East Peninsula



Sargeant Truesdell, Soldotna



Dale Eicher, Sterling



Michael W. Hicks, Central



Willy Dunne, South Peninsula

Lands Committee • Finance Committee

Resolutions Ordinances Proposals

Borough Mayor's Office

Borough Mayor

Peter Micciche

Departments

Finance • Purchasing • Capital Projects



City of Homer

Homer City Mayor

Rachel Lord

City Council

Donna Aderhold, Shelly Erickson, Storm Hansen, Caroline Venuti, Jason Davis, Bradley Parsons

SPH Foundation, Inc.

Board of Trustees

Dr. Rob Downey (Chair), Holly Dramis, Dotti Harness-Foster, Amy Landess, Tiffany Park, Brandy Zollars, Beth Wythe

[SPHFI Articles of Incorporation](#)

Operating Agreement

Contract Administrator

Land Lease

South Peninsula Hospital, Inc.

President



Aaron Weisser

Vice President



Preston Simmons

Secretary



Beth Wythe

Treasurer



Michael Dye

Board of Directors



Christopher Landess, MD



Matthew Bullard



Jim Anderson



Edson Knapp, MD



Kim Frost



Bernadette Wilson



Ken Ciccoli

Committees: Executive • Finance • Governance

SPH Medical Staff

Chief of Staff



Sarah Roberts, MD

Medical Executive Committee

Nathan Kincaid, MD; Hans Amen, DO; Brian McCorison, CRNA; Brent Adcox, MD; Lucy Fisher, MD; Giulia Tortora, MD

Medical Providers

Teamsters Local 959

[Collective Bargaining Agreement](#)

Operational needs & strategies



SPH CEO

Ryan Smith

Funding & directives

Leadership Team of SPH

COO



Rachael Kincaid, DNP

CFO



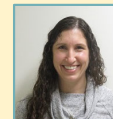
Anna Hermanson

CMO



Christina Tuomi, DO

CNO



Amber Gall, RN

DIRECT REPORTS ▲ STAFF, RESOURCES & DEPARTMENTS ▲ COMMITTEES

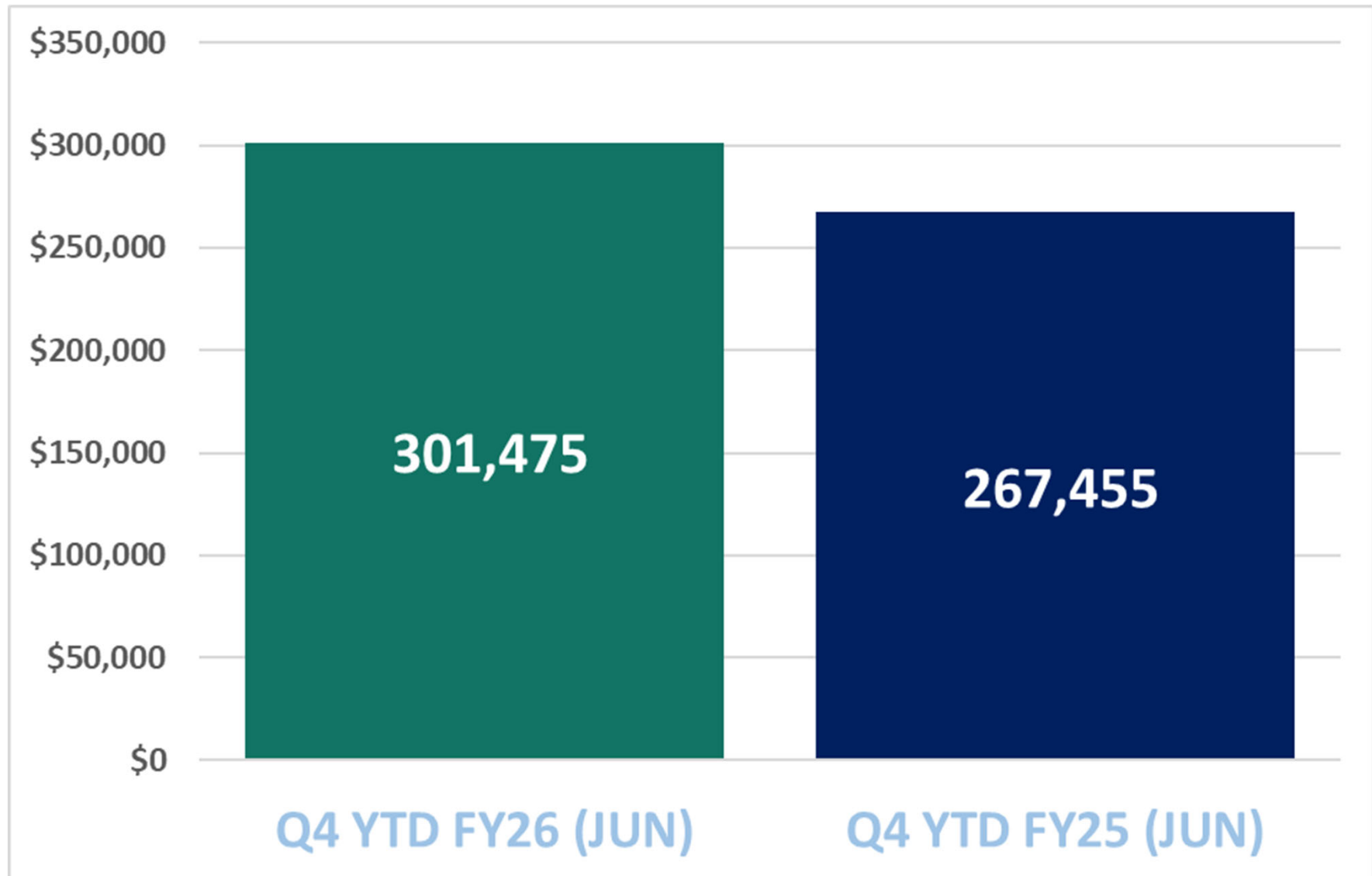
SPH Auxiliary



Gross Patient Revenue-Q4 YTD FY26

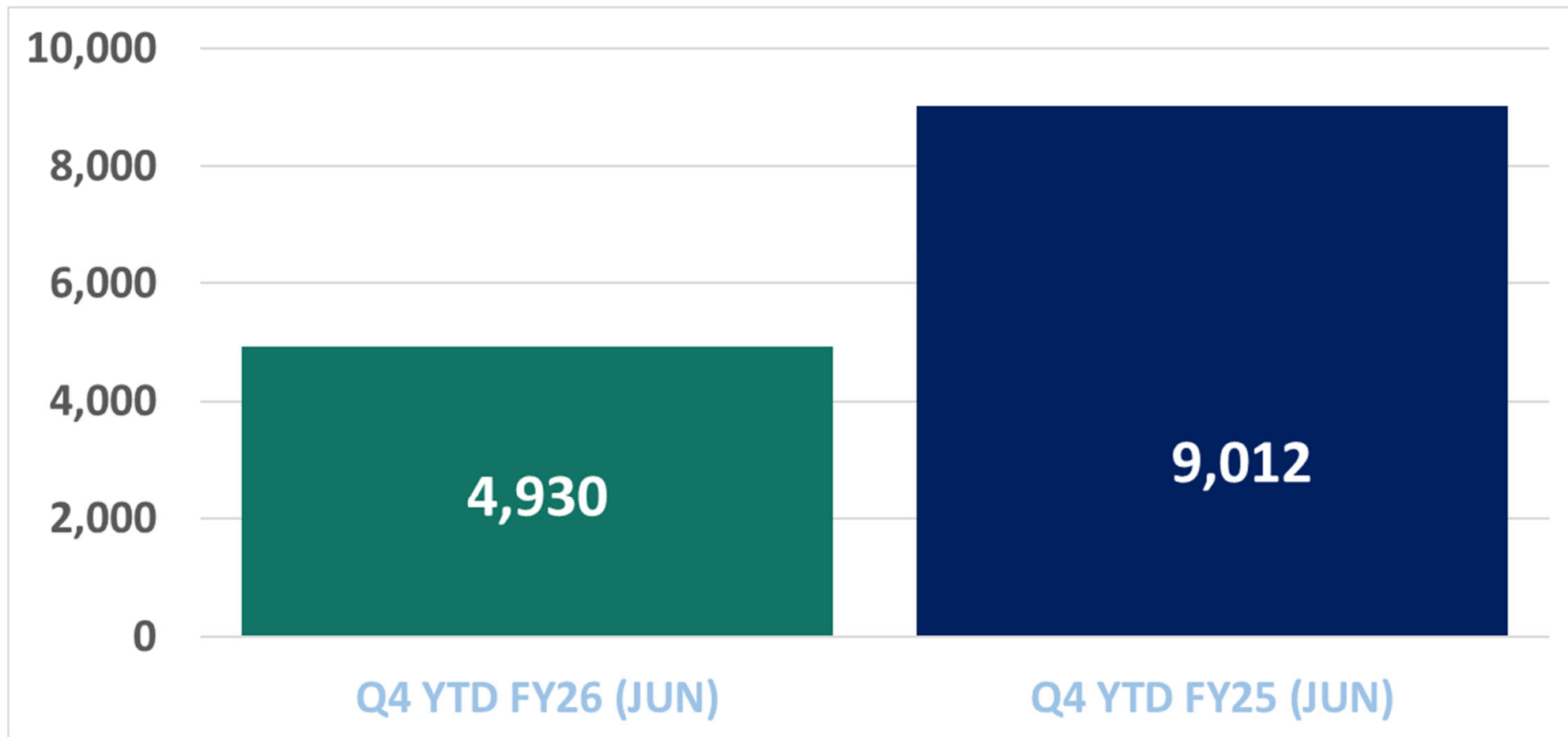
(in thousands)

12.7% Increase over PY



Net Income-Q4 YTD FY26

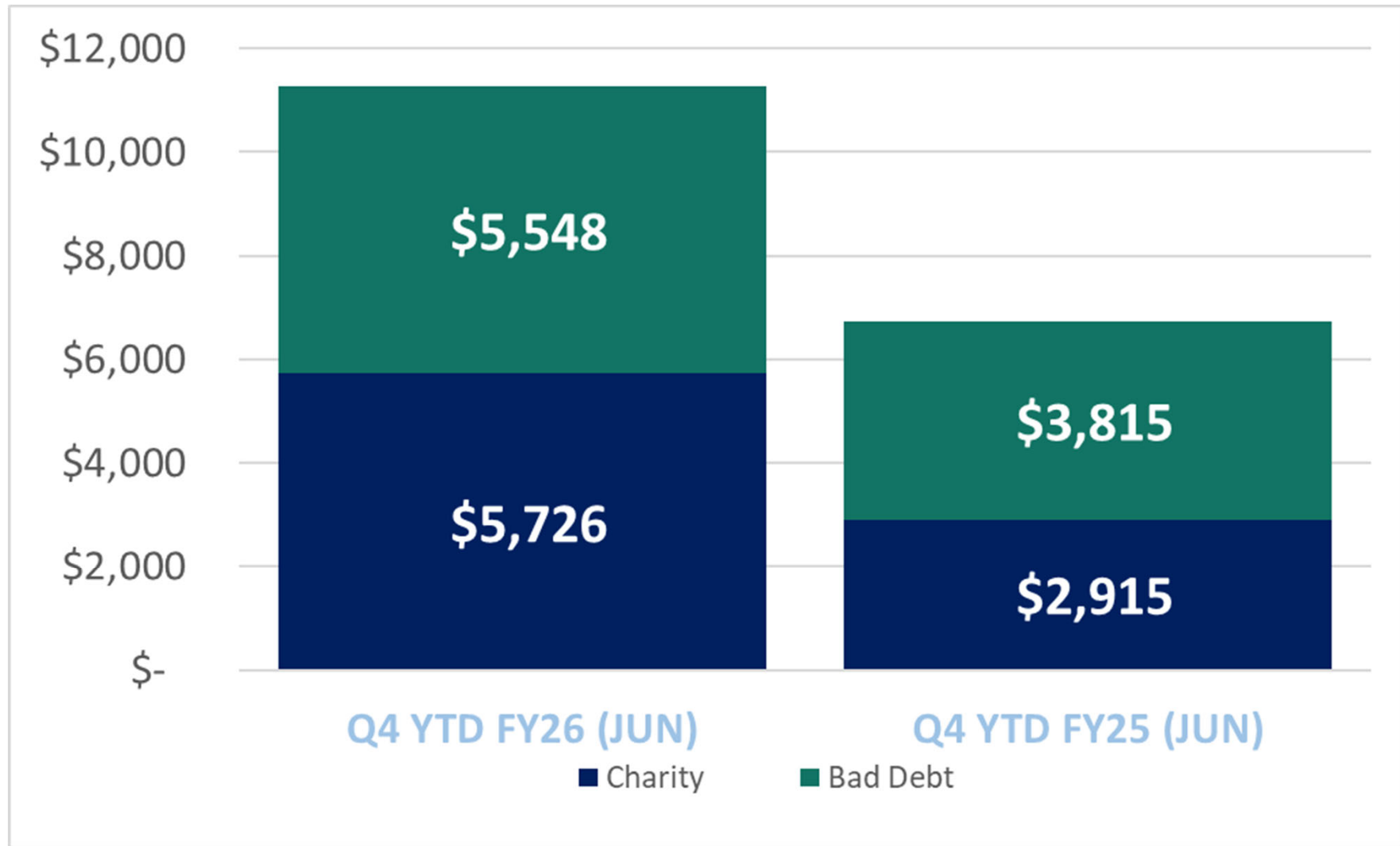
(in thousands)



Charity Care & Bad Debt-Q4 YTD FY26

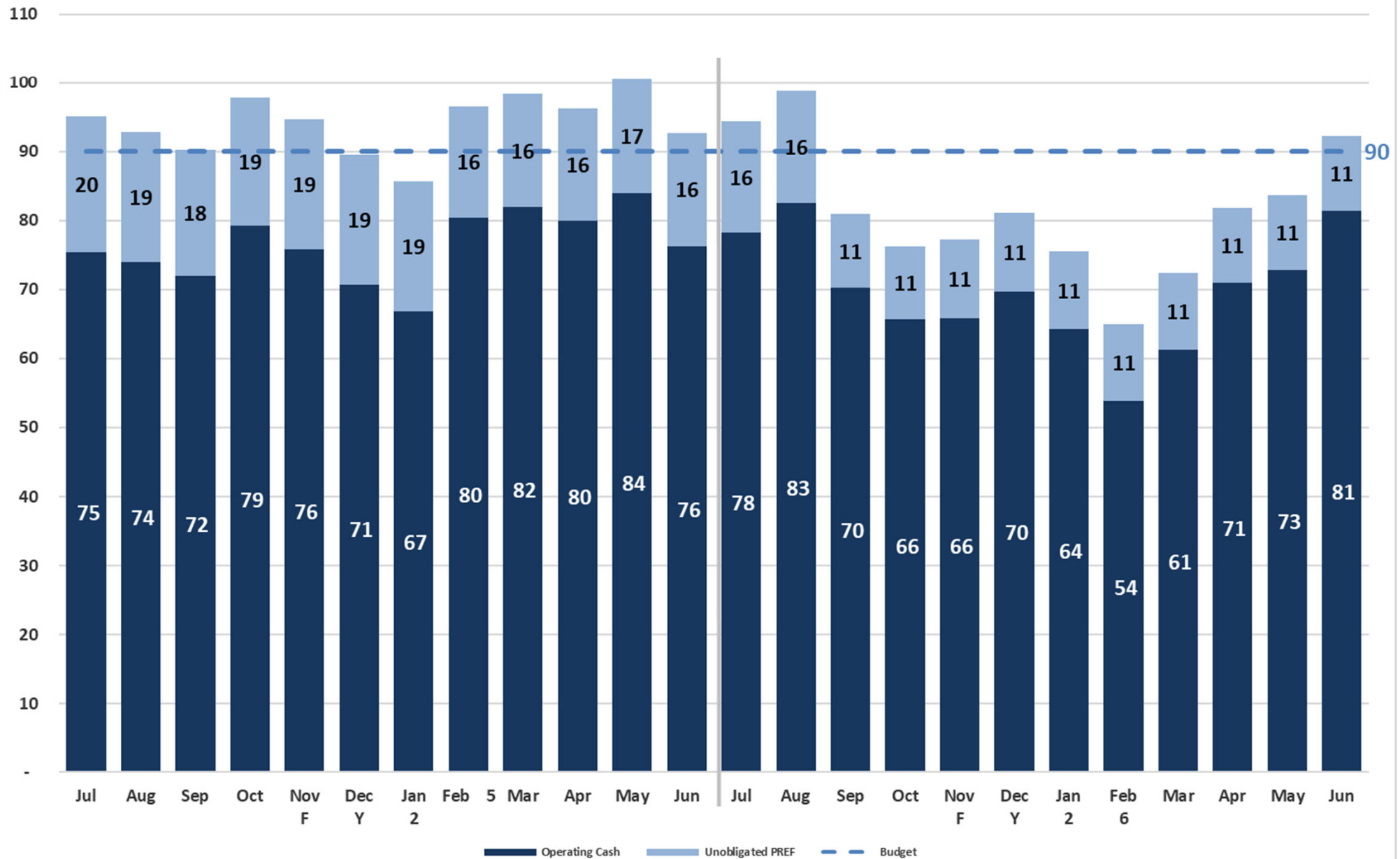
(in thousands)

96% Charity Care Increase over PY



Days Cash On Hand

SPH Operating Cash & Unobligated PREF / (Operating Expenses YTD / Number of Days)





UPDATE

Update critical infrastructure to ensure sustainability

WHAT

Replacement of generator plant and other aging systems

WHY

Replacing and relocating the generator plant opens additional usable space in the hospital, while installing a new, more efficient generator **enhances** reliability and **ensures** uninterrupted power. Numerous other aging systems are at or beyond their functional use and expensive to maintain.

WHEN

Year 1

COST

\$5 million

FUNDING

Congressional funds

MAXIMIZE

Finish existing space & investments to expand our care

WHAT

Finish out shelled space to relocate and expand pharmacy and infusion clinic, as approved by the Alaska Certificate of Need program

WHY

By **completing** the hospital's unfinished 11,000-square-foot lower level, we can provide more comfortable, timely care to an increasing number of patients, while also meeting modern health and safety standards.

WHEN

Year 2

COST

\$7 million

FUNDING

Plant Replacement and Expansion Fund (PREF) and loans

GROW

Acquire real estate for hospital campus expansion

WHAT

Acquire nearby buildings and/or land to expand hospital campus

WHY

These purchases will allow us to **consolidate** services and continue to meet the needs of our community.

WHEN

As available

COST

Variable based on available properties

FUNDING

PREF and operational revenue

CONSOLIDATE

Consolidate clinics to improve patient experience & reduce costs

WHAT

Build a medical office building and urgent care clinic

WHY

A new medical office building will streamline access to care by consolidating our offices, reducing the need for patients to navigate multiple locations and **improving patient experience.**

WHEN

Year 3

COST

\$15 - \$20 million

FUNDING

General obligation bonds



77%

think hospital services and facilities need to increase to meet future community needs.

84%

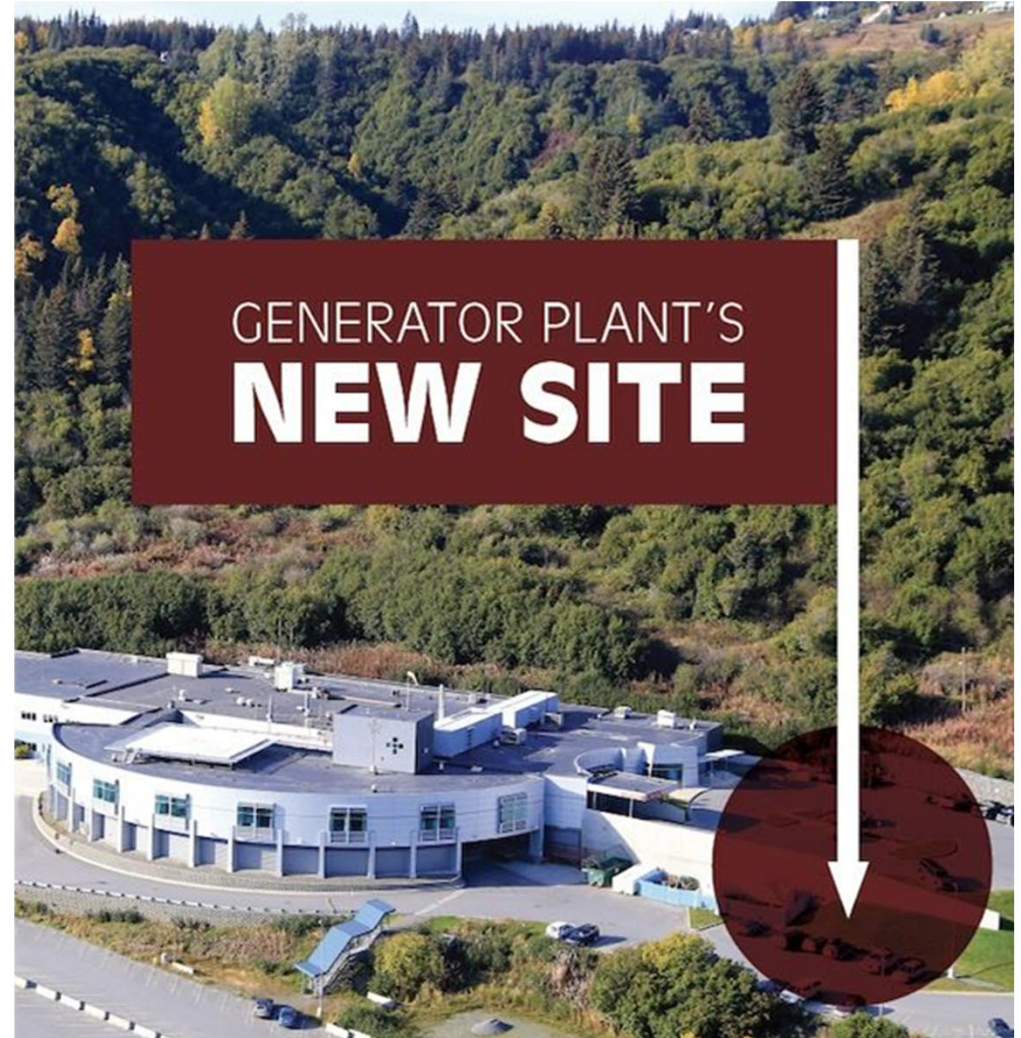
said they would consider supporting a bond.

2025 Community Survey

UPDATE

Upgrade critical infrastructure to ensure sustainability

Nearly 70 of the hospital's mechanical systems are outdated and require immediate replacement.



MAXIMIZE

Finish existing space & investments to expand our care

Complete unfinished 11,000-square-foot lower level to relocate and expand pharmacy and infusion clinic



Rural Health Transformation Program Basics



The RHTP is a **one-time, five-year \$50 billion federal initiative** to catalyze rural health care delivery transformation and improve access and health outcomes across the country.



Alaska submitted application for funding, November 2025.



The Centers for Medicare and Medicaid Services (CMS) awarded Alaska **\$272 million** to allocate between Jan and Oct 2026.

5

Examples of Restrictions:

No new construction * Cannot pay for a patient's care, transport or lodging * Cannot replace existing funding

SPH RHTP Applications – 2nd Round

Phase 1 or Phase 1 & 2 of Certificate of Need Project – Pharmacy & Infusion

Cardiopulmonary Rehab Service Line Launch

Davinci Surgical Robot

AI Scribe

Automated Medication Dispensing System

Collaborative Managed Medicaid Demonstration with CPH & Moda



Community Health Needs Assessment

Results online: www.sphosp.org

#1 Finding: Senior health and services

Age	Male		Female	
	Total	Percent	Total	Percent
Under 5	434	5.2%	412	5.2%
5-9	463	5.6%	449	5.6%
10-14	501	6.1%	520	6.5%
15-17	291	3.5%	261	3.3%
18-20	293	3.5%	256	3.2%
21-24	370	4.5%	305	3.8%
25-34	788	9.5%	787	9.9%
35-44	1,048	12.7%	1,046	13.2%
45-54	939	11.4%	853	10.7%
55-64	1,076	13.0%	1,086	13.7%
65-74	1,339	16.2%	1,222	15.4%
75-84	600	7.3%	600	7.5%
85 and over	128	1.5%	151	1.9%
Total	8,270		7,948	

38.5% of SKP is 55 and older
28% of Alaska is 55 and older
31% of USA is 55 and older

NEW Rotary Health Fair

SATURDAY, OCT 10
Homer High School
ONE DAY
DEEPLY DISCOUNTED
BLOOD DRAWS
AND EDUCATION FAIR



Rotary Health Fair

Homer, Alaska

Discounted Tests

**LOWEST EVER
PRICES**

BASIC PANEL: \$40

Regular Price: \$575

Includes Complete Blood Count,
Cholesterol & Metabolic Panel

WELLNESS PACKAGE: \$99

Regular Price: \$870

Includes Basic Panel, TSH (Thyroid
Stimulating Hormone) & Vitamin D

SPECIALIZED LABS

A1C: \$35

PSA: \$35

TSH: \$30

Vitamin D: \$40

Vitamin Panel: \$70

(D, B12, Folate)

Iron Panel: \$30

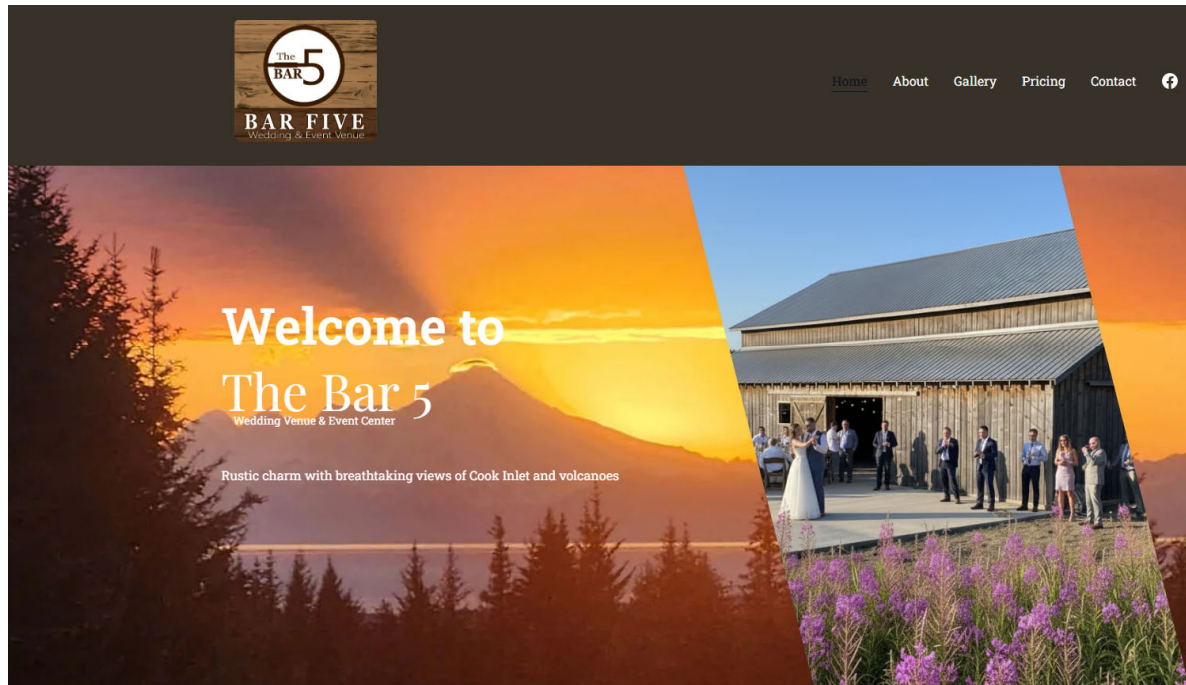
(Iron, Transferrin, Ferritin)

Saturday, August 29

6:30 – 9:00pm

Local music, local foods, local fundraiser for the local hospital

Rooted in Community





South Peninsula Hospital

Honoring the past, planning for the future!



Thank you

QUESTIONS?



*South Peninsula Hospital is the healthcare provider of choice,
with a dynamic and dedicated team committed to service excellence.*



**Mayor Micciche and the Kenai Peninsula Borough Assembly
August 4th, 2026**

The Landfill Diversion Project - Homer Drawdown

By Janette Keiser, Lasse Holmes and Soph Nielsen

Waste disposal is something that we all have in common. We view solid waste management and our local transfer facilities as community resources. Homer Drawdown imagines a future where all KPB residents recognize its importance, and work together to efficiently and safely manage waste disposal for the benefit of everyone.

Currently, the Borough permits two volunteers to access the construction & demolition (C&D) pile at the Homer Transfer Facility. Using the scales on site, we diverted more than 10,000 lbs on the first day of salvaging!

We estimate that we have diverted at least 123 cubic yards of material in seven workdays. That is equivalent to about 10 full-size school buses! Each truckload of construction material that we bring down from the C&D pile to the re-use area disappears by the time we return. As of July 18th, we have diverted an average of four truckloads each day.

Our ultimate goal is to encourage residents to sort and divert before discarding. We hope to encourage contractors and homeowners to leave usable material on the racks and shelves in the re-use area, so it does not need to be diverted at all.

Since we have begun salvaging and maintaining the re-use area, community feedback has been overwhelmingly positive. Every day that volunteers are on site, transfer facility users express their appreciation for this opportunity, and excitement for the availability of salvaged construction material.

Our community is ready to see this project succeed. Many of us remember when the public was allowed to salvage from the scrap metal, C&D, and woody waste piles at the Homer Transfer Facility. We have heard plenty of stories of dog houses, sheds, greenhouses etc, which have been built from salvaged material. The buzz at coffee shops and grocery stores around town has been unanimously enthusiastic about this new effort.

We are grateful for the collaboration and support that we have received from all levels of the KPB Solid Waste department. Most notably, Eric Lervig, Jim Norcross, John Dudley, and the staff of the Homer Transfer Facility.

We would like to thank the KPB Assembly, and KPB Solid Waste staff for collaborating with us so far. We look forward to your continued collaboration and support, as we continue to work together to promote proper waste disposal across the community.

Homer Drawdown Background

Homer Drawdown is a collaborative grassroots volunteer group, supported by Cook Inletkeeper. We aim to sequester carbon, reduce emissions and build community resilience to address climate change, working from frameworks in the book *Drawdown* published in 2016. We are strictly democratic, selecting projects and implementing them as the group chooses. **Homer Drawdown is grounded in the belief that community-led solutions are the most impactful and lasting. To that end, we aim to build solutions which can continue independently and stand on their own.**

The Landfill Diversion Project is just one part of our fourth Drawdown solution. Volunteers selected curbing local waste streams as our focus. We are taking a three-part approach:

- education and outreach to prevent waste;
- redirecting edible food and usable material before it becomes waste;
- diverting usable material which has already been discarded.

Homer Drawdown has completed three solutions to date. First we began with the Peatland Project in 2020 and:

- coordinated citizen science outings to map local peat depth which is now being used in a larger study by Kachemak Bay Research Reserve;
- held a youth peatland-themed camp, artist collaborations and public presentations;
- established experimental restoration plots
- Highlighted the importance of peatlands which has led to lasting partnerships continuing to work toward local peatland conservation in the Homer area today.

The next Drawdown project was People-Oriented Transportation and we:

- contributed to the City of Homer's Transportation Plan and Comprehensive Plan;
- established new trails and bike lanes around town supported by maps and signage; and
- partnered with the City of Homer, City Council and KPB Assembly, and the Homer Cycling Club.

Our Climate-Smart Homes project addressed residential home energy efficiency and we:

- hosted a Heat Pumps 101 event drawing over 130 people and garnering hundreds more views online;
- compiled resources, conducted assessments of local residences, and taught basic DIY improvements; and
- hosted the Homer Energy Fair attended by 250 people, featuring 19 exhibitors, and partnered with tradespeople, utility providers, and business leaders.



THE LANDFILL DIVERSION PROJECT

THE LANDFILL DIVERSION PROJECT



- Two volunteers salvaging from the C&D debris cell in Homer
- Diverting usable construction material to the Reuse Area
- Working Saturdays since May 26th
- Our ultimate goal is to encourage residents to sort and divert before discarding

HOMER TRANSFER FACILITY

REUSE AREA



KPB REUSE AREA

THIS REUSE AREA IS A FREE MATERIALS EXCHANGE LOCATION WHERE ITEMS IN USEABLE CONDITION CAN BE DROPPED OFF OR PICKED UP.



RULES

1. ATTENDANT HAS FINAL AUTHORITY OVER WHAT IS AND ISN'T ALLOWED AND MAY REJECT ANY ITEM AT THEIR DISCRETION.
2. ALL USERS OF THIS AREA ARE EXPECTED TO BE COURTEOUS AND RESPECTFUL.
3. LIMIT 3 ITEMS LEFT PER USER/PER TRIP, OR AS DIRECTED BY ATTENDANT.
4. ITEMS LEFT MUST BE CLEAN AND NOT DAMAGED OR BROKEN.
5. MAXIMUM PARKING OF 10 MINUTES PER USER - DROPOFF & PICK UP.
6. USERS MUST NOT BLOCK DISPOSAL AREAS.
7. DAILY DISPOSAL OPERATIONS HAVE PRIORITY OVER REUSE ACTIVITY. REUSE AREA MAY BE TEMPORARILY CLOSED AT ATTENDANT'S DISCRETION.
8. ITEMS LEFT IN REUSE AREA WILL BE CLEANED OUT DAILY OR AS NEEDED AT ATTENDANT'S DISCRETION.

ITEMS ALLOWED

Small Items/Quantities ONLY; 25 Lbs and Over MUST BE APPROVED BY ATTENDANT

- Building Materials
- Cookware
- Decorations
- Electronics
- Small Furniture
- Kitchen Appliances
- Outdoor Equipment
- Sport & Recreation Equipment
- Tools
- Toys

ITEMS NOT ALLOWED

- Large Appliances
- Broken Items
- Car Seats
- Chemicals or Liquids (including Paint)
- Clothing
- Large Furniture
- Mattresses
- Food (perishables, canned, frozen, etc.)



SATURDAY JULY 11TH

- Lumber racks are built on pallets - landfill staff can move them as needed
- Made from 100% salvaged material
- The community response was immediate



A tidy area encourages good behavior and stewardship



SOPH NIELSEN

Waste Reduction Strategist

WeGenerative LLC



2024 Juneau Waste Characterization Study

- 12.6% of material in the Juneau landfill is recoverable material

C&D DEBRIS IS BULKY AND TIME-CONSUMING TO HANDLE



Diverting C&D material before landfilling can help:

- Reduce the workload on KPB staff
- Extend the longevity of C&D cells
- Provide construction material the public can use

**Reducing the transportation of C&D material
is the single most cost-effective waste diversion tactic.**

THE LANDFILL DIVERSION PROJECT



- Volunteers divert about 18 cubic yards from the C&D cell each Saturday.
- As of July 18th, we have diverted 123 cubic yards - **Equivalent to ten school buses!**
- Our ultimate goal is to encourage residents to sort and divert before discarding



ALASKANS KNOW

We make the most of our resources!

Managing waste locally is the most effective and economical approach



THANK YOU
MAYOR AND ASSEMBLY



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: August 04, 2026

AM

Assembly Request / Response

- a. None

Agreements and Contracts

- a. Authorization to Award a Contract for ITB27-002 Oil Well Road- Unnamed Creek Culvert

Other

- a. Tax Adjustment Request Approval
- b. Investment Report quarter end 6/30/26
- c. Budget Revisions-June 2026
- d. Revenue-expenditure Report-June 2026

Kenai Peninsula Borough
Purchasing and Contracting Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

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

FROM: Joseph Nations, Project Manager *JN*

DATE: July 1, 2026

RE: Authorization to Award a Contract for ITB27-002 Oil Well Road – Unnamed Creek Culvert

The Purchasing and Contracting Office formally solicited and received bids for the ITB27-002 Oil Well Road – Unnamed Creek Culvert. Bid packets were released on June 5, 2026, and the Invitation to Bid was advertised on BidExpress.com from June 9 to June 23, 2026.

The project consists of providing labor and materials for the removal of existing culverts at Unnamed Creek and replacing them with new Owner provided culverts.

On the due date of June 23, 2026, four (4) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$320,000.00 was submitted by Chumley’s Inc of Nikiski, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.24PAS.43011.

P. Micciche
Peter A. Micciche, Borough Mayor

7/7/2026
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-24PAS-43011</u>	
Amount <u>\$320,000.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>7/7/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB27-002 Oil Well Road - Unnamed Creek Culvert

CONTRACTOR	LOCATION	BASE BID
Chumley's Inc	Nikiski, AK	\$320,000.00
Summit Excavation, Inc	Soldotna, AK	\$476,340.00
Peninsula Construction	Kenai, AK	\$529,000.00
Southcentral Construction, Inc	Anchorage, AK	\$862,000.00

DUE DATE: June 24, 2026

KPB OFFICIAL:


John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough

Assessing Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor
FROM: Adeena Wilcox, Borough Assessor 
DATE: June 30, 2026
RE: Tax Adjustment Request Approval

Attached is a spreadsheet of tax adjustment requests required by changes to the assessment roll. These adjustments are being submitted to the Finance Department for processing.

KPB Code 5.12.060: A tax adjustment request change to the tax assessment roll must be approved by the mayor upon request of the borough assessor.

I hereby certify that I have reviewed the tax adjustment requests submitted for your signature and I find them to be proper and correct.

DATED: June 30, 2026

Adeena Wilcox
Borough Assessor

APPROVED



Peter A. Micciche
Borough Mayor

JULY TARS

	2026	2025	2024	2023	2022	2021
TAG 10 (assessed)						
(taxable)						
TAG 11 (assessed)	\$0					
(taxable)	\$26,200					
TAG 20 (assessed)						
(taxable)						
TAG 21 (assessed)						
(taxable)						
TAG 30 (assessed)	\$0					
(taxable)	\$42,900					
TAG 40 (assessed)						
(taxable)						
TAG 41 (assessed)						
(taxable)						
TAG 42 (assessed)						
(taxable)						
TAG 43 (assessed)						
(taxable)						
TAG 52 (assessed)	\$0					
(taxable)	\$27,000					
TAG 53 (assessed)						
(taxable)						
TAG 54 (assessed)						
(taxable)						
TAG 55 (assessed)	\$0					
(taxable)	\$32,600					
TAG 57 (assessed)						
(taxable)						
TAG 58 (assessed)	(\$5,100)					
(taxable)	(\$125,700)					
TAG 59 (assessed)	\$0					
(taxable)	\$104,300					
TAG 61 (assessed)						
(taxable)						
TAG 63 (assessed)						
(taxable)						
TAG 64 (assessed)						
(taxable)						
TAG 65 (assessed)						
(taxable)						
TAG 67 (assessed)						
(taxable)						
TAG 68 (assessed)	\$0					
(taxable)	\$19,800					
TAG 69 (assessed)						
(taxable)						
TAG 70 (assessed)						
(taxable)						
TAG 80 (assessed)						
(taxable)						
TAG 81 (assessed)	\$0					
(taxable)	(\$25,400)					
TOTAL ASSESSED	(\$5,100)	\$0	\$0	\$0	\$0	\$0
TOTAL TAXABLE	\$101,700	\$0	\$0	\$0	\$0	\$0
KPB FLAT TAX	(\$500)					

JULY TARS CITY VALUES

	2026	2025	2024	2023	2022	2021
TAG 10 (assessed)						
(taxable)						
Seldovia Flat Tax						
TAG 20 (assessed)	\$0					
(taxable)	\$26,200					
Homer Flat Tax						
TAG 21 (assessed)						
(taxable)						
TAG 30 (assessed)	\$0					
(taxable)	\$42,900					
Disability Tax Credit	(\$250)					
TAG 40 (assessed)						
(taxable)						
TAG 41 (assessed)						
(taxable)						
TAG 70 (assessed)						
(taxable)						
Soldotna Flat Tax						
TAG 80 (assessed)						
(taxable)						
TOTAL ASSESSED	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TAXABLE	\$69,100	\$0	\$0	\$0	\$0	\$0
KPB FLAT TAX	(\$250)	\$0	\$0	\$0	\$0	\$0

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 **TAR NUMBER** 55-26-001
PARCEL ID 013-214-37
PRIMARY OWNER SMITH, PATRICK & ANGELA

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>55</u>	<u>55</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>12,000</u>	<u>12,000</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>12,000</u>	<u>12,000</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>12,000</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	<u>06/23/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE <u>\$12,000</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u></u>
		CITY FLAT TAX <u></u>

Cadastral Values		Class	Value Type	Attribute	Secondary Attribute	Previous Attribute	Amount	Expend to Filter Values
Site								
Default - Default Value Group								
Appraised			Legal Acres			.92 Acres	.92 Acres	
			Land Market Value			\$12,000.00	\$12,000.00	
Assessed			TAG			55.00	55.00	
			TAG.1d			55.00	55.00	
			Land			\$12,000.00	\$12,000.00	
			Parcel Assessed Value			\$12,000.00	\$12,000.00	
			Personal Property Assessed Value			0	0	
			Qualified for Exemption			\$12,000.00	\$12,000.00	
			Total Assessed Value - City			0	0	
			Total City Optional Exempt Value			\$12,000.00	\$12,000.00	
			Total Mandatory Exempt Value			0	0	
			Land Assessed Value			\$12,000.00	\$12,000.00	
Taxable			Total Assessed Value - Borough			\$12,000.00	\$12,000.00	
			City Taxable Value	55 - NIKISKI SN.		0	0	
Exemption			Taxable Value - Borough			0	\$12,000.00	
			Clerks Deed			\$12,000.00	\$12,000.00	
Date			Exemption Value City	55 - NIKISKI SN.		0	0	
			Exemption Value Borough			\$12,000.00	\$12,000.00	
			Year of Cadastre			2026.0000000000	2026.0000000000	
			Effective date of value change			20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026

TAR NUMBER 55-26-002

PARCEL ID 014-190-01

PRIMARY OWNER COLYER, BUCK DANIEL

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>55</u>	<u>55</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>20,600</u>	<u>20,600</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>20,600</u>	<u>20,600</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>20,600</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
DATE	KPB TAXABLE	<u>\$20,600</u>
SUBMITTED BY	CITY ASSESSED	<u>\$0</u>
VERIFIED BY	CITY TAXABLE	<u>\$0</u>
	KPB FLAT TAX	<u></u>
	CITY FLAT TAX	<u></u>

Cadastral Values			Expand to Filter Values				
Site	Class	Value Type	Attribute	Secondary Attributes	Previous Amount	Amount	
Default - Default Value Group							
Appraised		Legal Acres			1.92 Acres	1.92 Acres	
		Land Market value				\$20,600.00	\$20,600.00
		TAG				\$5.00	\$5.00
		TAG.Id				\$5.00	\$5.00
Assessed		Land				\$5.00	\$5.00
		Parcel Assessed Value				\$20,600.00	\$20,600.00
		Personal Property Assessed Value				\$20,600.00	\$20,600.00
		Qualified for Exemption				0	0
		Total Assessed Value - City				\$20,600.00	\$20,600.00
		Total City Optional Exempt Value				\$20,600.00	\$20,600.00
		Total Mandatory Exempt Value				0	0
Taxable		Land Assessed Value			\$20,600.00	\$20,600.00	
		Total Assessed Value - Borough				\$20,600.00	\$20,600.00
		City Taxable Value	55 - NIKISKI SN.			0	0
		Taxable Value - Borough				0	\$20,600.00
Exemption		Exemption Value City	55 - NIKISKI SN.		0	0	
		Government Exempt Value				\$20,600.00	\$20,600.00
Date		Exemption Value Borough			\$20,600.00	0	
		Year of Cadastre				2026.0000000000	2026.0000000000
		Effective date of value change				20260101.0000000000	20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 **TAR NUMBER** 30-26-002

PARCEL ID 039-040-16

PRIMARY OWNER DOUTHIT, ALEXANDER

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>5,100</u>	<u>5,100</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>5,100</u>	<u>5,100</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>5,100</u>
CITY ASSESSED (VT 1011)	<u>5,100</u>	<u>5,100</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>5,100</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	<u>06/23/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE <u>\$5,100</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$5,100</u>
		KPB FLAT TAX _____
		CITY FLAT TAX _____

Cadastral Values		Value Type		Attribute	Secondary Attribute	Previous Amount	Amount	Expend to Filter values	
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount			
Default - Default Value Group									
Appraised		Legal Acres			.21 Acres	0	.21 Acres		
		Improvement Market value				0	0		
		Land Market value				\$5,100.00	\$5,100.00	\$5,100.00	
		TAG				30.00	30.00	30.00	
Assessed		TAG.Id				30.00	30.00	30.00	
		Improvements				0	0	0	
		Land				\$5,100.00	\$5,100.00	\$5,100.00	
		Parcel Assessed Value				\$5,100.00	\$5,100.00	\$5,100.00	
		Personal Property Assessed Value				0	0	0	
		Qualified for Exemption				\$5,100.00	\$5,100.00	\$5,100.00	
		Total Assessed Value - City				\$5,100.00	\$5,100.00	\$5,100.00	
		Total City Optional Exempt Value				0	0	0	
		Total Mandatory Exempt Value				\$5,100.00			
		Land Assessed Value				\$5,100.00	\$5,100.00	\$5,100.00	
Taxable		Improvement Assessed Value			0	0	0		
		Total Assessed Value - Borough				\$5,100.00	\$5,100.00	\$5,100.00	
		City Taxable Value	30 - KENAI CITY			0		\$5,100.00	
		Taxable Value - Borough				0		\$5,100.00	
Exemption		Clerks Deed				\$5,100.00			
		Exemption Value City	30 - KENAI CITY			\$5,100.00	0	0	
		Exemption Value Borough				\$5,100.00			
		Year of Cadastre				2026.0000000000		2026.0000000000	
Date		Effective date of value change			20260101.0000000000		20260101.0000000000		

TAX ADJUSTMENT REQUEST**ROLL/YEAR** 2026**TAR NUMBER** 30-26-003**PARCEL ID** 039-130-01**PRIMARY OWNER** DOUTHIT, SARAH C

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>17,800</u>	<u>17,800</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>17,800</u>	<u>17,800</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>17,800</u>
CITY ASSESSED (VT 1011)	<u>17,800</u>	<u>17,800</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>17,800</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED**CHANGE SUMMARY**

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$17,800</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$17,800</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group						
Appraised		Legal Acres			.23 Acres	.23 Acres
		Land Market Value			\$17,800.00	\$17,800.00
Assessed		TAG			30.00	30.00
		TAG.Id			30.00	30.00
		Land			\$17,800.00	\$17,800.00
		Parcel Assessed Value			\$17,800.00	\$17,800.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$17,800.00	\$17,800.00
		Total Assessed Value - City			\$17,800.00	\$17,800.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value			\$17,800.00	\$17,800.00
		Land Assessed Value			\$17,800.00	\$17,800.00
Taxable		City Taxable Value	30 - KENAI CITY		0	\$17,800.00
		Taxable Value - Borough			0	\$17,800.00
		Clerks Used			\$17,800.00	\$17,800.00
		Exemption			\$17,800.00	0
Exemption		Exemption Value City	30 - KENAI CITY		0	0
		Exemption Value Borough			\$17,800.00	0
		Year of Cadastre			2026.000000000000	2026.000000000000
Date		Effective date of value change			20260101.0000000000	20260101.0000000000

PRIMARY OWNER DOUTHIT, ALEXANDER N

	CURRENT VALUE	CORRECTED VALUE
TAG	30	30
CLASS CODE	100	100
LAND ASSESSED (VT4)	20,000	20,000
IMPROVEMENT ASSESSED (VT5)	0	0
KPB ASSESSED (VT 1001)	20,000	20,000
KPB TAXABLE (VT 1003)	0	20,000
CITY ASSESSED (VT 1011)	20,000	20,000
CITY TAXABLE (VT 1013)	0	20,000

EXPLANATION	FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED
1	1
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100	100

		CHANGE SUMMARY	
		KPB ASSESSED	\$0
DATE	06/23/26	KPB TAXABLE	\$20,000
SUBMITTED BY	LCRANE	CITY ASSESSED	\$0
VERIFIED BY	C. FINLEY	CITY TAXABLE	\$20,000
		KPB FLAT TAX	
		CITY FLAT TAX	

Cadastral Values		Value Type	Attribute	Secondary Attribute	Physical Attribute	Expand to Filter Values
Site	Class					
Default - Default Value Group						
Appraised	Assessed	Legal Acres			.29 Acres	.29 Acres
		Land Market Value			\$20,000.00	\$20,000.00
		TAG			30.00	30.00
		TAG.Ld			30.00	30.00
		Land			\$20,000.00	\$20,000.00
		Parcel Assessed Value			\$20,000.00	\$20,000.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$20,000.00	\$20,000.00
		Total Assessed Value - City			\$20,000.00	\$20,000.00
		Total City Optional Exempt Value			0	0
Total Mandatory Exempt Value						
\$20,000.00						
Taxable	Exemption	Land Assessed Value			\$20,000.00	\$20,000.00
		Total Assessed Value - Borough			\$20,000.00	\$20,000.00
		City Taxable Value	30 - KENAI CITY		0	\$20,000.00
		Taxable Value - Borough			0	\$20,000.00
		Clerks Deed			\$20,000.00	\$20,000.00
Exemption	Exemption	Exemption Value City	30 - KENAI CITY		\$20,000.00	0
		Exemption Value Borough			\$20,000.00	0
		Year of Cadastre			2026.0000000000	2026.0000000000
Date			Effective date of value change	20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 30-26-005PARCEL ID 047-130-46PRIMARY OWNER MCDONALD, ERIC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>29,600</u>	<u>29,600</u>
IMPROVEMENT ASSESSED (VT5)	<u>187,200</u>	<u>187,200</u>
KPB ASSESSED (VT 1001)	<u>216,800</u>	<u>216,800</u>
KPB TAXABLE (VT 1003)	<u>141,800</u>	<u>141,800</u>
CITY ASSESSED (VT 1011)	<u>216,800</u>	<u>216,800</u>
CITY TAXABLE (VT 1013)	<u>216,800</u>	<u>216,800</u>

EXPLANATION LATE FILED DISABLED RESIDENT EXEMPTION APPROVED

		CHANGE SUMMARY
DATE	<u>06/17/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE <u>\$0</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u>(\$500.00)</u>
		CITY FLAT TAX <u>(\$250.00)</u>

eColasura Values		Class	Value Type	Alotment	Secondary Alotment	Previous Amount	Amount	Expand to Filter Values
Default - Default Value Group		Appraised	Legal Acres			.30 Acres	.30 Acres	
			Improvement Market Value			\$187,200.00	\$187,200.00	
			Land Market Value			\$29,600.00	\$29,600.00	
			TAG			30.00	30.00	
			TAG.1d			30.00	30.00	
		Assessed	Improvements			\$187,200.00	\$187,200.00	
			Land			\$29,600.00	\$29,600.00	
			Parcel Assessed Value			\$216,800.00	\$216,800.00	
			Personal Property Assessed Value			0	0	
			Qualified for Exemption			\$216,800.00	\$216,800.00	
			Total Assessed Value - City			\$216,800.00	\$216,800.00	
			Total Borough Optional Exempt Value			\$75,000.00	\$75,000.00	
			Total City Optional Exempt Value			0	0	
			Land Assessed Value			\$29,600.00	\$29,600.00	
			Improvement Assessed Value			\$187,200.00	\$187,200.00	
			Total Assessed Value - Borough			\$216,800.00	\$216,800.00	
		Taxable	City Taxable Value	30 - KENAI CITY		\$216,800.00	\$216,800.00	
			Taxable Value - Borough			\$141,800.00	\$141,800.00	
		Exemption	Disabled Resident \$250TAX CREDIT TAG.30				\$250.00	
			Disabled Resident \$500TAX CREDIT Borough				\$500.00	
			Exemption Value City	30 - KENAI CITY		0	0	
			OP Residential Boro Exemption			\$75,000.00	\$75,000.00	
			Residential Exemption			\$75,000.00	\$75,000.00	
			Working Improvement Assessed Value			\$187,200.00	\$187,200.00	
			Exemption Value Borough			\$75,000.00	\$75,000.00	
		Date	Year of Calastre			2026.000000000000	2026.000000000000	
			Effective date of value change			20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST**ROLL/YEAR** 2026**TAR NUMBER** 58-26-002**PARCEL ID** 057-560-04**PRIMARY OWNER** RONEY, CHARLES AND VICKIE

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>32,400</u>	<u>32,400</u>
IMPROVEMENT ASSESSED (VT5)	<u>346,600</u>	<u>346,600</u>
KPB ASSESSED (VT 1001)	<u>379,000</u>	<u>379,000</u>
KPB TAXABLE (VT 1003)	<u>304,000</u>	<u>379,000</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION MANIFEST CLERICAL ERROR - 75K APPLIED TO PIN IN ERROR.**CHANGE SUMMARY**

DATE	<u>06/18/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE	<u>\$75,000</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Value Type		Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group		Class	Legal Acres			.93 Acres	
Appraised	Improvement Market Value					\$346,600.00	\$346,600.00
	Land Market Value					\$32,400.00	\$32,400.00
Assessed	TAG					58.00	58.00
	TAG.Id					58.00	58.00
	Improvements					\$173,400.00	\$173,400.00
	Land					\$16,200.00	\$16,200.00
	Parcel Assessed Value					\$379,000.00	\$379,000.00
Assessed	Personal Property Assessed Value					0	0
	Qualified for Exemption					\$189,600.00	\$189,600.00
Total Assessed Value - City						0	0
Total Borough Optional Exempt Value						\$75,000.00	
Total City Optional Exempt Value						0	0
Unqualified	Improvements					\$173,200.00	\$173,200.00
	Unqualified Land					\$16,200.00	\$16,200.00
	Land Assessed Value					\$32,400.00	\$32,400.00
	Improvement Assessed Value					\$346,600.00	\$346,600.00
	Total Assessed Value - Borough					\$379,000.00	\$379,000.00
Taxable	City Taxable Value					0	0
	Taxable Value - Borough					\$304,000.00	\$379,000.00
Exemption	Exemption Value City					0	0
	OP Residential Boro Exemption					\$75,000.00	
	Residential Exemption					\$75,000.00	
	Working Improvement Assessed Value					\$346,600.00	\$346,600.00
Date	Exemption Value Borough					\$75,000.00	0
	Year of Cadastre					2026.0000000000	2026.0000000000
Effective date of value change						20260101.0000000000	20260101.0000000000

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 05756004

X Typographical, computational or other similar error?
Identify & Describe:
YES, THE EXEMPTION WAS APPLIED BY SCRIPT INCORRECTLY.

X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
YES, EXEMPTION DID SHOW ON TAX AND ASSESSMENT NOTICES

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
YES, THE EXEMPTION WAS APPROVED FOR 2 PARCELS AND SHOULD HAVE BEEN DENIED ON THIS PIN

Certified Value	Land	<u>\$32,400</u>
	Improvements	<u>\$346,600</u>
	Personal Property	
	Total	<u>\$379,000</u>

Adjusted Value	Land	<u>\$32,400</u>
	Improvements	<u>\$346,600</u>
	Personal Property	
	Total	<u>\$379,000</u>

Prepared by S NOTTER 6/18/2026

Approved by  6/23/26
Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-003PARCEL ID 063-190-04PRIMARY OWNER HANSON, DAVID B & SUSAN L

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>24,100</u>	<u>24,100</u>
IMPROVEMENT ASSESSED (VT5)	<u>153,900</u>	<u>153,900</u>
KPB ASSESSED (VT 1001)	<u>178,000</u>	<u>178,000</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>178,000</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$178,000</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastre Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expend to Filter Values
Class	Size						
Default - Default Value Group							
Appraised		Legal Acres			.49 Acres		
		Improvement Market value			\$153,900.00	\$153,900.00	
		Land Market value			\$24,100.00	\$24,100.00	
		TAG			58.00	58.00	
Assessed		TAG.Ld			58.00	58.00	
		Improvements			\$153,900.00	\$153,900.00	
		Land			\$24,100.00	\$24,100.00	
		Parcel Assessed Value			\$178,000.00	\$178,000.00	
		Personal Property Assessed Value			0	0	
		Qualified for Exemption			\$178,000.00	\$178,000.00	
		Total Assessed Value - City			0	0	
		Total City Optional Exempt Value			\$178,000.00	\$178,000.00	
		Total Mandatory Exempt Value			\$178,000.00	\$178,000.00	
		Land Assessed Value			\$24,100.00	\$24,100.00	
Taxable		Improvement Assessed Value			\$153,900.00	\$153,900.00	
		Total Assessed Value - Borough			\$178,000.00	\$178,000.00	
		City Taxable Value		58 - CENTRAL EMERGENCY SERVICES	0	0	
		Taxable Value - Borough			0	0	\$178,000.00
Exemption		Clerks Deed			\$178,000.00		
		Exemption Value City			0	0	
		Working Improvement Assessed Value		58 - CENTRAL EMERGENCY SERVICES	0	0	
		Exemption Value Borough			\$178,000.00	\$178,000.00	0
Date		Year of Cadastre			2026.0000000000	2026.0000000000	2026.0000000000
		Effective date of value change			20260101.0000000000	20260101.0000000000	20260101.0000000000
					20260101.0000000000	20260101.0000000000	20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-004PARCEL ID 066-040-21PRIMARY OWNER GATES, ARRON & AMY

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>40,700</u>	<u>40,700</u>
IMPROVEMENT ASSESSED (VT5)	<u>287,600</u>	<u>487,600</u>
KPB ASSESSED (VT 1001)	<u>328,300</u>	<u>328,300</u>
KPB TAXABLE (VT 1003)	<u>328,300</u>	<u>0</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION MANIFREST CLERICAL ERROR - VETERAN EXEMPTION IS A PERMANENT EXE, BUT
WAS NOT CODED CORRECTLY

		CHANGE SUMMARY
DATE	<u>06/09/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE <u>(\$328,300)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u></u>
		CITY FLAT TAX <u></u>

Cadastral Values		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to filter values	
Default - Default Value Group									
Appraised			Legal Acres			9.77 Acres	9.77 Acres		
			Improvement Market value			\$287,600.00	\$287,600.00		
Assessed			Land Market value			\$40,700.00	\$40,700.00		
			TAG			\$8.00	\$8.00		
			TAG.1d			\$8.00	\$8.00		
			Improvements			\$287,600.00	\$287,600.00		
			Land			\$40,700.00	\$40,700.00		
			Parcel Assessed Value			\$328,300.00	\$328,300.00		
			Personal Property Assessed Value			0	0		
			Qualified for Exemption			\$328,300.00	\$328,300.00		
			Total Assessed Value - City			0	0		
			Total Borough Optional Exempt Value				\$178,300.00		
			Total City Optional Exempt Value			0	0		
			Total Mandatory Exempt Value				\$150,000.00		
Taxable			Land Assessed Value			\$40,700.00	\$40,700.00		
			Improvement Assessed Value			\$287,600.00	\$287,600.00		
			Total Assessed Value - Borough			\$328,300.00	\$328,300.00		
			City Taxable Value			0	0		
			Taxable Value - Borough		58 - CENTRAL EMERGENCY SERVICES	\$328,300.00	0		
			ROBUCCHI VETERAN Exempt Value				\$328,300.00		
			Cap for Veteran Exemption				\$150,000.00		
			Disabled Veteran Exemption				\$150,000.00		
			Exemption Value City		58 - CENTRAL EMERGENCY SERVICES	0	0		
Exemption			or Disabled Veteran >\$150k Exempt Value				\$178,300.00		
			Veteran Mandatory Exempt Value				\$150,000.00		
			Veteran Mandatory Imp				\$150,000.00		
			Working Improvement Assessed Value			\$287,600.00	\$287,600.00		
			Exemption Value Borough			0	\$328,300.00		
			Year of Cadastre			2026.0000000000	2026.0000000000		
			Effective date of value change			20260101.0000000000	20260101.0000000000		

MANIFEST CLERICAL ERROR - CHECKLIST

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Parcel ID / Acct # 06604021

X Typographical, computational or other similar error?
Identify & Describe:
 YES, EXEMPTION WAS NOT CHANGED TO 9999 END DATE WHEN
 DOCUMENTATION OF PERMANENT DISABILITY WAS PROVIDED BY APPLICANT

X Readily apparent from the assessment notice, tax
 statement or other borough tax record?
Identify & Describe:
 YES, ASSESSMENT NOTICE AND TAX BILL DID NOT SHOW A 2026 EXEMPTION

X Made by a borough employee in the performance of
 typing, record keeping, filing, measuring, or other
 similar duties?
Identify & Describe:
 YES, EXEMPTION EXAMINER FAILED TO CORRECT ALL STEPS TO ENSURE THE
 EXEMPTION WOULD ROLL FORWARD FOR FUTURE YEARS.

Certified Value	Land	\$40,700
	Improvements	\$287,600
	Personal Property	
	Total	\$328,300

Adjusted Value	Land	\$40,700
	Improvements	\$287,600
	Personal Property	
	Total	\$328,300

Prepared by S NOTTER 6/8/2026

Approved by *Adrian Cusack* 6/9/26
 Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-005PARCEL ID 066-114-36PRIMARY OWNER DOBSON, PATRICK

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>112</u>	<u>112</u>
LAND ASSESSED (VT4)	<u>64,500</u>	<u>64,500</u>
IMPROVEMENT ASSESSED (VT5)	<u>348,700</u>	<u>348,700</u>
KPB ASSESSED (VT 1001)	<u>413,200</u>	<u>413,200</u>
KPB TAXABLE (VT 1003)	<u>113,200</u>	<u>38,200</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION 75K APPROVED ON APPEAL, BUT FAILED TO BE INPUT

		CHANGE SUMMARY
DATE	<u>06/17/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE <u>(\$75,000)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u></u>
		CITY FLAT TAX <u></u>

Case	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group						
Appraised		Legal Acres			4.41 Acres	4.41 Acres
		Improvement Market Value			\$348,700.00	\$348,700.00
Assessed		Land Market Value			\$64,500.00	\$64,500.00
		TAG			\$8.00	\$8.00
		TAG.Id			\$8.00	\$8.00
		Improvements			\$269,600.00	\$269,600.00
		Land			\$49,700.00	\$49,700.00
		Parcel Assessed Value			\$413,200.00	\$413,200.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$319,300.00	\$319,300.00
		Total Assessed Value - City			0	0
		Total Borough Optional Exempt Value			\$150,000.00	\$225,000.00
Taxable		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value			\$150,000.00	\$150,000.00
		Unqualified Improvements			\$79,100.00	\$79,100.00
		Unqualified Land			\$14,800.00	\$14,800.00
		Land Assessed Value			\$64,500.00	\$64,500.00
		Improvement Assessed Value			\$348,700.00	\$348,700.00
		Total Assessed Value - Borough			\$413,200.00	\$413,200.00
		City Taxable Value		58 - CENTRAL EMERGENCY SERVICES	0	0
		Taxable Value - Borough			\$113,200.00	\$138,200.00
		BOROUGH SENIOR Exempt Value			\$300,000.00	\$300,000.00
Exemption		Cap for Senior Exemption			\$150,000.00	\$150,000.00
		Exemption Value City		58 - CENTRAL EMERGENCY SERVICES	0	0
		OP Residential Boro Exemption			\$150,000.00	\$75,000.00
		OP Senior Resident > 150k Exempt Value			\$150,000.00	\$150,000.00
		Residential Exemption			\$150,000.00	\$75,000.00
		Senior Citizen Exemption			\$150,000.00	\$150,000.00
		Senior Mandatory Exempt Value			\$150,000.00	\$150,000.00
		Senior Mandatory/Imp			\$348,700.00	\$348,700.00
		Working Improvement Assessed Value			\$300,000.00	\$375,000.00
		Exemption Value Borough			2026.000000000000	2026.000000000000
Date		Year of Cadastre				

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 06611436

- X Typographical, computational or other similar error?
Identify & Describe:
 YES, ONCE THE APPEAL WAS APPROVED AND WITHDRAWN, THE 75K EXEMPTION WAS NOT INPUT
- X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
 YES, THE EXEMPTION DID NOT APPEAR ON ANY TAX RECORDS
- X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
 YES, ONCE THE APPEAL WAS WITHDRAWN, THE EXEMPTION DID NOT GET INPUT

Certified Value	Land	<u>\$64,500</u>
	Improvements	<u>\$348,700</u>
	Personal Property	
	Total	<u>\$413,200</u>
Adjusted Value	Land	<u>\$64,500</u>
	Improvements	<u>\$348,700</u>
	Personal Property	
	Total	<u>\$413,200</u>

Prepared by S NOTTER 6/17/2026

Approved by  6/17/26
 Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-006PARCEL ID 066-480-16PRIMARY OWNER HANSON, DAVID B & SUSAN L

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>190</u>	<u>190</u>
LAND ASSESSED (VT4)	<u>14,400</u>	<u>14,400</u>
IMPROVEMENT ASSESSED (VT5)	<u>3,400</u>	<u>3,400</u>
KPB ASSESSED (VT 1001)	<u>17,800</u>	<u>17,800</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>17,800</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$17,800</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastre Values		Expand to Filter Values			
File	Class	Value Type	Attribute	Previous Amount	Amount
Default - Default Value Group					
Appraised		Legal Acres		1.78 Acres	1.78 Acres
		Improvement Market value		\$3,400.00	\$3,400.00
		Land Market value		\$14,400.00	\$14,400.00
		TAG		58.00	58.00
Assessed		TAG.1d		58.00	58.00
		Improvements		\$3,400.00	\$3,400.00
		Land		\$14,400.00	\$14,400.00
		Parcel Assessed Value		\$17,800.00	\$17,800.00
		Personal Property Assessed Value		0	0
		Qualified for Exemption		0	0
		Total Assessed Value - City		\$17,800.00	\$17,800.00
		Total City Optional Exempt Value		0	0
Total Mandatory Exempt Value				\$17,800.00	
Taxable		Land Assessed Value		\$14,400.00	\$14,400.00
		Improvement Assessed Value		\$3,400.00	\$3,400.00
		Total Assessed Value - Borough		\$17,800.00	\$17,800.00
		City Taxable Value		0	0
		Taxable Value - Borough	58 - CENTRAL EMERGENCY SERVICES	0	\$17,800.00
Exemption		Clerks Deed		\$17,800.00	
		Exemption Value City		0	0
		Working Improvement Assessed Value	58 - CENTRAL EMERGENCY SERVICES	\$3,400.00	\$3,400.00
		Exemption Value Borough		\$17,800.00	0
Date		Year of Cadastre		2026.0000000000	2026.0000000000
		Effective date of value change		20260101.0000000000	20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 **TAR NUMBER** 58-26-007
PARCEL ID 066-480-50
PRIMARY OWNER HANSON, DAVID B & SUSAN L

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>26,300</u>	<u>26,300</u>
IMPROVEMENT ASSESSED (VT5)	<u>177,700</u>	<u>177,700</u>
KPB ASSESSED (VT 1001)	<u>204,000</u>	<u>204,000</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>204,000</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$204,000</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values			Expand to Filter values		
Size	Class	Value Type	Attribute	Secondary Attribute	Amount
Default - Default Value Group					
Appraised		Legal Acres		.94 Acres	
		Improvement Market Value		\$177,700.00	\$177,700.00
		Land Market Value		\$26,300.00	\$26,300.00
		TAG		58.00	58.00
		TAG Id		58.00	58.00
Assessed		Improvements		\$177,700.00	\$177,700.00
		Land		\$26,300.00	\$26,300.00
		Parcel Assessed Value		\$204,000.00	\$204,000.00
		Personal Property Assessed Value		0	0
		Qualified for Exemption		\$204,000.00	\$204,000.00
		Total Assessed Value - City		0	0
		Total City Optional Exempt Value		0	0
Taxable		Total Mandatory Exempt Value		\$204,000.00	\$204,000.00
		Land Assessed Value		\$26,300.00	\$26,300.00
		Improvement Assessed Value		\$177,700.00	\$177,700.00
		Total Assessed Value - Borough		\$204,000.00	\$204,000.00
		City Taxable Value		0	0
Exemption		Taxable Value - Borough	58 - CENTRAL EMERGENCY SERVICES	0	\$204,000.00
		Clerks Deed		\$204,000.00	\$204,000.00
		Exemption Value City	58 - CENTRAL EMERGENCY SERVICES	0	0
		Working Improvement Assessed Value		\$177,700.00	\$177,700.00
		Exemption Value Borough		\$204,000.00	0
Date		Year of Cadastre		2026-000000000000	2026-000000000000
		Effective date of value change		20260101.000000000000	20260101.000000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-008PARCEL ID 133-140-45PRIMARY OWNER GROVER-MYER, MICHAEL & BROOKE

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>12,600</u>	<u>12,600</u>
IMPROVEMENT ASSESSED (VT5)	<u>397,800</u>	<u>397,800</u>
KPB ASSESSED (VT 1001)	<u>410,400</u>	<u>410,400</u>
KPB TAXABLE (VT 1003)	<u>410,400</u>	<u>335,400</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION 75K WAS APPROVED ON APPEAL, BUT EXEMPTION FAILED TO BE INPUT

		CHANGE SUMMARY
DATE	<u>06/17/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE <u>(\$75,000)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u></u>
		CITY FLAT TAX <u></u>

Cadastre Values			Attribute		Expend to Filter Values	
File	Class	Value Type	Primary Attribute	Secondary Attribute	Amount	Amount
Default - Default Value Group						
Appraised		Legal Acres		.46 Acres		.46 Acres
		Improvement Market Value		\$397,800.00		\$397,800.00
		Land Market Value		\$12,600.00		\$12,600.00
		TAG		58.00		58.00
		TAG.Ld		58.00		58.00
		Improvements		\$397,800.00		\$397,800.00
		Land		\$12,600.00		\$12,600.00
		Parcel Assessed Value		\$410,400.00		\$410,400.00
		Personal Property Assessed Value		0		0
		Qualified for Exemption		\$410,400.00		\$410,400.00
Assessed		Total Assessed Value - City		0		0
		Total Borough Optional Exempt Value				\$75,000.00
		Total City Optional Exempt Value		0		0
		Land Assessed Value		\$12,600.00		\$12,600.00
		Improvement Assessed Value		\$397,800.00		\$397,800.00
		Total Assessed Value - Borough		\$410,400.00		\$410,400.00
		City Taxable Value	58 - CENTRAL EMERGENCY SERVICES	0		0
		Taxable Value - Borough		\$410,400.00		\$335,400.00
		Exemption Value City	58 - CENTRAL EMERGENCY SERVICES	0		0
		OP Residential Boro Exemption				\$75,000.00
Taxable		Residential Exemption				\$75,000.00
		Working Improvement Assessed Value		\$397,800.00		\$397,800.00
		Exemption Value Borough		0		\$75,000.00
		Year of Cadastre		2026.000000000000		2026.000000000000
		Effective date of value change		20260101.000000000000		20260101.000000000000

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 13314045

X Typographical, computational or other similar error?
Identify & Describe:
 YES, THE APPEAL WAS APPROVED AND WITHDRAWN, THE 75K EXEMPTION WAS NOT INPUT

X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
 YES, THE EXEMPTION APPEARED ON ALL TAX NOTICES

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
 YES, ONCE APPEAL WAS WITHDRAWN THE EXEMPTION FAILED TO GET INPUT

Certified Value	Land	\$12,600
	Improvements	\$397,800
	Personal Property	
	Total	\$410,400

Adjusted Value	Land	\$12,600
	Improvements	\$397,800
	Personal Property	
	Total	\$410,400

Prepared by	S NOTTER	6/17/2026	
Approved by		6/17/26	Date Date
	Department Director		

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-009PARCEL ID 133-381-34PRIMARY OWNER PAVIK, ANGELA

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u></u>	<u></u>
LAND ASSESSED (VT4)	<u>26,700</u>	<u>26,700</u>
IMPROVEMENT ASSESSED (VT5)	<u>15,400</u>	<u>15,400</u>
KPB ASSESSED (VT 1001)	<u>42,100</u>	<u>42,100</u>
KPB TAXABLE (VT 1003)	<u>42,100</u>	<u>0</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION LATE FILE FOR EXEMPTION RECEIVED AND APPROVED AFTER CERTIFICATION.

CHANGE SUMMARY

DATE	<u>06/10/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>TAYLOR ECKERT</u>	KPB TAXABLE	<u>(\$42,100)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Expand to Filter Values
Default - Default Value Group		Appraised	Legal Acres			2.01 Acres	2.01 Acres
			Improvement Market Value			\$15,400.00	\$15,400.00
			Land Market Value			\$26,700.00	\$26,700.00
			TAG			58.00	58.00
			TAG.Ld			58.00	58.00
		Assessed	Improvements			\$15,400.00	\$15,400.00
			Land			\$26,700.00	\$26,700.00
			Parcel Assessed Value			\$42,100.00	\$42,100.00
			Personal Property Assessed Value			0	0
			Qualified for Exemption			0	0
			Total Assessed Value - City			\$42,100.00	\$42,100.00
			Total Borough Optional Exempt Value			0	\$42,100.00
			Total City Optional Exempt Value			0	0
			Land Assessed Value			\$26,700.00	\$26,700.00
			Improvement Assessed Value			\$15,400.00	\$15,400.00
			Total Assessed Value - Borough			\$42,100.00	\$42,100.00
		Taxable	City Taxable Value		58 - CENTRAL EMERGENCY SERVICES	0	0
			Taxable Value - Borough			\$42,100.00	0
		Exemption	Exemption Value City		58 - CENTRAL EMERGENCY SERVICES	0	0
			OP Residential Boro Exemption			\$42,100.00	\$42,100.00
			Residential Exemption			\$15,400.00	\$15,400.00
			Working Improvement Assessed Value			0	\$42,100.00
			Exemption Value Borough			0	0
		Date	Year of Cadastre			2026.000000000000	2026.000000000000
			Effective date of value change			20260101.000000000000	20260101.000000000000

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 13338134

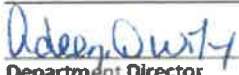
x Typographical, computational or other similar error?
Identify & Describe:
 LATE FILE EXEMPTION RECEIVED & APPROVED AFTER CERTIFICATION

X Readily apparent from the assessment notice, tax
 statement or other borough tax record?
Identify & Describe:
 LATE FILE EXEMPTION RECEIVED & APPROVED AFTER CERTIFICATION

x Made by a borough employee in the performance of
 typing, record keeping, filing, measuring, or other
 similar duties?
Identify & Describe:
 LATE FILE EXEMPTION RECEIVED & APPROVED AFTER CERTIFICATION

Certified Value	Land	<u>\$26,700</u>
	Improvements	<u>\$15,400</u>
	Personal Property	<u> </u>
	Total	<u>\$42,100</u>

Adjusted Value	Land	<u>\$26,700</u>
	Improvements	<u>\$15,400</u>
	Personal Property	<u> </u>
	Total	<u>\$42,100</u>

Prepared by	TAYLOR ECKERT	6/10/2026
		Date
Approved by		
	Department Director	Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-010PARCEL ID 133-430-06PRIMARY OWNER SWANSON, TRAVIS & JENNIFER

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>20,300</u>	<u>20,300</u>
IMPROVEMENT ASSESSED (VT5)	<u>503,200</u>	<u>498,100</u>
KPB ASSESSED (VT 1001)	<u>523,500</u>	<u>518,400</u>
KPB TAXABLE (VT 1003)	<u>448,500</u>	<u>443,400</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION ADJUSTMENT MADE INCORRECTY TO PARCEL IN ERROR

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>(\$5,100)</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>(\$5,100)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Class	Value Type	Altitude	Secondary Altitude	Previous Amount	Expand to Filter Values
Default - Default Value Group			Legal Area			.99 Acres	.99 Acres
Appraised	Improvement Market Value					\$503,200.00	\$498,100.00
	Land Market Value					\$20,300.00	\$20,300.00
	TAG					58.00	58.00
Assessed	Improvements					\$8.00	\$8.00
	Land					\$503,200.00	\$498,100.00
	Parcel Assessed Value					\$20,300.00	\$20,300.00
Assessed	Personal Property Assessed Value					\$523,500.00	\$518,400.00
	Qualified for Exemption					0	0
	Total Assessed Value - City					\$523,500.00	\$518,400.00
Assessed	Total Borough Optional Exempt Value					0	0
	Total City Optional Exempt Value					\$75,000.00	\$75,000.00
	Land Assessed Value					0	0
Assessed	Improvement Assessed Value					\$20,300.00	\$20,300.00
	Total Assessed Value - Borough					\$503,200.00	\$498,100.00
	City Taxable Value					\$523,500.00	\$518,400.00
Taxable	Taxable Value - Borough			58 - CENTRAL EMERGENCY SERVICES		0	0
	Exemption Value City			58 - CENTRAL EMERGENCY SERVICES		\$448,500.00	\$443,400.00
	OP Residential Boro Exemption					0	0
Exemption	Residential Exemption					\$75,000.00	\$75,000.00
	Working Improvement Assessed Value					\$75,000.00	\$75,000.00
	Exemption Value Borough					\$503,200.00	\$498,100.00
Date	Year of Cadastre					2026,0000000000	2026,0000000000
	Effective date of value change					20260101,0000000000	20260101,0000000000

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties

Parcel ID / Acct # 13343006

X Typographical, computational or other similar error?
Identify & Describe:
ADJUSTMENT MADE INCORRECTLY TO PARCEL IN ERROR

X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
ADJUSTMENT MADE INCORRECTLY TO PARCEL IN ERROR, TAX NOTICE VALUE DIFFERENT FROM ASSESSMENT NOTICE VALUE

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
ADJUSTMENT MADE INCORRECTLY TO PARCEL IN ERROR

Certified Value	Land	\$20,300
	Improvements	\$503,200
	Personal Property	
	Total	\$523,500

Adjusted Value	Land	\$20,300
	Improvements	\$498,100
	Personal Property	
	Total	\$518,400

Prepared by LCRANE 6/23/2026

Approved by *Deborah C. Smith* *6/23/26*
Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 58-26-011PARCEL ID 137-070-85PRIMARY OWNER STOLL, MEGAN

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>82,800</u>	<u>82,800</u>
IMPROVEMENT ASSESSED (VT5)	<u>96,800</u>	<u>96,800</u>
KPB ASSESSED (VT 1001)	<u>179,300</u>	<u>179,300</u>
KPB TAXABLE (VT 1003)	<u>179,300</u>	<u>104,300</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION 75K WAS APPROVED FOR APPEAL BUT EXEMPTION FAILED TO BE INPUT

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
DATE	<u>06/17/26</u>	KPB TAXABLE <u>(\$75,000)</u>
SUBMITTED BY	<u>S NOTTER</u>	CITY ASSESSED <u>\$0</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX	<u></u>
	CITY FLAT TAX	<u></u>

Cadastre Values		Value Type		Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Appraised	Legal Acres					5.12 Acres	
	Improvement Market Value					\$96,500.00	\$96,500.00
	Land Market Value					\$82,800.00	\$82,800.00
	TAG					\$8.00	\$8.00
Assessed	TAG.Id					\$8.00	\$8.00
	Improvements					\$96,500.00	\$96,500.00
	Land					\$82,800.00	\$82,800.00
	Parcel Assessed Value					\$179,300.00	\$179,300.00
	Personal Property Assessed Value					0	0
	Qualified for Exemption					0	0
	Total Assessed Value - City					\$179,300.00	\$179,300.00
Total Borough Optional Exempt Value						0	\$75,000.00
Total City Optional Exempt Value						0	0
Taxable	Land Assessed Value					\$82,800.00	\$82,800.00
	Improvement Assessed Value					\$96,500.00	\$96,500.00
	Total Assessed Value - Borough					\$179,300.00	\$179,300.00
	City Taxable Value			58 - CENTRAL EMERGENCY SERVICES		0	0
	Taxable Value - Borough					\$179,300.00	\$104,100.00
Exemption	Exemption Value City			58 - CENTRAL EMERGENCY SERVICES		0	0
	Off Residential Prop Exemption						\$75,000.00
	Residential Exemption						\$75,000.00
	Working Improvement Assessed Value					\$96,500.00	\$96,500.00
Date	Exemption Value Borough					0	\$75,000.00
	Year of Cadastre					2025.000000000000	2025.000000000000
	Effective date of value change					20260101.000000000000	20260101.000000000000

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 13707085

- X Typographical, computational or other similar error?
Identify & Describe:
YES, ONCE THE APPEAL WAS APPROVED AND WITHDRAWN, THE 75K EXEMPTION WAS NOT INPUT
- X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
YES, THE EXEMPTION WAS NOT REFLECTED ON ANY TAX NOTICES
- X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
YES, ONCE APPEAL WAS WITHDRAWN THE EXEMPTION FAILED TO GET INPUT

Certified Value	Land	\$82,800
	Improvements	\$96,500
	Personal Property	
	Total	\$179,300

Adjusted Value	Land	\$82,800
	Improvements	\$96,500
	Personal Property	
	Total	\$179,300

Prepared by	S NOTTER	6/17/2026
		Date
Approved by		6/17/26
	Department Director	Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 TAR NUMBER 59-26-001

PARCEL ID 157-190-03

PRIMARY OWNER CARR, CHARLES & JULIE

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>59</u>	<u>59</u>
CLASS CODE	<u>130</u>	<u>130</u>
LAND ASSESSED (VT4)	<u>38,900</u>	<u>38,900</u>
IMPROVEMENT ASSESSED (VT5)	<u>23,800</u>	<u>23,800</u>
KPB ASSESSED (VT 1001)	<u>62,700</u>	<u>62,700</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>62,700</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$62,700</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
File	Class						
Default - Default Value Group							
Appraised		Legal Acres			1.18 Acres	1.18 Acres	
		Improvement Market value			\$23,800.00	\$23,800.00	
Assessed		Land Market value			\$38,900.00	\$38,900.00	
		TAG			59.00	59.00	
		TAG.Id			86.00	86.00	
		Improvements			\$23,800.00	\$23,800.00	
		Land			\$38,900.00	\$38,900.00	
		Parcel Assessed Value			\$62,700.00	\$62,700.00	
		Personal Property Assessed Value			0	0	
		Qualified for Exemption			\$62,700.00	\$62,700.00	
		Total Assessed Value - City			0	0	
		Total City Optional Exempt Value			0	0	
Taxable		Total Mandatory Exempt Value			\$62,700.00	\$62,700.00	
		Land Assessed Value			\$38,900.00	\$38,900.00	
		Improvement Assessed Value			\$23,800.00	\$23,800.00	
		Total Assessed Value - Borough			\$62,700.00	\$62,700.00	
		City Taxable Value		59 - CENTRAL HOSPITAL	0	0	
Exemption		Taxable Value - Borough			0	\$62,700.00	
		Clerks Deed			\$62,700.00	\$62,700.00	
		Exemption Value City		59 - CENTRAL HOSPITAL	0	0	
Date		Working Improvement Assessed Value			\$23,800.00	\$23,800.00	
		Exemption Value Borough			\$62,700.00	\$62,700.00	"
		Year of Cadastre			2026.0000000000	2026.0000000000	2026.0000000000
		Effective date of value change			20260101.0000000000	20260101.0000000000	20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 TAR NUMBER 59-26-002

PARCEL ID 157-190-04

PRIMARY OWNER CARR, CHARLES & JULIE

	CURRENT VALUE	CORRECTED VALUE
TAG	59	59
CLASS CODE	105	105
LAND ASSESSED (VT4)	35,600	35,600
IMPROVEMENT ASSESSED (VT5)	6,000	6,000
KPB ASSESSED (VT 1001)	41,600	41,600
KPB TAXABLE (VT 1003)	0	41,600
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	06/23/26	KPB ASSESSED \$0
SUBMITTED BY	LCRANE	KPB TAXABLE \$41,600
VERIFIED BY	C. FINLEY	CITY ASSESSED \$0
		CITY TAXABLE \$0
		KPB FLAT TAX
		CITY FLAT TAX

Cadastral Values			Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group						
Appraised		Legal Acres			1.18 Acres	1.18 Acres
		Improvement Market value			\$6,000.00	\$6,000.00
		Land Market value			\$35,600.00	\$35,600.00
Assessed		TAG			59.00	59.00
		TAG.Id			86.00	86.00
		Improvements			\$6,000.00	\$6,000.00
		Land			\$35,600.00	\$35,600.00
		Parcel Assessed Value			\$41,600.00	\$41,600.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			0	0
		Total Assessed Value - City			\$41,600.00	\$41,600.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value			\$41,600.00	\$41,600.00
Taxable		Land Assessed Value			\$35,600.00	\$35,600.00
		Improvement Assessed Value			\$6,000.00	\$6,000.00
		Total Assessed Value - Borough			\$41,600.00	\$41,600.00
		City Taxable Value		59 - CENTRAL HOSPITAL	0	0
		Taxable Value - Borough			0	\$41,600.00
Exemption		Clerks Deed			\$41,600.00	
		Exemption Value City		59 - CENTRAL HOSPITAL	0	0
		Working Improvement Assessed Value			\$6,000.00	\$6,000.00
Date		Exemption Value Borough			\$41,600.00	0
		Year of Cadastre			2026.000000000000	2026.000000000000
		Effective date of value change			20260101.000000000000	20260101.000000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 68-26-001PARCEL ID 159-440-19PRIMARY OWNER WAKE, JOEDY & LORI

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>68</u>	<u>68</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>31,900</u>	<u>31,900</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>31,900</u>	<u>31,900</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>31,900</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
	KPB TAXABLE	<u>\$31,900</u>
	CITY ASSESSED	<u>\$0</u>
	CITY TAXABLE	<u>\$0</u>
	KPB FLAT TAX	<u></u>
	CITY FLAT TAX	<u></u>
DATE	<u>06/23/26</u>	
SUBMITTED BY	<u>LCRANE</u>	
VERIFIED BY	<u>C. FINLEY</u>	

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
Site	Default - Default Value Group				2.61 Acres	2.61 Acres	
Appraised		Legal Acres			\$31,900.00	\$31,900.00	
		Land Market Value					
		TAG			68.00	68.00	
Assessed		Land			68.00	68.00	
		Parcel Assessed Value			\$31,900.00	\$31,900.00	
		Personal Property Assessed Value			\$31,900.00	\$31,900.00	
		Qualified for Exemption			0	0	
		Total Assessed Value - City			\$31,900.00	\$31,900.00	
		Total City Optional Exempt Value			\$31,900.00	\$31,900.00	
		Total Mandatory Exempt Value			0	0	
		Land Assessed Value			\$31,900.00	\$31,900.00	
Taxable		Total Assessed Value - Borough			\$31,900.00	\$31,900.00	
		City Taxable Value		68 - WESTERN EMERGENCY SVS	0	0	
Exemption		Taxable Value - Borough			\$31,900.00	\$31,900.00	
		Clerks Decd			0	0	
		Exemption Value City		68 - WESTERN EMERGENCY SVS	0	0	
Date		Exemption Value Borough			\$31,900.00	\$31,900.00	
		Year of Cadastra			2026.0000000000	2026.0000000000	
		Effective date of value change			20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR2026TAR NUMBER68-26-002

PARCEL ID165-165-06

PRIMARY OWNERSTALCUP, JENNIFER AND WAYNE

	CURRENT VALUE	CORRECTED VALUE
TAG	68	68
CLASS CODE	190	190
LAND ASSESSED (VT4)	49,500	49,500
IMPROVEMENT ASSESSED (VT5)	33,600	33,600
KPB ASSESSED (VT 1001)	83,100	83,100
KPB TAXABLE (VT 1003)	52,100	0
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION75K WAS APPROVED ON APPEAL BUT EXEMPTION FAILED TO BE INPUT

		CHANGE SUMMARY
DATE	06/17/26	KPB ASSESSED\$0
SUBMITTED BY	S NOTTER	KPB TAXABLE(\$52,100)
VERIFIED BY	C. FINLEY	CITY ASSESSED\$0
		CITY TAXABLE\$0
		KPB FLAT TAX
		CITY FLAT TAX

File	Class	Value Type	Amount	Secondary Amounts	Percent Amount
Default - Default Value Group					
Appraised	Legal Acres		6.82 Acres		6.82 Acres
	Improvement Market Value		\$33,600.00		\$33,600.00
Assessed	Land Market Value		\$49,500.00		\$49,500.00
	TAG		68.00		68.00
	TAG.Ld		68.00		68.00
	Improvements		\$14,100.00		\$14,100.00
	Land		\$16,900.00		\$16,900.00
	Parcel Assessed Value		\$83,100.00		\$83,100.00
	Personal Property Assessed Value		0		0
	Qualified for Exemption		0		0
	Total Assessed Value - City		\$31,000.00		\$31,000.00
	Total Assessed Value - Borough		0		0
Taxable	Total Borough Optional Exempt Value		\$52,100.00		\$52,100.00
	Total City Optional Exempt Value		0		0
	Total Mandatory Exempt Value		\$31,000.00		\$31,000.00
	Unqualified Improvements		\$19,500.00		\$19,500.00
	Unqualified Land		\$32,600.00		\$32,600.00
	Land Assessed Value		\$49,500.00		\$49,500.00
	Improvement Assessed Value		\$33,600.00		\$33,600.00
	Total Assessed Value - Borough		\$83,100.00		\$83,100.00
	City Taxable Value		0		0
	Taxable Value - Borough		\$52,100.00		\$52,100.00
Exemption	BOROUGH VETERAN Exempt Value		\$31,000.00		\$31,000.00
	Cap for Veteran Exemption		\$150,000.00		\$150,000.00
	Disabled Veteran Exemption		\$31,000.00		\$31,000.00
	Exemption Value City		0		0
	OP Residential Prop Exemption		\$52,100.00		\$52,100.00
	Residential Exemption		\$75,000.00		\$75,000.00
	Veteran Mandatory/Land		\$16,900.00		\$16,900.00
	Veteran Mandatory Exempt Value		\$31,000.00		\$31,000.00
	Veteran Mandatory/Imp		\$14,100.00		\$14,100.00
	Working Improvement Assessed Value		\$33,600.00		\$33,600.00
Date	Exemption Value Borough		\$31,000.00		\$31,000.00
	Year of Cadastre		2026.000000000000		2026.000000000000

MANIFEST CLERICAL ERROR - CHECKLIST

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Parcel ID / Acct # 16516506

- X Typographical, computational or other similar error?
Identify & Describe:
 YES, ONCE THE APPEAL WAS APPROVED AND WITHDRAWN, THE 75K EXEMPTION WAS NOT INPUT
- X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
 YES, ONLY A PARTIAL VETERAN EXEMPTION SHOWED ON ALL NOTICES
- X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
 YES, ONCE APPEAL WAS WITHDRAWN THE EXEMPTION FAILED TO GET INPUT

Certified Value	Land	<u>\$49,500</u>
	Improvements	<u>\$33,600</u>
	Personal Property	<u> </u>
	Total	<u>\$83,100</u>
Adjusted Value	Land	<u>\$49,500</u>
	Improvements	<u>\$33,600</u>
	Personal Property	<u> </u>
	Total	<u>\$83,100</u>

Prepared by S NOTTER 6/17/2026
 Approved by *Addeen D. White* 6/17/2026
 Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 68-26-003PARCEL ID 165-250-51PRIMARY OWNER CHESSER, RUSSEL & DEANNA

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>68</u>	<u>68</u>
CLASS CODE	<u>130</u>	<u>130</u>
LAND ASSESSED (VT4)	<u>28,200</u>	<u>28,200</u>
IMPROVEMENT ASSESSED (VT5)	<u>50,300</u>	<u>50,300</u>
KPB ASSESSED (VT 1001)	<u>78,500</u>	<u>78,500</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>78,500</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

	CHANGE SUMMARY
DATE	<u>06/23/26</u>
SUBMITTED BY	<u>LCRANE</u>
VERIFIED BY	<u>C. FINLEY</u>
KPB ASSESSED	<u>\$0</u>
KPB TAXABLE	<u>\$78,500</u>
CITY ASSESSED	<u>\$0</u>
CITY TAXABLE	<u>\$0</u>
KPB FLAT TAX	<u></u>
CITY FLAT TAX	<u></u>

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	E-pend to Filter Values
Class					Amount	
Default - Default Value Group						
Appraised	Legal Acres				1.52 Acres	1.52 Acres
	Improvement Market value				\$50,300.00	\$50,300.00
Assessed	Land Market value				\$28,200.00	\$28,200.00
	TAG				68.00	68.00
	TAG.Id				68.00	68.00
	Improvements				\$50,300.00	\$50,300.00
	Land				\$28,200.00	\$28,200.00
	Parcel Assessed Value				\$78,500.00	\$78,500.00
	Personal Property Assessed Value				0	0
	Qualified for Exemption				0	0
	Total Assessed Value - City				\$78,500.00	\$78,500.00
	Total City Optional Exempt Value				0	0
Total Mandatory Exempt Value						
Taxable	Land Assessed Value				\$28,200.00	\$28,200.00
	Improvement Assessed Value				\$50,300.00	\$50,300.00
	Total Assessed Value - Borough				\$78,500.00	\$78,500.00
	City Taxable Value			68 - WESTERN EMERGENCY SVS	0	0
	Taxable Value - Borough Clerks Deed				0	\$78,500.00
Exemption	Exemption Value City			68 - WESTERN EMERGENCY SVS	\$78,500.00	0
	Working Improvement Assessed Value				\$50,300.00	\$50,300.00
Date	Exemption Value Borough				\$78,500.00	0
	Year of Cadastre				2026.0000000000	2026.0000000000
	Effective date of value change				20260101.0000000000	20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR

2026

TAR NUMBER

68-26-004

PARCEL ID

165-320-07

PRIMARY OWNER

KIRCHNER, IAN JOSEPH

	CURRENT VALUE	CORRECTED VALUE
TAG	68	68
CLASS CODE	100	100
LAND ASSESSED (VT4)	24,600	24,600
IMPROVEMENT ASSESSED (VT5)	0	0
KPB ASSESSED (VT 1001)	24,600	24,600
KPB TAXABLE (VT 1003)	0	24,600
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

FORECLOSURE AUCTION SALE, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	06/23/26	KPB ASSESSED \$0
SUBMITTED BY	LCRANE	KPB TAXABLE \$24,600
VERIFIED BY	C. FINLEY	CITY ASSESSED \$0
		CITY TAXABLE \$0
		KPB FLAT TAX
		CITY FLAT TAX

Cadastral Values		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
Default - Default Value Group								
Appraised	Legal Acres					9.77 Acres	9.77 Acres	
	Land Market Value					\$24,600.00	\$24,600.00	
Assessed	TAG					68.00	68.00	
	TAG.Id					68.00	68.00	
	Land					\$24,600.00	\$24,600.00	
	Parcel Assessed Value					\$24,600.00	\$24,600.00	
	Personal Property Assessed Value					\$24,600.00	\$24,600.00	
	Qualified for Exemption					0	0	
	Total Assessed Value - City					\$24,600.00	\$24,600.00	
	Total City Optional Exempt Value					\$24,600.00	\$24,600.00	
Total Mandatory Exempt Value						\$24,600.00		
Taxable	Land Assessed Value					\$24,600.00	\$24,600.00	
	Total Assessed Value - Borough					\$24,600.00	\$24,600.00	
	City Taxable Value			68 - WESTERN EMERGENCY SVS		0	0	
Exemption	Taxable Value - Borough					0	0	
	Clerks Decd					\$24,600.00	\$24,600.00	
	Exemption Value City			68 - WESTERN EMERGENCY SVS		0	0	
Date	Exemption Value Borough					\$24,600.00	\$24,600.00	
	Year of Cadastre					2026.0000000000	2026.0000000000	
	Effective date of value change					20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR2026TAR NUMBER68-26-005

PARCEL ID169-200-08

PRIMARY OWNERBROOKS, RYAN

	CURRENT VALUE	CORRECTED VALUE
TAG	68	68
CLASS CODE	110	110
LAND ASSESSED (VT4)	29,900	29,900
IMPROVEMENT ASSESSED (VT5)	123,400	123,400
KPB ASSESSED (VT 1001)	153,300	153,300
KPB TAXABLE (VT 1003)	153,300	78,300
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION75K WAS APPROVED ON APPEAL BUT EXEMPTION FAILED TO BE INPUT

CHANGE SUMMARY		
	KPB ASSESSED	\$0
	KPB TAXABLE	(\$75,000)
	CITY ASSESSED	\$0
	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	
DATE	06/17/26	
SUBMITTED BY	S NOTTER	
VERIFIED BY	C. FINLEY	

Cadastral Values			Value Type		Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values			
Default - Default Value Group	Appraised	Legal Acres		1.85 Acres	1.85 Acres				
		Improvement Market value		\$123,400.00	\$123,400.00				
	Assessed	Land Market value		\$29,900.00	\$29,900.00				
		TAG		68.00	68.00				
		TAG.1d		68.00	68.00				
		Improvements		\$123,400.00	\$123,400.00				
		Land		\$29,900.00	\$29,900.00				
		Parcel Assessed Value		\$153,300.00	\$153,300.00				
		Personal Property Assessed Value		0	0				
		Qualified for Exemption		\$153,300.00	\$153,300.00				
Total Assessed Value - City			0	0					
Total Borough Optional Exempt Value			\$75,000.00	\$75,000.00					
Taxable	Exemption	Total City Optional Exempt Value		0	0				
		Land Assessed Value		\$29,900.00	\$29,900.00				
	Improvement Assessed Value		\$123,400.00	\$123,400.00					
	Total Assessed Value - Borough		\$153,300.00	\$153,300.00					
	City Taxable Value		0	0					
	Taxable Value - Borough		\$153,300.00	\$75,300.00					
	Exemption Value City		0	0					
	OP Residential Exemption			\$75,000.00	\$75,000.00				
	Residential Exemption			\$75,000.00	\$75,000.00				
	Working Improvement Assessed Value		\$123,400.00	\$123,400.00					
Date	Exemption Value Borough		0	\$75,000.00					
	Year of Cadastre		2026-000000000000	2026.000000000000					
Effective date of value change			20260101.000000000000	20260101.000000000000					

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 16920008

X Typographical, computational or other similar error?
Identify & Describe:
 YES, ONCE THE APPEAL WAS APPROVED AND WITHDRAWN, THE 75K EXEMPTION WAS NOT INPUT

X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
 YES, THE EXEMPTION WAS NOT REFLECTED ON ANY TAX NOTICES

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
 YES, ONCE APPEAL WAS WITHDRAWN THE EXEMPTION FAILED TO GET INPUT

Certified Value	Land	\$29,900
	Improvements	\$123,400
	Personal Property	
	Total	\$153,300

Adjusted Value	Land	\$29,900
	Improvements	\$123,400
	Personal Property	
	Total	\$153,300

Prepared by S NOTTER 6/17/2026

Approved by *[Signature]* 6/17/26
 Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 68-26-006PARCEL ID 171-270-08PRIMARY OWNER BENNET ROBERT & BONNIE FAMILY TRUST

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>68</u>	<u>68</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>11,900</u>	<u>11,900</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>11,900</u>	<u>11,900</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>11,900</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>\$11,900</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter values
Default - Default Value Group					7.74 Acres	7.74 Acres	
Appraised	Legal Acres						
	Land Market Value				\$11,900.00	\$11,900.00	
Assessed	TAG				68.00	68.00	
	TAG.Id				68.00	68.00	
	Land				\$11,900.00	\$11,900.00	
	Parcel Assessed Value				\$11,900.00	\$11,900.00	
	Personal Property Assessed Value				0	0	
	Qualified for Exemption				\$11,900.00	\$11,900.00	
	Total Assessed Value - City				0	0	
Total City Optional Exempt Value					\$11,900.00	\$11,900.00	
Total Mandatory Exempt Value					0	0	
Taxable	Land Assessed Value				\$11,900.00	\$11,900.00	
	Total Assessed Value - Borough				\$11,900.00	\$11,900.00	
	City Taxable Value		68 - WESTERN EMERGENCY SVS		0	0	
Exemption	Taxable Value - Borough				0	\$11,900.00	
	Clerks feed				\$11,900.00	0	
	Exemption Value City		68 - WESTERN EMERGENCY SVS		0	0	
Date	Exemption Value Borough				\$11,900.00	0	
	Year of Cadastre				2026.000000000000	2026.000000000000	
Effective date of value change					20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026TAR NUMBER 81-26-001PARCEL ID 172-107-10PRIMARY OWNER CORBELL, LEE & KAREN

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>81</u>	<u>81</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>47,300</u>	<u>47,300</u>
IMPROVEMENT ASSESSED (VT5)	<u>224,000</u>	<u>224,000</u>
KPB ASSESSED (VT 1001)	<u>271,300</u>	<u>271,300</u>
KPB TAXABLE (VT 1003)	<u>271,300</u>	<u>196,300</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION 75K EXE APPLIED TO INCORRECT PARCEL

CHANGE SUMMARY

DATE	<u>06/23/26</u>	KPB ASSESSED	<u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE	<u>(\$75,000)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED	<u>\$0</u>
		CITY TAXABLE	<u>\$0</u>
		KPB FLAT TAX	<u></u>
		CITY FLAT TAX	<u></u>

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Fiber Values
Site	Class						
Default - Default Value Group							
Appraised	Assessed	Legal Acres			2.60 Acres	2.60 Acres	
		Improvement Market value			\$224,000.00	\$224,000.00	
		Land Market value			\$47,300.00	\$47,300.00	
		TAG			81.00	81.00	
		TAG Id			81.00	81.00	
		Improvements			\$224,000.00	\$224,000.00	
		Land			\$47,300.00	\$47,300.00	
		Parcel Assessed Value			\$271,300.00	\$271,300.00	
		Personal Property Assessed Value			0	0	
		Qualified for Exemption			\$271,300.00	\$271,300.00	
Total Assessed Value - City				0	0		
Total Borough Optional Exempt Value				0	0	\$75,000.00	
Taxable	Exemption	Total City Optional Exempt Value			0	0	
		Land Assessed Value			\$47,300.00	\$47,300.00	
		Improvement Assessed Value			\$224,000.00	\$224,000.00	
		Total Assessed Value - Borough			\$271,300.00	\$271,300.00	
		City Taxable Value			0	0	
		Taxable Value - Borough			\$271,300.00	\$196,300.00	
		Exemption Value City			0	0	
		OP Residential Burd Exemption				\$75,000.00	
		Residential Exemption				\$75,000.00	
		Working Improvement Assessed Value			\$224,000.00	\$224,000.00	
Exemption Value Borough				0	\$75,000.00		
Date	Year of Cadastre	Effective date of value change		2026.000000000000	20260101.000000000000	20260101.000000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026

TAR NUMBER 81-26-002

PARCEL ID 172-107-11

PRIMARY OWNER CORBELL, LEE & KAREN

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>81</u>	<u>81</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>49,600</u>	<u>49,600</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>49,600</u>	<u>49,600</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>49,600</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION 75K EXE APPLIED TO INCORRECT PARCEL

		CHANGE SUMMARY
DATE	<u>06/23/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>LCRANE</u>	KPB TAXABLE <u>\$49,600</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX _____
		CITY FLAT TAX _____

Cadastral Values		Value Type		Attribute	Secondary Attribute	Previous Amount	Expand to Rater Values
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Expand to Rater Values	
Default - Default Value Group							
Appraised	Legal Acres	Land Market Value			3.00 Acres	3.00 Acres	
		TAG			\$49,600.00	\$49,600.00	
Assessed	Assessed	TAG.Id			81.00	81.00	
		Land			81.00	81.00	
		Parcel Assessed Value			\$49,600.00	\$49,600.00	
		Personal Property Assessed Value			\$49,600.00	\$49,600.00	
		Qualified for Exemption			0	0	
		Total Assessed Value - City			\$49,600.00	\$49,600.00	
		Total Borough Optional Exempt Value			0	0	
		Total City Optional Exempt Value			\$49,600.00	\$49,600.00	
Taxable	Taxable	Land Assessed Value			0	0	
		Total Assessed Value - Borough			\$49,600.00	\$49,600.00	
		City Taxable Value			0	0	
		Taxable Value - Borough			0	0	
Exemption	Exemption	Exemption Value City			0	0	
		OP Residential Boro Exemption			\$49,600.00	\$49,600.00	
		Residential Exemption			\$75,000.00	\$75,000.00	
		Exemption Value Borough			\$49,600.00	\$49,600.00	
Date	Date	Year of Cadastre			2026.0000000000	2026.0000000000	
		Effective date of value change			20260101.0000000000	20260101.0000000000	

MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 17210711

X Typographical, computational or other similar error?
Identify & Describe:
RESIDENTIAL EXEMPTION APPLIED TO INCORRECT PARCEL

X Readily apparent from the assessment notice, tax statement or other borough tax record?
Identify & Describe:
RESIDENTIAL EXEMPTION APPLIED TO INCORRECT PARCEL

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?
Identify & Describe:
RESIDENTIAL EXEMPTION APPLIED TO INCORRECT PARCEL

Certified Value	Land	\$49,600
	Improvements	\$0
	Personal Property	
	Total	\$49,600

Adjusted Value	Land	\$49,600
	Improvements	\$0
	Personal Property	
	Total	\$49,600

Prepared by LCRANE 6/23/2026

Approved by *Doreen Swartz* 6/24/26
 Department Director Date

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 **TAR NUMBER** 20-26-001
PARCEL ID 179-133-12
PRIMARY OWNER HANSON, DAVID B & SUSAN L

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>20</u>	<u>20</u>
CLASS CODE	<u>100</u>	<u>100</u>
LAND ASSESSED (VT4)	<u>26,200</u>	<u>26,200</u>
IMPROVEMENT ASSESSED (VT5)	<u>0</u>	<u>0</u>
KPB ASSESSED (VT 1001)	<u>26,200</u>	<u>26,200</u>
KPB TAXABLE (VT 1003)	<u>0</u>	<u>26,200</u>
CITY ASSESSED (VT 1011)	<u>26,200</u>	<u>26,200</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>26,200</u>

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

	CHANGE SUMMARY
DATE <u>06/23/26</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>LCRANE</u>	KPB TAXABLE <u>\$26,200</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>\$26,200</u>
	KPB FLAT TAX _____
	CITY FLAT TAX _____

Cadastre Values			Expand to Filter Values	
File	Class	Value Type	Amount	Previous Amount
Default - Default Value Group	Appraised	Legal Acres		1.12 Acres
		Land Market value		\$26,200.00
	Assessed	TAG		20.00
		TAG.Id		20.00
		Land		\$26,200.00
		Parcel Assesad Value		\$26,200.00
		Personal Property Assessed Value		0
		Qualified for Exemption		\$26,200.00
		Total Assessed Value - City		\$26,200.00
		Total City Optional Exempt Value		0
Total Mandatory Exempt Value			\$26,200.00	
		Land Assessed Value		\$26,200.00
		Total Assessed Value - Borough		\$26,200.00
	Taxable	City Taxable Value	20 - HOMER CITY	0
		Taxable Value - Borough		0
	Exemption	Clerks Deed		\$26,200.00
		Exemption Value City	20 - HOMER CITY	0
		Exemption Value Borough		\$26,200.00
		Date	Year of Cadastre	2026.0000000000
	Effective date of value change			20260101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 TAR NUMBER 52-26-001

PARCEL ID 193-264-12

PRIMARY OWNER BROWN, JASON ROBERT

	CURRENT VALUE	CORRECTED VALUE
TAG	52	52
CLASS CODE	100	100
LAND ASSESSED (VT4)	6,200	6,200
IMPROVEMENT ASSESSED (VT5)	0	0
KPB ASSESSED (VT 1001)	6,200	6,200
KPB TAXABLE (VT 1003)	0	6,200
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	06/23/26	KPB ASSESSED \$0
SUBMITTED BY	LCRANE	KPB TAXABLE \$6,200
VERIFIED BY	C. FINLEY	CITY ASSESSED \$0
		CITY TAXABLE \$0
		KPB FLAT TAX
		CITY FLAT TAX

Cadastral Values		Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
File	Default - Default Value Group				.76 Acres	.76 Acres	
Class		Appraised	Legal Acres		\$6,200.00	\$6,200.00	
			Land Market Value				
			TAG		\$2.00	52.00	
			TAG.id			52.00	
		Assessed	Land		\$6,200.00	\$6,200.00	
			Parcel Assessed Value		\$6,200.00	\$6,200.00	
			Personal Property Assessed Value		0	0	
			Qualified for Exemption		\$6,200.00	\$6,200.00	
			Total Assessed Value - City		0	0	
			Total City Optional Exempt Value		\$6,200.00	\$6,200.00	
			Total Mandatory Exempt Value		0	0	
			Land Assessed Value		\$6,200.00	\$6,200.00	
			Total Assessed Value - Borough		\$6,200.00	\$6,200.00	
		Taxable	City Taxable Value	52 - SOUTH HOSPITAL	0	0	
			Taxable Value - Borough		0	\$6,200.00	
		Exemption	Clerks Deed		\$6,200.00	\$6,200.00	
			Exemption Value City	52 - SOUTH HOSPITAL	0	0	
			Exemption Value Borough		\$6,200.00	0	
		Date	Year of Cadastre		2026.000000000000	2026.000000000000	
			Effective date of value change		20260101.0000000000	20260101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR 2026 TAR NUMBER 52-26-002

PARCEL ID 193-264-13

PRIMARY OWNER BROWN, JASON ROBERT

	CURRENT VALUE	CORRECTED VALUE
TAG	52	52
CLASS CODE	120	120
LAND ASSESSED (VT4)	9,100	9,100
IMPROVEMENT ASSESSED (VT5)	11,700	11,700
KPB ASSESSED (VT 1001)	20,800	20,800
KPB TAXABLE (VT 1003)	0	20,800
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION PROPERTY REPURCHASED, REMOVING CLERKS DEED

		CHANGE SUMMARY
DATE	06/23/26	KPB ASSESSED \$0
SUBMITTED BY	LCRANE	KPB TAXABLE \$20,800
VERIFIED BY	C. FINLEY	CITY ASSESSED \$0
		CITY TAXABLE \$0
		KPB FLAT TAX
		CITY FLAT TAX

Cadastre Values	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group		Legal Acres			1.53 Acres	1.53 Acres
Appraised		Improvement Market value			\$11,700.00	\$11,700.00
		Land Market value			\$9,100.00	\$9,100.00
Assessed		TAG			52.00	52.00
		TAG.Id			52.00	52.00
		Improvements			\$11,700.00	\$11,700.00
		Land			\$9,100.00	\$9,100.00
		Parcel Assessed Value			\$20,800.00	\$20,800.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$20,800.00	\$20,800.00
		Total Assessed Value - City			0	0
		Total Assessed Value - Borough			0	0
		Total City Optional Exempt Value			0	0
Taxable		Total Mandatory Exempt Value			\$20,800.00	\$20,800.00
		Land Assessed Value			\$9,100.00	\$9,100.00
		Improvement Assessed Value			\$11,700.00	\$11,700.00
		Total Assessed Value - Borough			\$20,800.00	\$20,800.00
		City Taxable Value			0	0
		Taxable Value - Borough	52 - SOUTH HOSPITAL		0	0
		Clerks Deed			\$20,800.00	\$20,800.00
		Exemption Value City			0	0
		Working Improvement Assessed Value	52 - SOUTH HOSPITAL		\$11,700.00	\$11,700.00
		Exemption Value Borough			\$20,800.00	0
Date		Year of Cadastre			2026.000000000000	2026.000000000000
		Effective date of value change			20260101.0000000000	20260101.0000000000

Kenai Peninsula Borough

Finance Department

MEMORANDUM

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

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

FROM: Chad Friedersdorff, Financial Planning Manager *CF*

DATE: July 23, 2026

RE: Investment Report quarter ended 6/30/26

Attached is the Quarterly Investment Report of the Kenai Peninsula Borough for the quarter ending June 30, 2026.

Portfolio Statistics	Quarter Ended 3/31/2026	Quarter Ended 6/30/2026
Average Daily Balance	\$402,747,909	\$408,175,495
Earned Interest Yield	3.751%	3.739%
Duration in Years	1.92	2.03
Book Value	\$386,458,738	\$412,343,630
Market Value	\$389,129,574	\$413,685,706
Percent % of Market Value	99.31%	99.68%

Investment Description	Yield Quarter Ended 3/31/26	Yield Quarter Ended 6/30/26	Market Value Quarter Ended 6/30/26
Cash and Cash Equivalents	2.59%	2.68%	35,166,982
AMLIP	3.61%	3.59%	63,389,880
U.S. Treasury Securities	3.76%	3.82%	115,320,902
US Agencies	3.96%	3.90%	151,364,355
Corporate Bonds	4.38%	4.40%	29,964,055
Municipal Bonds	3.95%	4.07%	13,645,361
Money Market Mutual Funds	3.54%	3.51%	1,606,742
Special Assessments	8.99%	9.01%	527,430
CDs	4.17%	4.05%	2,699,999
Total			\$413,685,706

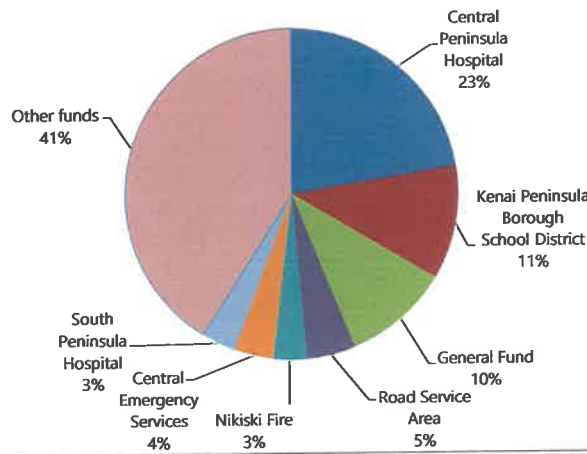
Major Categories:	Percentage of Portfolio	Book Value quarter ending 6/30/26
Bond related funds	16.04%	66,160,264
Hospital service area funds & plant/equipment replacement funds (PREF)	20.37%	83,997,906
School District	11.15%	45,958,399
Capital Project fund restrictions	12.16%	50,157,721
Special Revenue funds restrictions	16.14%	66,550,604
Internal Service/Agency fund restrictions	6.85%	28,230,659
General Fund	17.29%	71,288,077
Total	100.00%	\$412,343,630

INVESTMENT PORTFOLIO
June 30, 2026

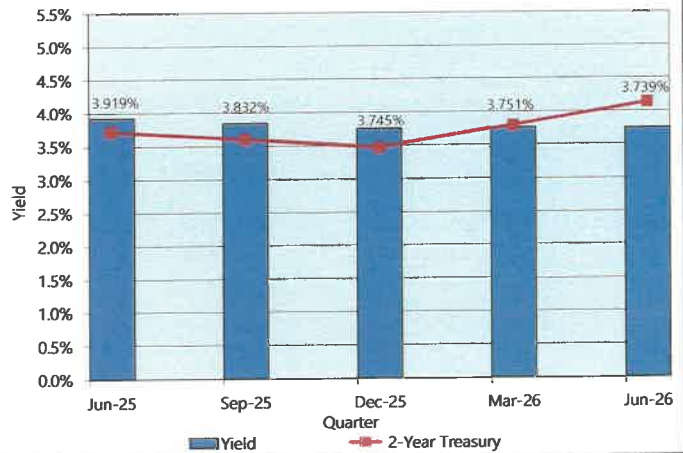
	Par Value	Purchase Price	Fair Value 6/30/26
Investments by Borough Finance Director			
CORPORATE	5,750,000	5,769,148	5,722,940
CDs	2,709,000	2,690,402	2,699,999
COMMERCIAL PAPER	0	0	0
MUNICIPAL	7,745,000	7,379,376	7,606,655
AGENCY	93,048,000	92,700,953	92,795,488
US TREASURY	70,150,000	69,118,314	69,276,482
Total Investment by Borough Finance Director:	179,402,000	177,658,194	178,101,564
Investment with External Manager:			
CORPORATE	24,313,000	24,236,442	24,241,115
MUNICIPAL	6,184,765	6,040,621	6,038,706
AGENCY	59,641,806	58,708,393	58,568,867
US TREASURY	47,225,000	45,008,946	46,044,421
Total Security Investment with External Manager:	137,364,571	133,994,403	134,893,109
TOTAL SECURITY INVESTMENTS	316,766,571	311,652,596	312,994,673
CASH & CASH EQUIVALENTS	100,163,604	100,163,604	100,163,604
SPECIAL ASSESSMENTS	527,430	527,430	527,430
TOTAL PORTFOLIO	417,457,605	412,343,630	413,685,706

Security Portfolio - Purchase Price	\$	312,692,783.69
Security Portfolio - Fair Value 6/30/26	\$	314,034,860.27
Fair Value Adjustment - 6/30/26		1,342,076.58
Fair Value Adjustment - 6/30/25		3,141,120.34
Change in Fair Value FY2026	\$	(1,799,043.76)

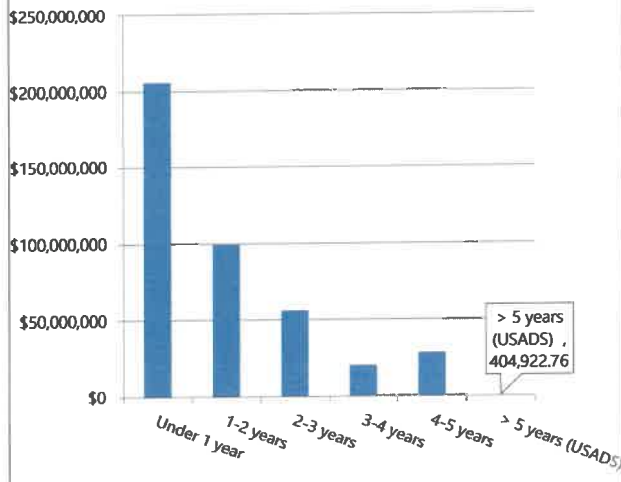
Equity in Central Treasury by Fund



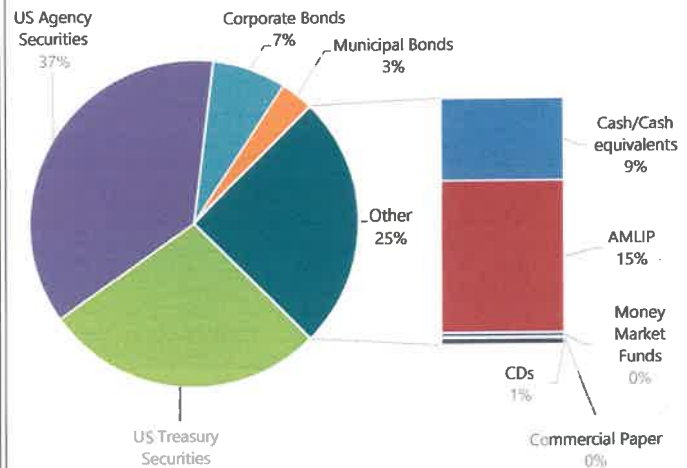
Portfolio Yield for FY2025 & FY2026



Investments by Maturity



Investments by Type



Portfolio Overview

BEGINNING VALUE
+ ACCRUED

\$18,628,921

TRANSFERS IN/
OUT

-\$3,579

REALIZED GAINS/
LOSSES

\$22,995

CHANGE IN
MARKET VALUE

\$1,032,029

INTEREST INCOME

\$4,976

DIVIDEND INCOME

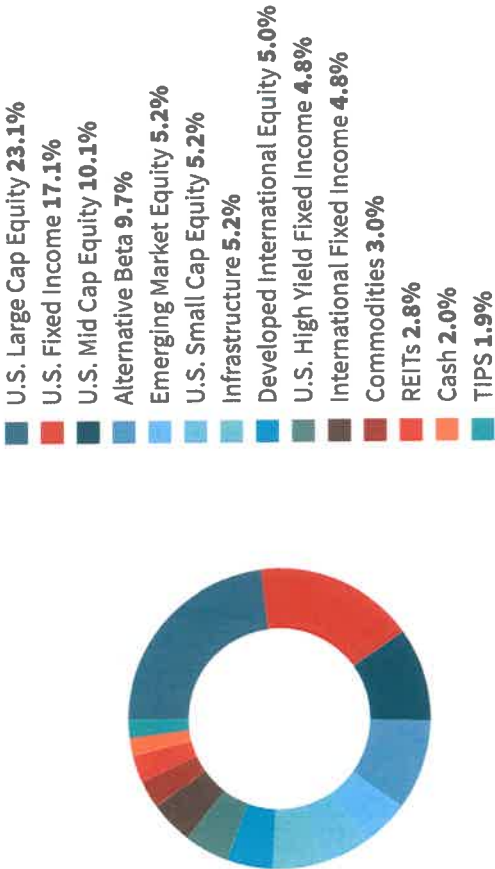
\$14,831

ENDING VALUE +
ACCRUED

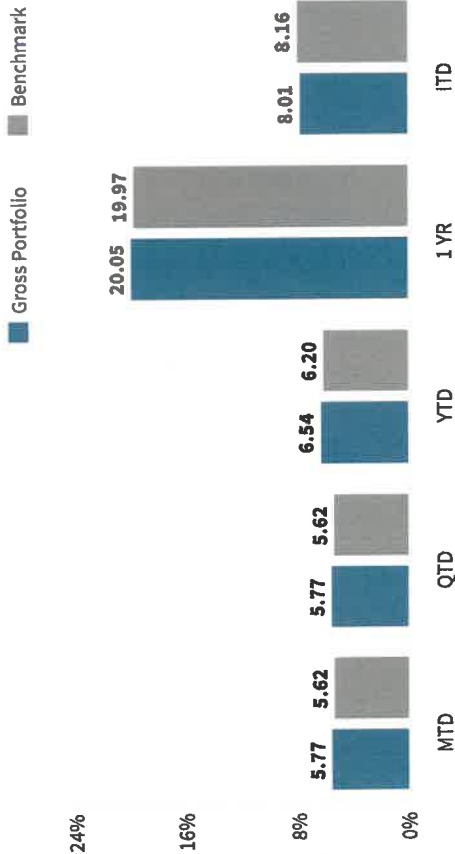
\$19,700,173



Portfolio Composition



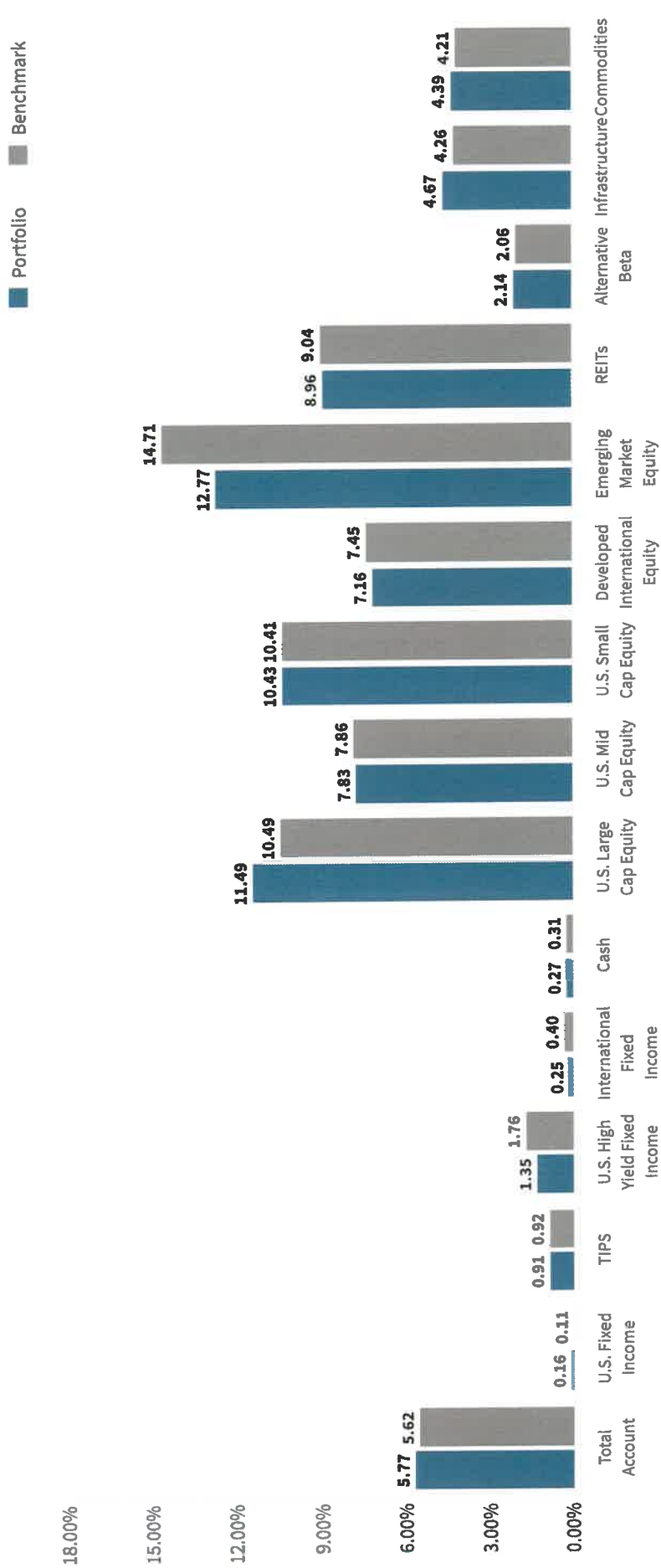
Investment Performance



Performance is annualized for periods greater than one year. Inception to date performance begins July 01, 2019. Past performance is not indicative of future results.

Performance

Asset Class Performance (Monthly)



Past performance is not indicative of future results.



Portfolio Overview

BEGINNING VALUE
+ ACCRUED

\$19,700,173

TRANSFERS IN/
OUT

-\$3,713

REALIZED GAINS/
LOSSES

\$109,891

CHANGE IN
MARKET VALUE

\$318,248

INTEREST INCOME

\$5,306

DIVIDEND INCOME

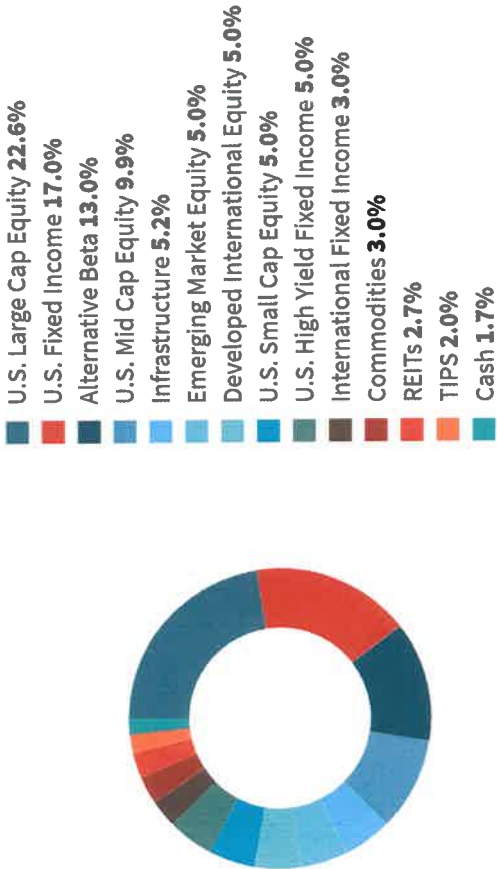
\$14,514

ENDING VALUE +
ACCRUED

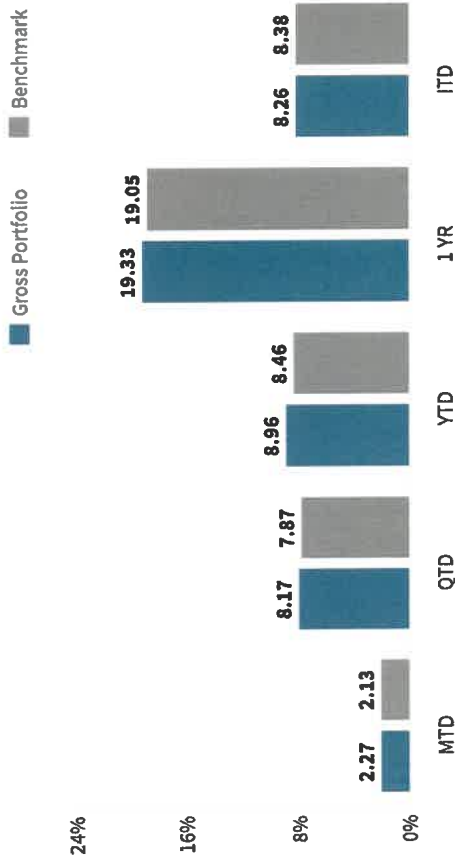
\$20,144,419



Portfolio Composition



Investment Performance

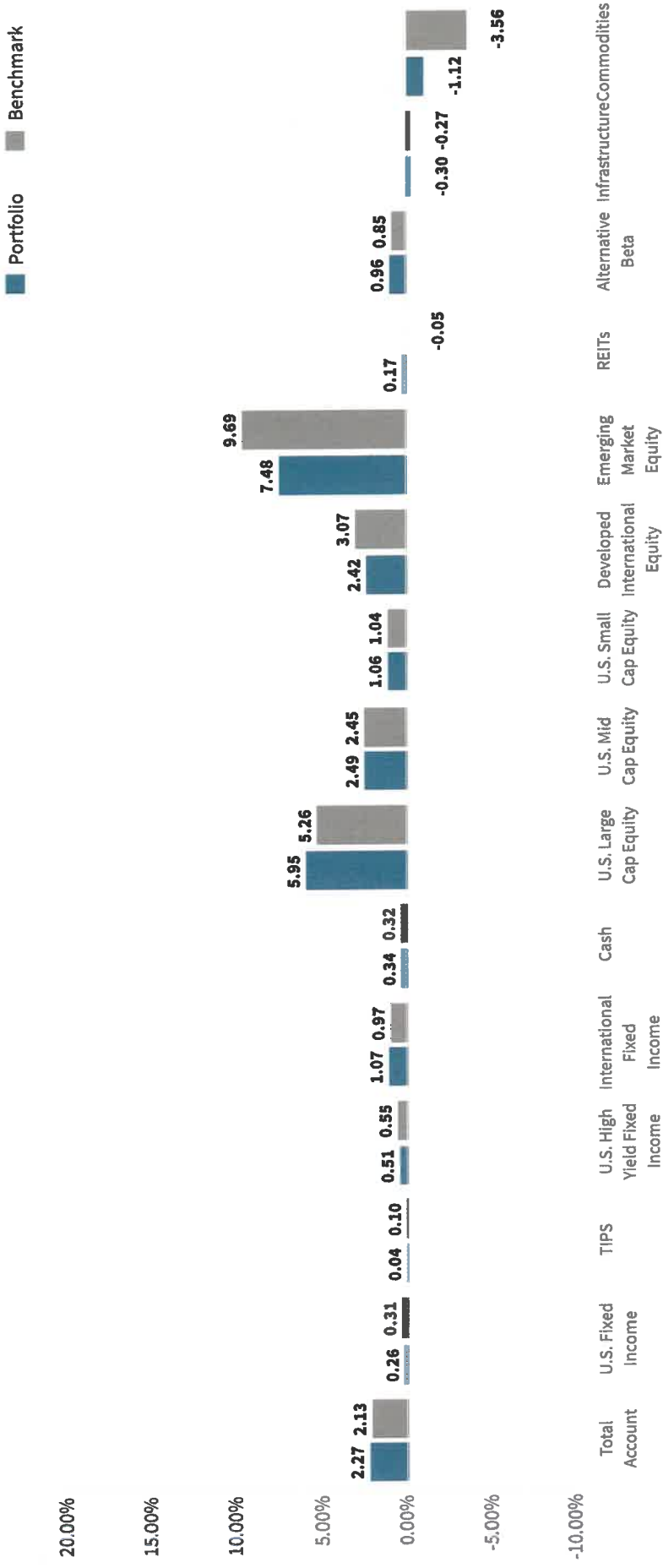


Performance is annualized for periods greater than one year. Inception to date performance begins July 01, 2019. Past performance is not indicative of future results.

Performance



Asset Class Performance (Monthly)



Past performance is not indicative of future results.

Portfolio Overview

BEGINNING VALUE
+ ACCRUED

\$20,144,419

TRANSFERS IN/
OUT

-\$713,260

REALIZED GAINS/
LOSSES

\$144,478

CHANGE IN
MARKET VALUE

-\$110,649

INTEREST INCOME

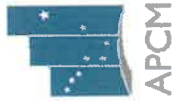
\$7,948

DIVIDEND INCOME

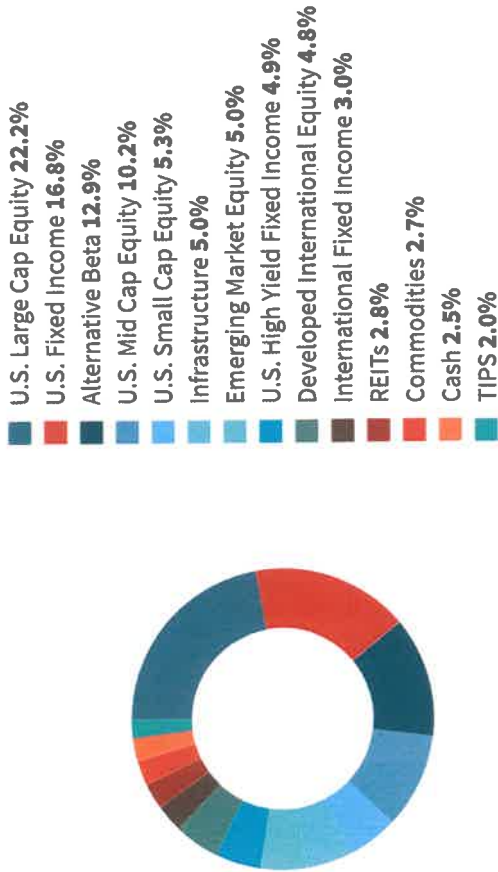
\$68,566

ENDING VALUE +
ACCRUED

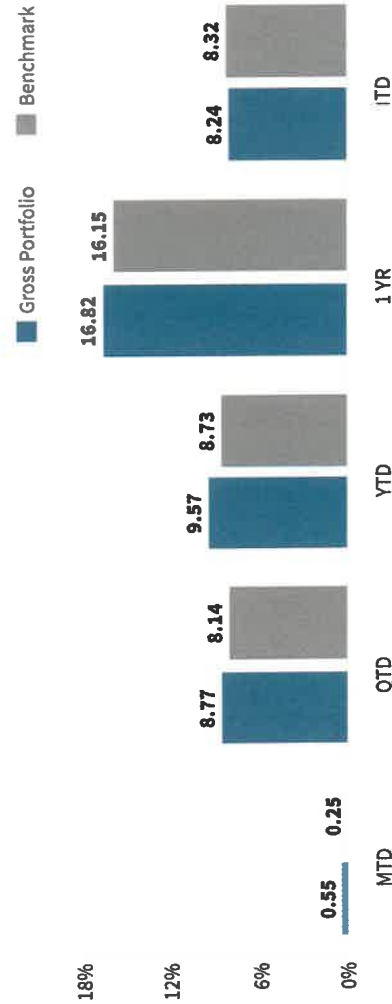
\$19,541,502



Portfolio Composition



Investment Performance



Performance is annualized for periods greater than one year. Inception to date performance begins July 01, 2019.

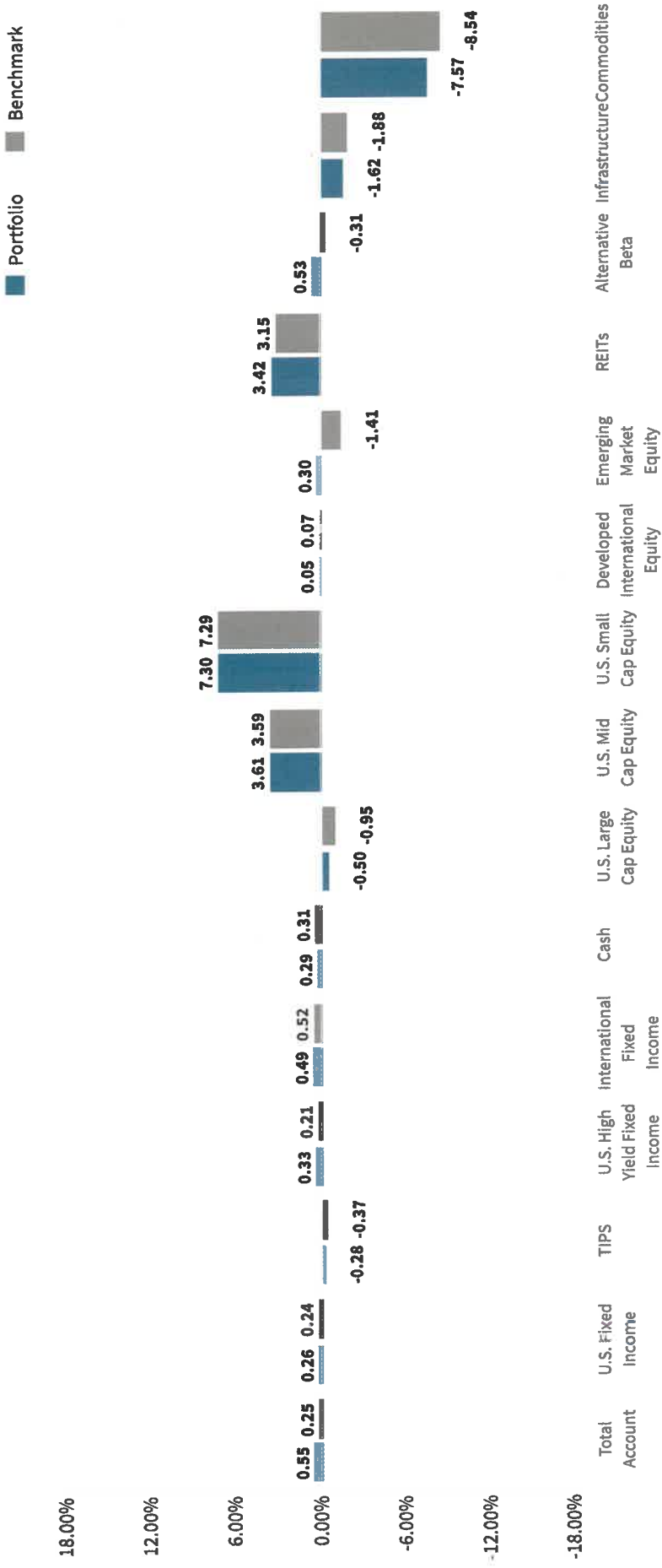
Past performance is not indicative of future results.

Performance is compared to the portfolio's long-term strategic benchmark. Total account performance includes all assets and cash held in the account. Periods of elevated cash resulting from client-directed liquidity needs may affect performance relative to the benchmark.

Performance



Asset Class Performance (Monthly)



Past performance is not indicative of future results.

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 *BR*

FROM: Tyra Rivera, Payroll Accountant *TR*

DATE: July 23, 2026

RE: Budget Revisions – June 2026

Attached is a budget revision listing for June 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)		\$2,000.00
100-11520-00000-43610 (Public Utilities)	\$2,000.00	

CLERK'S OFFICE - ADMINISTRATION

Move funds to cover remaining supplies for FY26.

100-11120-00000-43210 (Transport/Subsistence)		\$820.00
100-11120-00000-42210 (Operating Supplies)	\$820.00	

FINANCE - SALES TAX

Move funds for the purchase of a replacement back up battery.

100-11441-00000-43011 (Contract Services)		\$357.91
100-11441-00000-48710 (Minor Office Equipment)	\$357.91	

HUMAN RESOURCES - PRINT SHOP

Move funds for copier billing/equipment maintenance.

100-11233-00000-42210 (Operating Supplies)		\$3,000.00
100-11233-00000-43720 (Equipment Maintenance)	\$3,000.00	

KACHEMAK EMERGENCY SERVICES

Move funds for vehicle maintenance.

212-51810-00000-42230 (Fuel, Oils and Lubricants)		\$2,500.00
212-51810-00000-43720 (Equipment Maintenance)	\$2,500.00	

MAYOR'S OFFICE

Move funds for monthly cost of a storage unit in Homer.

100-11210-00000-43999 (Contingency)		\$145.00
100-11210-00000-43810 (Rents and Operating Leases)	\$145.00	

Move funds to cover purchase from Echo Lake Meats.

100-11210-00000-43999 (Contingency)		\$25.94
100-11210-00000-42021 (Promotional Supplies)	\$25.94	

RISK MANAGEMENT

Move funds for additional liability losses.

700-11234-00000-40110 (Regular Wages)		\$147,168.00
700-11238-00000-43999 (Contingency)	\$147,168.00	

Move funds for gas monitor replacement parts.

700-11234-00000-43720 (Equipment Maintenance)		\$832.00
700-11234-00000-42310 (Repair/Maintenance Supplies)	\$832.00	

JUNE 2026**INCREASE DECREASE****SELDOVIA RECREATION**

Move funds to cover communications for remainder of fiscal year.

227-61210-00000-42410 (Small Tools and Minor Equipment)		\$100.00
227-61210-00000-43110 (Communications)	\$100.00	

WESTERN EMERGENCY SERVICES

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

209-51410-00000-48760 (Minor Fire Fighting Equipment)		\$10,000.00
209-51410-00000-48740 (Minor Machines & Equipment)	\$10,000.00	

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: July 23, 2026

RE: Revenue-Expenditure Report – June 2026

Attached is the Revenue-Expenditure Report of the General Fund for the month of June 2026. Please note that 100.00% of the year has elapsed, 103.62% of budgeted revenues have been collected, and 95.70% of budgeted expenditures have been made.

** These numbers are not final as there will be additional amounts posted due to fiscal year-end adjustments. **

KENAI PENINSULA BOROUGH
Revenue Report
For the Period
June 1 through June 30 2026

ACCOUNT NUMBER	DESCRIPTION	ESTIMATED REVENUE	YEAR TO DATE RECEIPTS	MONTH TO DATE RECEIPTS	VARIANCE	% COLLECTED
31100	Real Property Tax	\$ 35,067,976	\$ 35,397,034	\$ 145,474	\$ 329,058	100.94%
31200	Personal Property Tax	2,027,307	2,156,114	2,093	128,807	106.35%
31300	Oil Tax	6,491,466	6,490,581	73,666	(885)	99.99%
31400	Motor Vehicle Tax	642,580	447,595	99,633	(194,985)	69.66%
31510	Property Tax Penalty & Interest	685,597	883,504	22,189	197,907	128.87%
31610	Sales Tax	47,975,000	48,860,610	1,105,709	885,610	101.85%
33110	In Lieu Property Tax	3,100,000	4,758,538	4,758,538	1,658,538	153.50%
33117	Other Federal Revenue	177,017	1,413,223	68,268	1,236,207	798.36%
33120	Forestry Service	500,000	-	-	(500,000)	0.00%
34110	School Debt Reimbursement	1,795,380	1,252,812	108,205	(542,568)	69.78%
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	3,248,165	152,810	1,674,112	206.36%
39000	Other Local Revenue	266,935	408,432	25,948	141,497	153.01%
290	Solid Waste	1,577,000	1,255,320	14,399	(321,680)	79.60%
Total Revenues		\$ 103,385,311	\$ 107,127,698	\$ 6,576,931	\$ 3,742,387	103.62%

KENAI PENINSULA BOROUGH
Expenditure Report
For the Period
June 1 through June 30 2026

DESCRIPTION	REVISED BUDGET	YEAR TO DATE EXPENDED	MONTH TO DATE EXPENDED	AMOUNT ENCUMBERED	AVAILABLE BALANCE	% EXPENDED
Assembly:						
Administration	\$ 637,685	\$ 511,437	\$ 23,292	\$ 4,010	\$ 122,239	80.20%
Clerk	662,847	621,761	73,854	1,813	39,272	93.80%
Elections	269,432	214,738	5,318	427	54,267	79.70%
Records Management	496,060	372,082	30,702	16,235	107,742	75.01%
Mayor Administration	1,108,209	848,123	86,565	-	260,086	76.53%
Purch/Contracting/Cap Proj	825,326	638,543	61,959	2,035	184,748	77.37%
Human Resources:						
Administration	894,770	823,549	91,398	1,323	69,898	92.04%
Print/Mail	260,748	225,391	26,932	-	35,357	86.44%
Custodial Maintenance	144,691	130,275	9,448	-	14,416	90.04%
Information Technology	2,987,004	2,734,057	270,107	5,061	247,886	91.53%
Emergency Management	1,082,109	838,421	88,245	-	243,688	77.48%
Legal Administration	1,199,030	962,009	114,605	-	237,021	80.23%
Finance:						
Administration	673,867	664,661	79,241	20	9,186	98.63%
Services	1,308,270	1,168,626	132,636	39,000	100,644	89.33%
Property Tax	1,256,665	1,134,530	132,645	199	121,936	90.28%
Sales Tax	1,374,048	1,213,245	109,027	-	160,803	88.30%
Assessing:						
Administration	1,745,056	1,584,562	159,006	10,117	150,377	90.80%
Appraisal	1,888,731	1,677,045	186,820	5,937	205,749	88.79%
Resource Planning:						
Administration	1,476,458	1,048,083	107,736	180	428,196	70.99%
GIS	711,288	601,787	49,577	1,951	107,550	84.61%
River Center	999,018	907,895	140,110	5,938	85,185	90.88%
Senior Citizens Grant Program	838,634	674,242	11,270	145,574	18,818	80.40%
School District	75,050,843	75,040,842	5,196,590	-	10,001	99.99%
Solid Waste Operations	13,407,794	10,553,571	2,017,518	661,738	2,192,486	78.71%
Economic Development	520,000	286,623	15,945	121,651	111,726	55.12%
Non-Departmental	3,599,500	4,979,670	1,508,763	-	(1,380,170)	138.34%
Total Expenditures	\$ 115,418,083	\$ 110,455,768	\$ 10,729,311	\$ 1,023,209	\$ 3,939,106	95.70%

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>CR</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 *PM*

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

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.

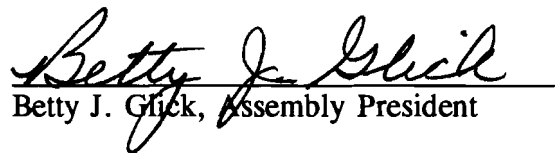
e. Conditionally Exempt Small Quantity Generator Hazardous Waste

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.
- Street names changed by petition shall be in accordance with section 14.10.040.
 - 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:

- 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 KPB 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.

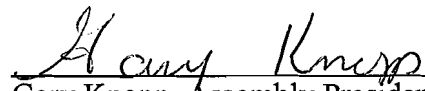
...

- 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.

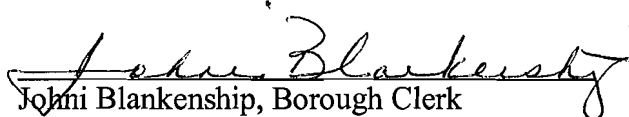
...

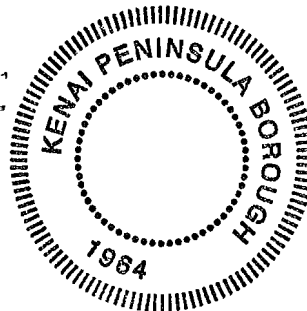
SECTION 35. That this ordinance shall take effect October 1, 2011.

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
14.080.040 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 volleyball	\$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

Introduced by: Tunseth
Date: 08/04/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2026-044**

**A RESOLUTION ACCEPTING THE RESIGNATION OF ASSEMBLY
MEMBER MICHAEL HICKS AND DECLARING A VACANCY ON THE
ASSEMBLY**

WHEREAS, Michael Hicks was initially elected to serve as an assembly member for Assembly District 7 – Central, on October 7, 2025; and

WHEREAS, Assemblyman Michael Hicks has submitted his resignation from the Kenai Peninsula Borough Assembly effective August 4, 2026 at 11:59 p.m., thus creating a vacancy for Assembly District 7; and

WHEREAS, the Borough Clerk’s Office will advertise the notice of vacancy and provide time for interested members of the public to apply and file a declaration of candidacy, with the intent being that the Assembly will appoint a new representative for Assembly District 7 in a manner that ensures a smooth transition of representation for Assembly District 7 and in compliance with State Statutes;

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

SECTION 1. That the Assembly extends its best wishes to Michael Hicks in his new endeavors.

SECTION 2. That the resignation of Michael Hicks is hereby accepted, effective at 11:59 p.m. August 4, 2026.

SECTION 3. That the Borough Clerk is directed to advertise the vacancy created in Assembly District 7 and forward copies of applications received to the Assembly President and members of the Assembly for consideration and appointment at the September 1, 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 August 5, 2026 and end at 4:30 p.m. on August 19, 2026. Applicants must be a registered voter and resident within Assembly District 7.

SECTION 5. That this resolution is effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 4TH DAY OF AUGUST, 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 23, 2026

SUBJECT: Resolution 2026-044, Accepting the Resignation of Assembly Member Michael Hicks and Declaring a Vacancy on the Assembly (Tunseth)

Mr. Michael Hicks, Assembly District 7 Representative, submitted his resignation, effective August 4, 2026 at 11:59 PM. We would like to extend our commendation and appreciation for Mr. Hick's for his service and wish him the best in his future endeavors.

Due to the fact that the vacancy on the KPB Assembly will occur greater than 45 days from the next election and that the vacancy must be declared within this time frame due to the fact that Mr. Hicks is not eligible to serve through the next election, this vacancy will be filled by an appointment process. All qualified persons who wish to run for the District 7 seat are encouraged to fill out and file a Declaration of Candidacy form with the Borough Clerk's Office to be appointed to the seat. The application period will open at 8:00 a.m. on August 5, 2026 and end at 4:30 p.m. on August 19, 2026.

Your consideration is appreciated.

From: Hicks, Michael
Sent: Tuesday, July 14, 2026 6:51 PM
To: Turner, Michele; Tunseth, Ryan
Subject: Resignation letter

Greetings Madam Clerk and Assembly,

First allow me to apologize for the confusion leading up to this iteration of my resignation letter. The deficit was entirely mine, having spoken to several people in the process of how to properly offer this resignation and the required window, and yet loosing track of what details were shared with whom. All on me.

That said, please accept this letter as my letter of resignation from this most esteemed body. I will be leaving the state of Alaska August 1st to relocate to Oregon. It was my hope to attend a couple more assembly meetings via zoom before my resignation would become effective but have just learned that KPB ordinance does not allow for this, therefore with my apologies for the 11th hour notice, this resignation will be effective August 4th, 2026 at 11:59 pm at which time I will be deep into Yukon Territory and out of cell service.

By this time you all know my sentiments about this body; but allow me to simply state that it has been my great honor to serve amongst each of you; Assembly, Mayor, Clerk, and legal. Each of you for my part are held in the highest regard and will be most welcome at my door should you pass through Burns Oregon in the future. Thank you for this opportunity to serve amongst humble giants hidden on the Kenai Peninsula.

Michael W. Hicks
District 7 KPB Assembly
Sent from my iPad

Introduced by: Mayor
Date: 08/04/26
Hearing: 08/18/26
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

WHEREAS, the 2025 Alaska Legislature enacted HB53 which appropriated funds to the Department of Administration, Division of Retirement & Benefits (DRB) on behalf of the Kenai Peninsula Borough (KPB), to reduce the liability of political subdivisions to the Public Employees Retirement System (PERS) for FY2026; and

WHEREAS, it is anticipated that the DRB will notify KPB mid-August, of the amount received on behalf of KPB, which will be an amount equal to the difference between KPB's budgeted PERS rate of 22 percent and a total contribution rate of 28-33 percent; and

WHEREAS, Generally Accepted Accounting Principles (GAAP) require KPB to record expenditures paid on its behalf; and

WHEREAS, FY2026 expenditure budgets should be increased (for which there will be a corresponding revenue adjustment) to reflect the receipt of these funds by the DRB on behalf of KPB;

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 FY2026 revenue budgets are increased by the following amounts to reflect funds the Department of Administration, Division of Retirement & Benefits received on behalf of the Kenai Peninsula Borough:

Fund	Amount
General fund	\$ _____

Fund	Amount
Nikiski Fire Service Area	\$ _____
Bear Creek Fire Service Area	_____
Western Emergency Service Area	_____
Central Emergency Services	_____
Kachemak Emergency Service Area	_____
North Peninsula Recreation Service Area	_____
Road Service Area	_____
School Maintenance	_____
Land Trust	_____
Seward Bear Creek Flood Service Area	_____
911 Emergency Communications	_____
Solid Waste	_____
Risk Management Fund	_____
	\$ _____

SECTION 3. That \$_____ is appropriated to the following accounts:

Account	Amount
100-11110-00000-40221	\$ _____
100-11120-00000-40221	_____
100-11140-00000-40221	_____
100-11210-00000-40221	_____
100-11227-00000-40221	_____
100-11230-00000-40221	_____
100-11231-00000-40221	_____
100-11232-00000-40221	_____
100-11233-00000-40221	_____
100-11235-00000-40221	_____
100-11250-00000-40221	_____
100-11310-00000-40221	_____
100-11410-00000-40221	_____
100-11430-00000-40221	_____
100-11440-00000-40221	_____
100-11441-00000-40221	_____
100-11510-00000-40221	_____

Account	Amount
100-11520-00000-40221	\$ _____
100-21110-00000-40221	_____
100-21135-00000-40221	_____
206-51110-00000-40221	_____
207-51210-00000-40221	_____
209-51410-00000-40221	_____
211-51610-00000-40221	_____
212-51810-00000-40221	_____
225-61110-00000-40221	_____
236-33950-00000-40221	_____
241-11235-00000-40221	_____
241-41010-00000-40221	_____
250-21210-00000-40221	_____
259-21212-00000-40221	_____
264-11255-00000-40221	_____
290-32010-00000-40221	_____
290-32122-00000-40221	_____
290-32310-00000-40221	_____
700-11234-00000-40221	_____
	\$ _____

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 June 30, 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*

FROM: Brandi Harbaugh, Finance Director *BH*

DATE: July 23, 2026

SUBJECT: 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 (Mayor)

As part of the 2025 Alaska legislative session, the legislature passed, and the Governor signed, HB53 which appropriated funds to help defray the cost of increased employer contributions to the Public Employees' Retirement System (PERS) for fiscal year 2025. The purpose of this legislation was to contribute to the PERS system an amount estimated to be equal to the difference between municipalities' budgeted PERS rate of 22 percent and the actuarially determined rate of 28.33 percent. The amount contributed on the Borough's behalf for FY2026 is estimated to be \$1.7 million. However, the exact amount will not be known until notification is received mid-August.

Generally Accepted Accounting Principles (GAAP) require that the Borough record expenditures paid on their behalf. This ordinance also amends the budget to reflect these expenditures; there will be no impact to fund balances of any fund as revenues equal to the expenditures will also be recorded.

Upon receipt of an official notification of the amount(s) from DRB, an amendment memorandum will be provided to fill-in the amounts that are currently blank in the Ordinance.

Your consideration is appreciated.

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

WHEREAS, the Kenai Peninsula Borough (KPB) currently has an operating agreement with Nikiski Senior Center, Inc. (NSC) to provide specific services to senior citizens of the Service Area; and

WHEREAS, as part of the operating agreement, KPB requires that a financial audit be done no less than every three years; and

WHEREAS, the most recent audit completed for NSC was for FY2023 and with the change in leadership both organizations agree that a financial audit of FY2025 would provide a good measure of the current financial condition of NSC; and

WHEREAS, the Nikiski Senior Service Area has adequate funds in its fund balance to provide for this service and remain with the minimum fund balance policy; and

WHEREAS, the Nikiski Senior Service Area Board, at its regularly scheduled meeting held on _____, 2026, recommended recommend _____;

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 \$20,000 is appropriated from the Nikiski Senior Service Area fund balance to Account No. 280.63190.27AUD.49999 to provide for a financial audit of NSC for the year ended June 30, 2025.

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
Finance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*

FROM: Brandi Harbaugh, Finance Director *BH*

DATE: July 23, 2026

SUBJECT: 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 (Mayor)

Per the Operating Agreement between the Nikiski Senior Center Inc. (‘NSC’) and the Kenai Peninsula Borough (KPB), on behalf of the Nikiski Senior Service Area, NSC at a minimum of every 3 years, will periodically engage an independent third-party auditor to audit financial activities and compliance with this agreement. The KPB also reserves the right to engage its own independent auditor if the Mayor determines necessary, therefore after meeting with the new leadership of NSC and agreeing that an independent financial audit would be a good measure of the current financial condition of NSC, we are requesting an appropriation from the Nikiski Senior Service Area Fund Balance of \$20,000 to provide for a FY2025 financial audit of NSC.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No.	<u>280.27910</u>
Amount:	<u>\$20,000</u>
By: <i>CH</i>	Date: <u>7/22/2026</u>

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-19-05**

**AN ORDINANCE APPROPRIATING FUNDS FROM THE GENERAL
FUND FOR THE MCNEIL CANYON SCHOOL WATERLINE
REPLACEMENT PROJECT**

WHEREAS, this project is to complete replacement of the failed domestic water line which services McNeil Canyon School; and

WHEREAS, the appropriation of fund balance for a large-scale repair on a KPB-owned facility does not implicate the local school funding contribution;

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 \$302,000 is appropriated from the General Fund to be transferred to the School Capital Project Fund to account 400.71060.27MCN.49999, for the replacement of the domestic water line for McNeil Canyon School and other related project costs.

SECTION 3. That appropriations made in this ordinance are of a project length 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 *BH*

FROM: Nick Kemp, Maintenance Director *NK*

DATE: July 23, 2026

RE: Ordinance 2026-19- 05 , Appropriating Funds from the General Fund for the McNeil Canyon School Waterline Replacement Project (Mayor)

The ordinance requests an appropriation of \$302,000 from the General Fund to be transferred to the School Capital Project Fund to complete the replacement of the failed domestic water line serving McNeil Canyon School. Maintenance previously funded and completed the design for the replacement line, and the project is now ready to move into construction.

McNeil Canyon School’s existing ductile iron supply line, installed more than 40 years ago, ruptured beneath the building’s structural footprint. After evaluating repair options, the recommended approach is full replacement of the line to ensure long-term reliability, reduce future maintenance risk, and meet the project’s time constraints.

Approval of this supplemental appropriation will allow KPB to complete the repair before winter conditions set in, ensuring uninterrupted water service and providing McNeil Canyon School with a modern, durable water line for the foreseeable future.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>100-27910</u>	Amount <u>\$302,000</u>
By: <u><i>CK</i></u>	Date: <u>7/22/2026</u>

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

- WHEREAS,** the Kenai Peninsula Borough (KPB), on behalf of the Central Kenai Peninsula Hospital Service Area, owns the Central Peninsula Hospital related medical facilities, and campus (CPH) medical facilities, which are managed and operated on a nonprofit basis pursuant to an Operating Agreement with Central Peninsula General Hospital, Inc. (CPGH, Inc.); and
- WHEREAS,** Resolution 2026-043 approved the new dermatology services at CPH; and
- WHEREAS,** space located at 254 N. Binkley, within 250 yards of the hospital campus and owned by KPB has been identified the most suitable location for the dermatology practice; and
- WHEREAS,** the dermatology clinic development will be completed in two phases, with Phase 1 (clinic renovation) budgeted at \$747,403 and Phase 2 (facility expansion) budgeted at \$2,110,822 for a combined estimated project cost of \$2,858,225; and
- WHEREAS,** Phase 2 of the project will include three MOHS surgery procedure rooms, a pathology lab, and remodeling of existing space to provide specialized surgery services on the Kenai Peninsula; and
- WHEREAS,** in accordance with the Operating Agreement, Assembly pre-approval is required for capital improvement projects expected to cost in excess of \$1,000,000; and
- WHEREAS,** in order to meet the clinic's opening timeline, CPH has commenced funding Phase 1 renovation costs using hospital operating dollars and consistent with CPH's existing authority under Section 3 and Section 13(b)(i) of the Operating Agreement; and

WHEREAS, the CPGH, Inc. Board of Directors, at its regularly scheduled meeting held on June 25, 2026, adopted Board Resolution 2026-31 approving the Phase 1 and Phase 2 project plans for the 254 N. Binkley building; and

WHEREAS, the Plant Replacement and Expansion Fund (PREF) is a designated source of funding for major repairs and replacement of, and improvements, fixtures, and equipment for, Medical Facilities, and requires Assembly approval and appropriation prior to any obligation, expenditure, or transfer of PREF funds;

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 Assembly approves the Capital Improvement Project consisting of Phase 1 and Phase 2 development of the dermatology clinic located at 254 N. Binkley Street, Soldotna, Alaska, with a combined estimated cost of \$2,858,225, pursuant to Section 13(b)(i) of the Operating Agreement.

SECTION 3. That \$2,110,822 is appropriated from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund to Account No. 490.81110.27DER.49999 for Phase 2 of the dermatology clinic project.

SECTION 4. 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 5. 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 circumstances will not be affected.

SECTION 6. 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
Purchasing & Contracting Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

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

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

DATE: July 23, 2026

RE: 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 (Mayor)

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

Space currently owned by KPB on behalf of the service area and located at 254 N. Binkley St. in Soldotna will be remodeled to accommodate and support a dermatology practice in two phases. The first phase is in progress and budgeted to cost \$747,403. CPGH, Inc. is managing phase 1 of the project which will remodel the building into a suitable physician’s practice with office space and patient rooms. Phase 2 of the project will include three MOHS procedure rooms, a pathology lab, and remodeling of existing space to support both dermatology and MOHS surgery services. Phase 2 is budgeted at \$2,110,822. The Operating Agreement requires Assembly approval for capital improvement projects in excess of \$1,000,000; therefore, the ordinance approves the phase two of the project and appropriates Plant Replacement and Expansion funds for Phase 2 of the project.

Your consideration is appreciated

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>490.20602</u>	Amount: <u>\$2,110,822</u>
By: <u><i>CH</i></u>	Date: <u>7/22/2026</u>

RESOLUTION 2026-31

A RESOLUTION APPROVING THE DEVELOPMENT OF A DERMATOLOGY CLINIC

1. **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 and other Medical Facilities, and to provide other healthcare programs and services on a nonprofit basis in order to ensure continued availability to the Service Area residents; and
2. **WHEREAS**, Central Peninsula Hospital (CPH) has recruited dermatologist Dr. Brock Davis to establish a new practice providing MOHS surgery and dermatology services to the service area; and
3. **WHEREAS**, space located at 254 N. Binkley, within 250 yards of the hospital campus and owned and operated by Central Peninsula Hospital, has been identified as a suitable location for this practice; and
4. **WHEREAS**, the facility at 254 N. Binkley requires an expansion of approximately 1,200 square feet to accommodate three MOHS procedure rooms, a pathology lab, and remodeling of existing space to support the physician practice; and
5. **WHEREAS**, the dermatology clinic development 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
6. **WHEREAS**, this project requires approval by the Kenai Peninsula Borough Assembly following approval by the CPGH, Inc. Board of Directors;

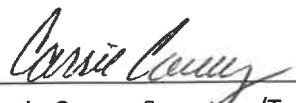
NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF CENTRAL PENINSULA GENERAL HOSPITAL, INC., A NOT-FOR-PROFIT ALASKA CORPORATION, THAT:

SECTION 1. The Board of Directors of Central Peninsula General Hospital, Inc. d/b/a Central Peninsula Hospital ("CPH") approves the development of the dermatology clinic at 254 N. Binkley, including the associated expansion and remodeling, and authorizes management to proceed with the project as outlined, subject to securing approval from the Kenai Peninsula Borough Assembly.

SECTION 2. This resolution becomes effective immediately upon adoption by the CPGH, Inc. Board of Directors.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 06/25/26 Board meeting.

Dated: 06/25/26


Carrie Couey, Secretary/Treasurer
CPGH, Inc. Board of Directors

Introduced by:	Mayor
Date:	07/07/26
Action:	Adopted
Vote:	9 Yes, 0 No, 0 Absent

**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

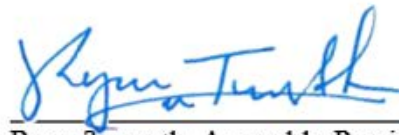
WHEREAS, the CPGH, Inc. Board of Directors approved this project during its regularly-scheduled session on June 25, 2026;

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

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-19-06**

**AN ORDINANCE APPROPRIATING GRANT FUNDS FOR A CAPITAL
IMPROVEMENT PROJECT AT CENTRAL PENINSULA LANDFILL**

WHEREAS, the Kenai Peninsula Borough (KPB) Solid Waste Department operates the Central Peninsula Landfill (CPL); and

WHEREAS, a capital improvement project (CIP) is underway to improve service quality and efficiency at CPL, and Phase 1 of that CIP is to move the municipal solid waste collection operation to a new adjacent transfer site at CPL; and

WHEREAS, Local Tribal and Consistency grant funds are available for the estimated cost of \$1,200,000 for the CIP Phase 1 development project;

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 \$1,200,000 in grant funds are appropriated to Account No. 411.32122.LATC5.49999 for the CIP Phase 1 development project to move the current municipal solid waste collection operation at the bailer facility to a new adjacent transfer site at CPL for the project and associated costs.

SECTION 3. 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 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 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
Purchasing & Contracting Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

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

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

DATE: July 23, 2026

RE: Ordinance 2026-19-06, Appropriating Grant Funds for a Capital Improvement Project at Central Peninsula Landfill (Mayor)

The Kenai Peninsula Borough (KPB) Solid Waste Department operates the Central Peninsula Landfill (CPL) as KPB’s primary waste disposal site. A capital improvement project (CIP) is underway to improve service quality and efficiency at CPL by changing waste segregation, recycling, solid waste administration, and waste handling operations.

Phase I of that CIP is to move the current municipal solid waste collection operation at the outdated bailer facility to a new adjacent transfer site at CPL for better traffic queuing, increased public accessibility, more efficient waste handling, and improved recycling collection. It is in KPB’s best interest to implement Phase I as soon as possible.

Local Assistance and Tribal Consistency grant funds are available for the estimated cost of \$1,200,000 for the Phase 1 development project.

Your consideration is appreciated

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>411.32122.LATC5.49999</u>	
Amount: <u>\$1,200,000</u>	
By: <u><i>CH</i></u>	Date: <u>7/22/2026</u>

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

- WHEREAS,** the Kenai Peninsula Borough (KPB) has title to the parcels listed in Section 2 of this ordinance; and
- WHEREAS,** these parcels have been reviewed by KPB, the School District, KPB administrative departments, service areas, affected cities, Advisory Planning Commissions, and the KPB Planning Commission; and
- WHEREAS,** the parcels are surplus to KPB needs; and
- WHEREAS,** the parcels listed in Section 3 of this ordinance were acquired through tax foreclosure and retained for public purposes; and
- WHEREAS,** this ordinance enacts an exception to the requirement under KPB 17.10.090 that KPB-owned lands are classified prior to disposal; and
- WHEREAS,** pursuant to KPB 17.10.080(A) the purposes served through classification include review, plan implementation, and management of KPB-owned land or resources; and
- WHEREAS,** classification is not zoning and classification of land pursuant to KPB 17.10.080, does not run with the land, and does not restrict land use after disposal; therefore, classification for the sole purpose of disposal may only confuse buyers, create unnecessary conflict for neighboring land owners, and does not accomplish the code purposes classification aims to provide; and
- WHEREAS,** pursuant to KPB 21.04.010, land outside of municipal zoning districts is deemed as the rural zoning district, whereby regulation of land use shall be unrestricted except as otherwise provided in Title 21; and

WHEREAS, the Assembly enacted Ordinance 2025-09 to create a Land Affordability Program (LAP) which provides an opportunity for qualifying participants to purchase certain residential properties identified as "LAP Eligible" under an approved sale ordinance; and

WHEREAS, LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings; and

WHEREAS, the parcels listed in Section 5 of this ordinance have been deemed eligible to participate in the LAP; and

WHEREAS, the KPB Planning Commission at its regularly scheduled meeting held on _____, 2026, and recommended _____.

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 parcels listed below are authorized for sale at a minimum of the reserve amounts listed.

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	RESERVE AMOUNT
01713003	3.87	LOT FIFTEEN (15), SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 18, 1953; AND FURTHER DEPICTED ON THE RECORD OF SURVEY, SURVEY OF STATE LAND, DNR FILE NUMBER 58-7, SERIALIZED AS EPF 580007, FILED IN THE KENAI RECORDING DISTRICT ON AUGUST 8, 1969, AS PLAT NO. K-1637, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713003)	Salamatof	\$100,000
02533008	5.24	LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)	Gray Cliff	\$20,000

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	RESERVE AMOUNT
02544718	7.40	LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)	Moose Point	\$37,000
04938045	0.24	LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)	City of Kenai	\$25,000
04938046	0.28	LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)	City of Kenai	\$26,000
05503503	1.35	LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)	Kalifornsky	\$52,000
06301164	9.12	TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)	Sterling	\$119,000
11907106	2.02	LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)	Cooper Landing	\$180,000
11907155	2.44	LOT EIGHTEEN (18), BIRCH AND GROUSE RIDGE SUBDIVISION, ACCORDING TO PLAT NO. 2004-14, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11907155)	Cooper Landing	\$185,000
12516010	0.81	LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)	Crown Point	\$70,000

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	RESERVE AMOUNT
13301049	2.41	LOT ONE (1), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301049)	Kasilof	\$145,000
13301050	2.81	LOT TWO (2), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301050)	Kasilof	\$145,000
16905102	0.51	LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)	Anchor Point	\$30,000
16913228	13.64	THE SW¼ SE¼ SE¼ AND THAT PORTION OF THE W½ SE¼ SE¼ SE¼ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)	Anchor Point	\$44,000
17908012	2.50	GOVERNMENT LOT THIRTEEN (13), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908012)	City of Homer	\$125,000
19209106 AND 19209108	0.28	LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)	City of Seldovia	\$75,000

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	RESERVE AMOUNT
19326114	8.77	LOT TWO (2), BLOCK SIX (6), MARINERS WALK SUBDIVISION CORRECTED PLAT, ACCORDING TO PLAT NO. 86-75, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19326114)	Bear Cove (Kachemak Bay)	\$35,000

SECTION 3. That the parcels listed below were obtained by KPB through prior tax foreclosure actions and retained for a public purpose. In accordance with provisions of AS 29.45.460, the Assembly finds that a public need no longer exists for these parcels. The parcels listed below have been retained by KPB in excess of ten (10) years.

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	PRIOR OWNER
02533008	5.24	LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)	Gray Cliff	\$20,000
19209106 AND 19209108	0.28	LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)	City of Seldovia	\$75,000

SECTION 4. That the Assembly makes an exception to KPB 17.10.090 requiring classification prior to disposal. This exception is based on the following findings of fact pursuant to KPB 17.10.230:

1. That special circumstances or conditions exist.
 - a. The parcels to be disposed of are deemed surplus to borough needs, thereby eliminating the need for a borough management plan for those lands.
 - b. KPB 17.10.130(D) requires that land shall be conveyed without deed restrictions.

- c. Local option zoning is available when the borough is marketing subdivision land with a development plan for future land use.
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. Classification of surplus land to be disposed of would place land use restrictions on land that the borough will not have management responsibility over once conveyed.
 - b. The preservation of a substantial property right is not applicable to this case; the considerations under this ordinance as to the management of the land are substantially similar to classification thereby being a practical manner of complying with the intent of classification.
3. That the granting of the exception will not be detrimental to the public or injurious to other property in the area.
 - a. Classifying land uses for surplus land to be disposed of does not serve a useful purpose in guiding future borough management decisions.

SECTION 5. That the parcels listed below are hereby designated as eligible to participate in the Land Affordability Program (LAP) enacted by Ordinance 2025-09.

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	LAP ELIGIBLE
04938045	0.24	LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)	City of Kenai	\$25,000
04938046	0.28	LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)	City of Kenai	\$26,000
05503503	1.35	LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)	Kalifornsky	\$52,000

PARCEL NO.	ACRES	LEGAL DESCRIPTION	GENERAL LOCATION	LAP ELIGIBLE
06301164	9.12	TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)	Sterling	\$119,000
12516010	0.81	LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)	Crown Point	\$70,000
16905102	0.51	LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)	Anchor Point	\$30,000
16913228	13.64	THE SW¼ SE¼ SE¼ AND THAT PORTION OF THE W½ SE¼ SE¼ SE¼ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)	Anchor Point	\$44,000

SECTION 6. That the method of disposal will be by live public outcry/simulcast online auction pursuant to KPB 17.10.100(B) followed by an online-only auction. The date of the live auction will be October 10, 2026. The auction will be held at the KPB Assembly Chamber or other such advertised location. A secondary online-only auction will be conducted for those parcels not sold as part of the live auction. The secondary online-only auction is to run a minimum of two weeks beginning not later than November 2, 2026.

SECTION 7. That the Mayor is hereby authorized to remove any or all of the proposed land sale offerings for any reason, including real estate market conditions, at any time prior to the date of the live auction and/or the secondary online-only auction. The Mayor may cancel the sale of any property at any time without recourse if it is in the best interests of the borough upon a determination that fraud or collusion undermined the integrity of the sale.

SECTION 8. That in the event the administration is unable to proceed with the live auction on the designated date, the administration will reschedule the live auction and subsequent secondary online-only auction not later than 90 days from the date designated in this ordinance. In the event the dates designated in Section 6 are cancelled and an alternative date is rescheduled, then such sale date and location will be re-advertised for at least 30 days prior to the sale, consistent with the original advertisement.

- SECTION 9.** That all parcels will be conveyed by quitclaim deed. Title insurance in the form of a lenders policy of title insurance must be obtained for all KPB-financed sales. All title insurance and closing fees are at the buyer's expense. Title insurance must show the condition of title and no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which shall also be verified by the buyer prior to closing. In the event a title report showing an acceptable condition of title cannot be obtained by seller, then either the buyer or KPB may elect to terminate the purchase agreement, in which case all monies on deposit will be refunded to the buyer. For KPB financed sales, buyers must execute a release authorizing KPB to obtain a credit report on the said buyers.
- SECTION 10.** That KPB will reserve all right, title and interest in and to all unreserved subsurface mineral rights, if any, together with the right to the future extraction of those rights.
- SECTION 11.** That upon successful sale at auction, the buyer/bidder will enter into an agreement to acquire subject parcel. A down payment of 10 percent of the sale price, or \$1,500.00, whichever is greater, shall be deposited with KPB or its designee and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply, except that KPB shall retain the down payment, up to \$1,000, if the prospective buyer breaches a term of the sale.
- SECTION 12.** That auction records will contain first and second position bid amounts for each property. In the event the first position bidder is unable to perform, the property will be offered for sale to the second position bidder for the amount of the bid, provided that the bid amount is in excess of the established reserve. A first-place bidder who fails to perform on the purchase is prohibited from bidding on any KPB land sale for a period of three years from the date of the auction.
- SECTION 13.** That the Assembly authorizes the use of seller financing as a payment option for purchasers for all lands authorized for sale under this ordinance. Terms of the seller financing shall be as required in KPB 17.10.120.
- SECTION 14.** That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.
- SECTION 15.** 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 16.** 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

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*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: July 23, 2026

RE: 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 (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to KPB needs. Attached are maps showing the location of each parcel. Minimum sale prices, termed reserve amounts, are proposed to be set at the estimated fair market value as determined through consultation with the KPB Assessing Department.

The live public outcry/simulcast online auction is proposed for October 10, 2026, in the KPB Assembly Chamber. A sale brochure will identify the sale parcels and provide a brief explanation of the auction and subsequent closing process. Notice of the land sale will be published in accordance with KPB 17.10.110, and the auction brochure will be made available on the KPB Land Management Division's land sale website. The ordinance provides a framework to reschedule the auction in the event that the live auction date is cancelled, and would authorize a secondary online-only auction land sale of those parcels not sold in the live auction.

An exception to the classification of the parcels to be disposed of by this ordinance is provided, since classifying land uses for surplus, disposed land does not serve a useful purpose in guiding future management decisions of KPB-owned lands.

In recognition of the need to promote affordable land purchase and housing development opportunities for KPB residents, the ordinance designates seven (7) parcels as eligible to participate in the Land Affordability Program (LAP) as authorized by Ordinance 2025-09. The LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings.

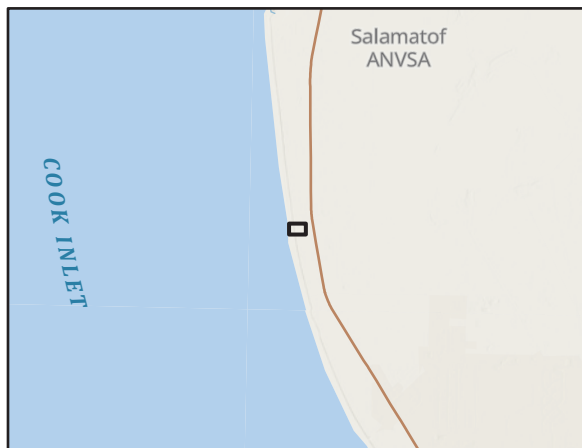
The KPB Planning Commission will hold a public hearing regarding the proposed land sale on August 10, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.



2026 General Land Sale - Vicinity Map





MINIMUM BID: \$100,000

Acres: 3.87

Legal Description: LOT FIFTEEN (15), SEC. 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPT OF THE INTERIOR, BUREAU OF LAND MGMT IN WASHINGTON, D.C. ON MARCH 18, 1953; AND FURTHER DEPICTED ON THE RECORD OF SURVEY, SURVEY OF STATE LAND, DNR FILE NUMBER 58-7, SERIALIZED AS EPF 580007, FILED IN THE KENAI RECORDING DISTRICT ON AUGUST 8, 1969 AS PLAT NO. K-1637, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Topography: Nearly level lot with an abrupt steep bluff edge on the west side.

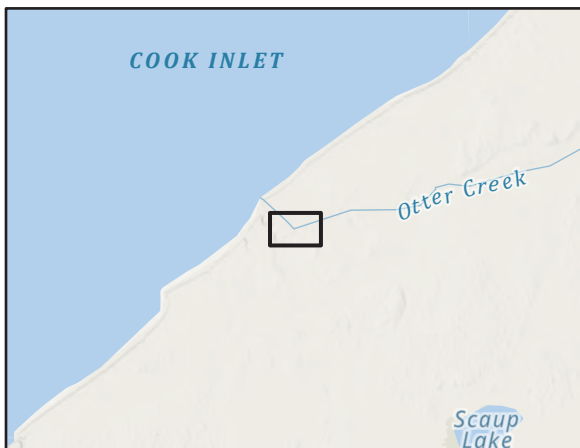
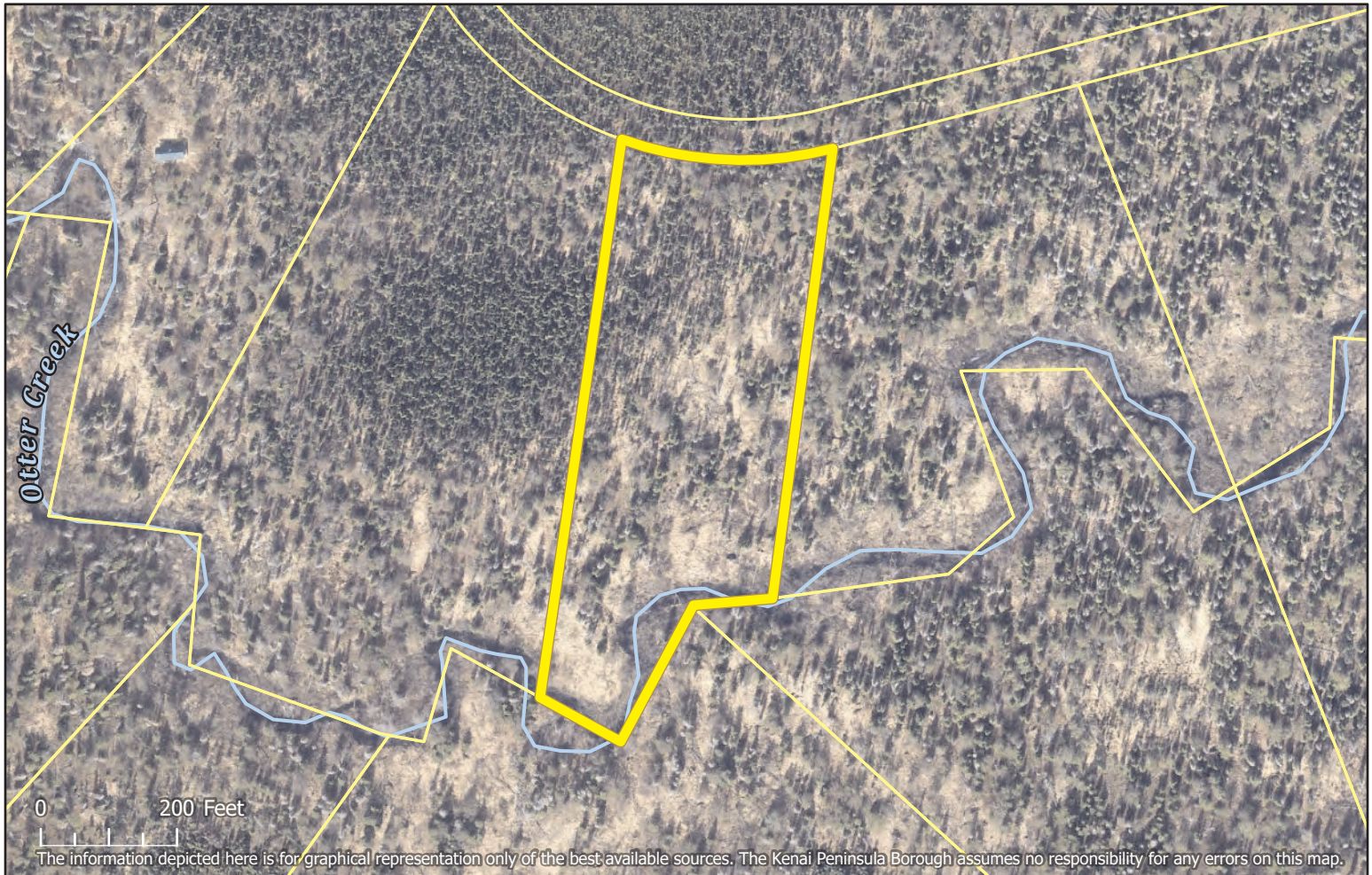
Special Features: Bluff lot north of Kenai with waterfront views of the Cook Inlet.

Disclosures: Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters, a 50-foot wide public access easement exists upland of and adjoining the ordinary high water mark of all public waters and mean high water marks of all tidal shores. A 60-foot wide Public Access and Utility Easement exists along the eastern portion of the lot, per ADL 229788 as shown on Plat KN 2012-67 and recorded in document KN 2013-002321-0.

Access: Potential access may be by way of the Kenai Spur Highway to Veco Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)

MINIMUM BID: \$20,000

Acres: 5.24

Legal Description: LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)

Topography: Sloping lot with a mixed stand of spruce and birch.

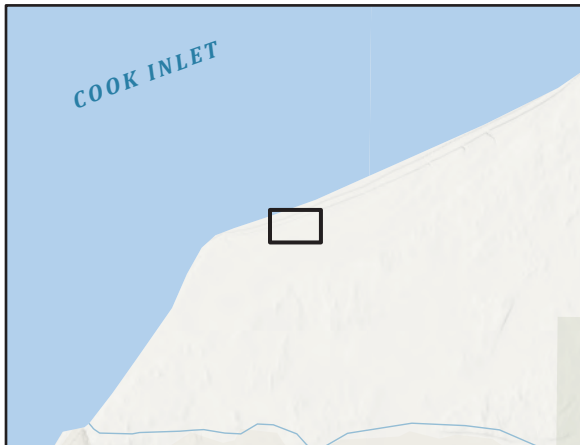
Special Features: The southern end of the lot contains a section of Otter Creek, an anadromous waterbody.

Disclosures: Subject to a 50-foot wide public access easement from the Ordinary High Water Line of each side of Otter Creek. Also subject to the KPB Anadromous Waters Habitat Protection District. The property was conveyed to KPB by Clerks Deed in 1992 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

Access: Potential access may be by the platted North Kenai Road to the undeveloped Warmwood Drive right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)

MINIMUM BID: \$37,000

Acres: 7.4

Legal Description: LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)

Topography: Sloping lot with an abrupt steep bluff edge on the northwest side.

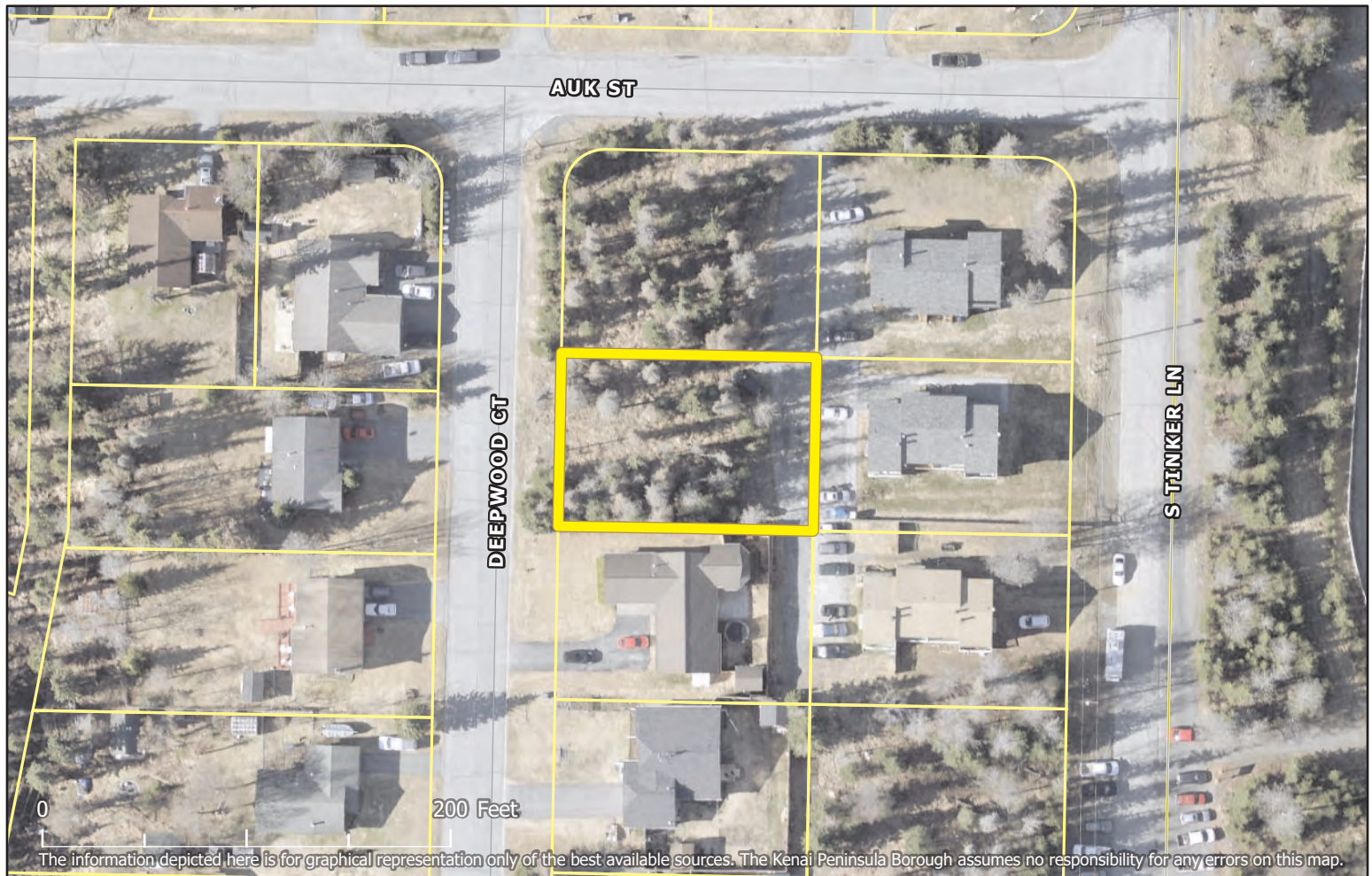
Special Features: Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

Disclosures: Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

Access: Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$25,000

Acres: 0.24

Legal Description: LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)

Topography: Level lot with a mixed stand of spruce and birch.

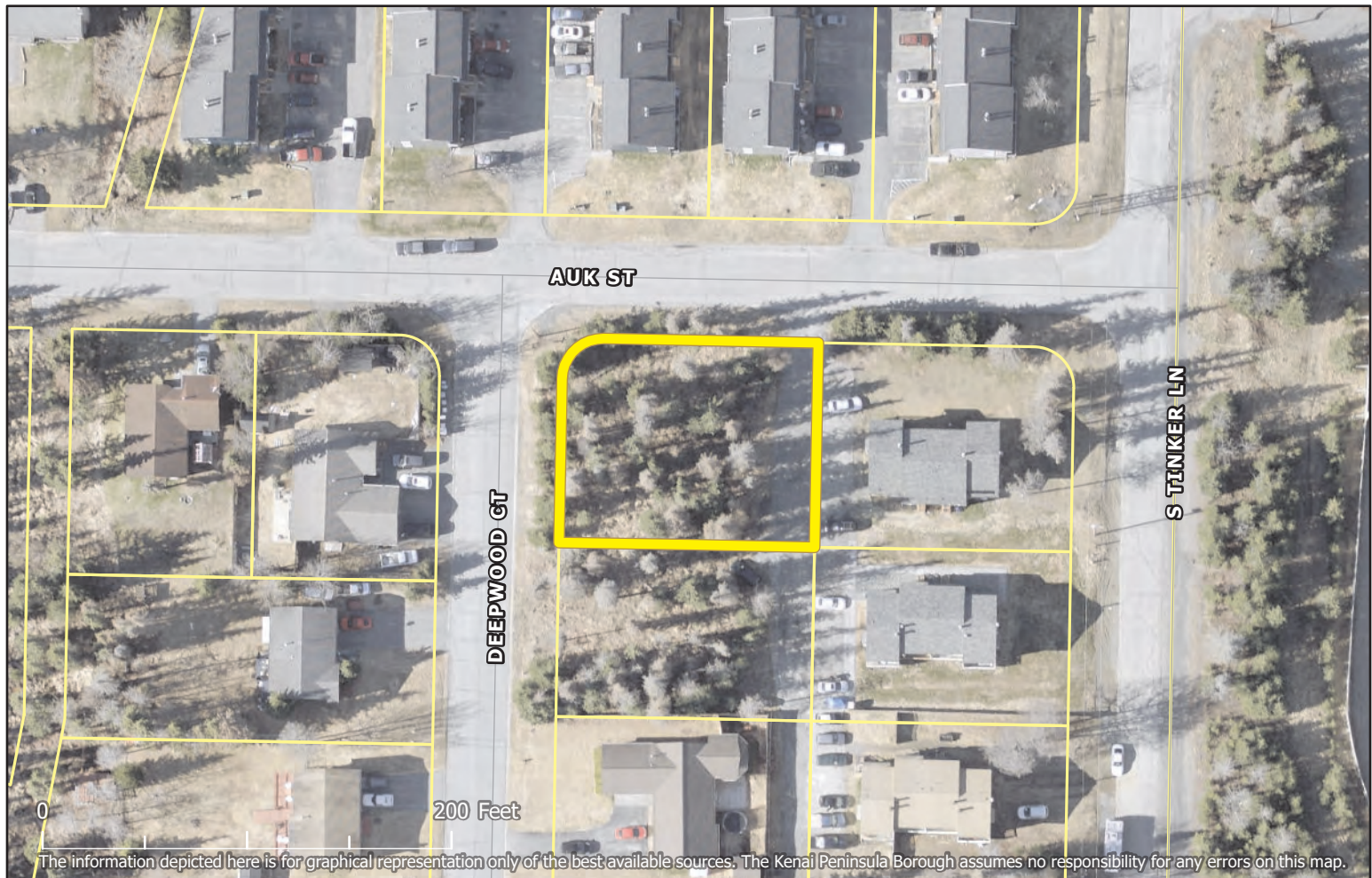
Special Features: Platted lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$26,000

Acres: 0.28

Legal Description: LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)

Topography: Level lot with a mixed stand of spruce and birch.

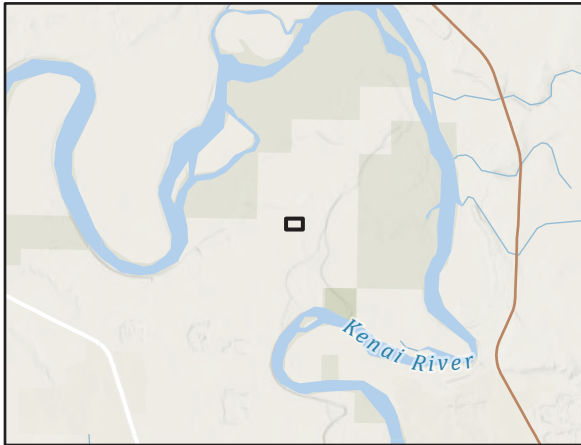
Special Features: Platted corner lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$52,000

Acres: 1.35

Legal Description: LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)

Topography: Nearly level lot with a mixed stand of spruce and birch.

Special Features: Platted lot within 1-mile of the Kenai River.

Disclosures: Lot is within the Widgeon Woods Single-Family Residential (R-1) Local Option Zoning District.

Access: Potential access may be by way of Woods Drive to Bufflehead Loop. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$119,000

Acres: 9.12

Legal Description: TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)

Topography: Nearly level lot with moderate slopes on the eastern side and a mixed stand of spruce and birch.

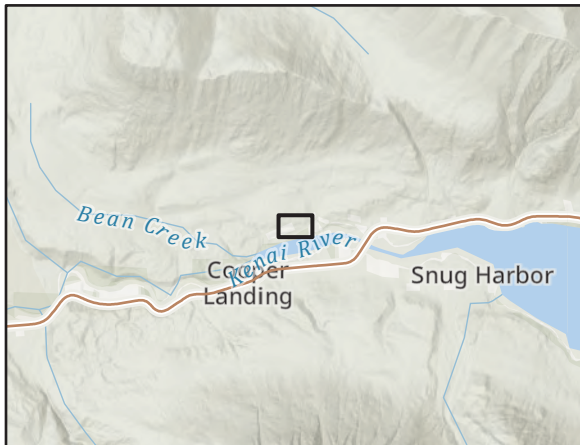
Special Features: Corner lot platted in 2024. Survey corners identified.

Disclosures: Lot may be subject to an overhead primary electric line easement, with no defined location, recorded in 1962.

Access: Potential access may be by way of Oomingnak Street to Watkins Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



(pictometry oblique view or field photo)

MINIMUM BID: \$180,000

Acres: 2.02

Legal Description: LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)

Topography: Sloping lot with varied terrain of slopes and benches and a mixed stand of spruce and birch.

Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities.

Disclosures: A 10-foot wide Telecommunications Easement along the south property boundary. Existing driveway encroachment use by neighboring Lot 13A. Survey corners identified. Per the Alaska Office of History and Archaeology (OHA), the parcel is located within the Sqilantnu Archaeological District (SEW-00282). Lot is subject to a recorded lis pendens which will be released prior to sale.

Access: Potential access may be by way of the Sterling Highway to an existing driveway access off of Bean Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$185,000

Acres: 2.44

Legal Description: LOT EIGHTEEN (18), BIRCH AND GROUSE RIDGE SUBDIVISION, ACCORDING TO PLAT NO. 2004-14, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11907155)

Topography: Sloping lot with varied terrain of slopes and benches and a mixed stand of spruce and birch.

Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities. Through lot with public right-of-ways on both the north and south sides of the lot.

Disclosures: Lot is within the Birch and Grouse Ridge Rural Residential (R-R) Local Option Zoning District.

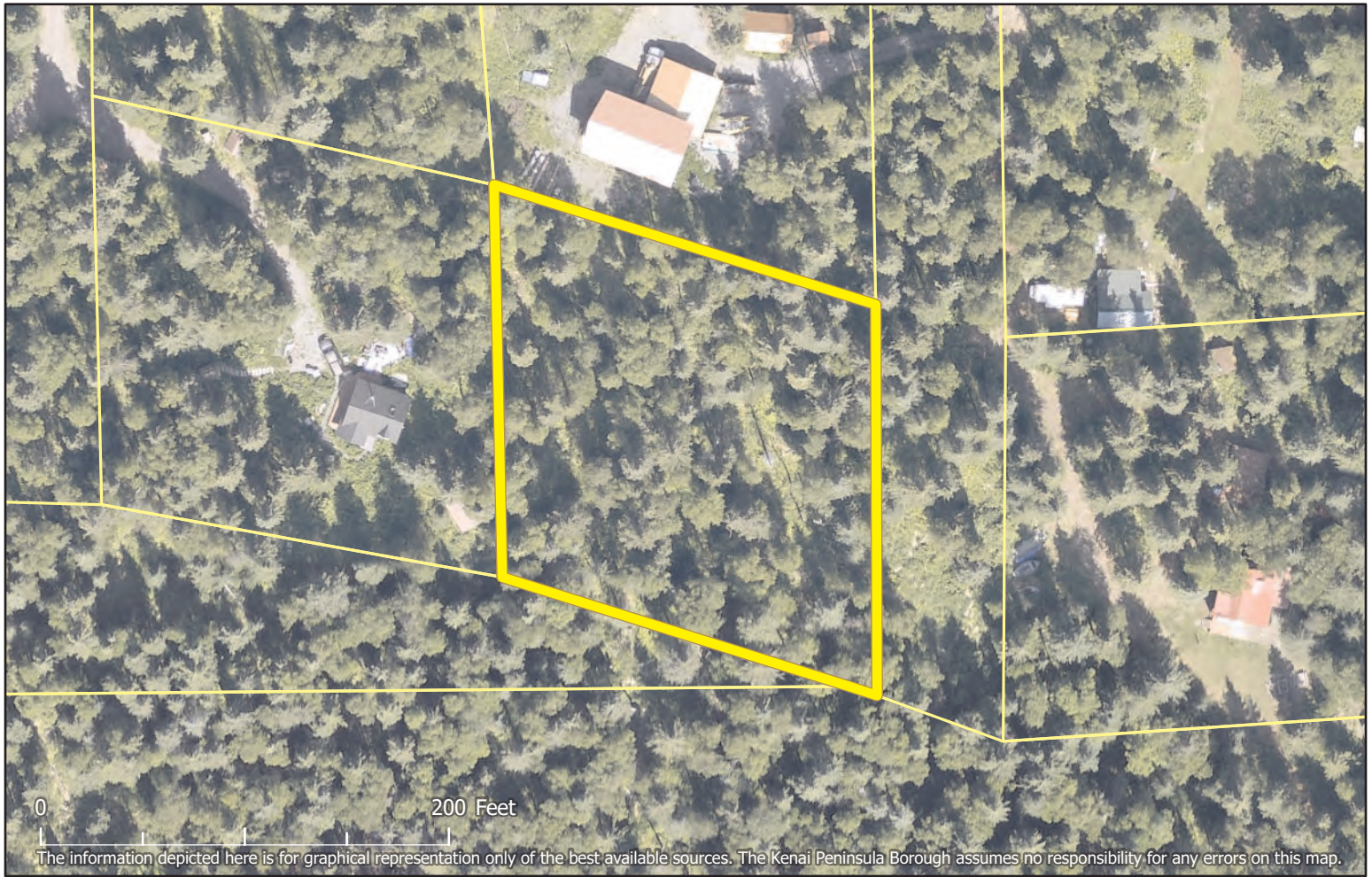
Access: Potential access may be by way of the Sterling Highway and Bean Creek Road to Slaughter Ridge Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)



MINIMUM BID: \$70,000

Acres: 0.81

Legal Description: LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)

Topography: Nearly level lot with a mixed stand of spruce and birch.

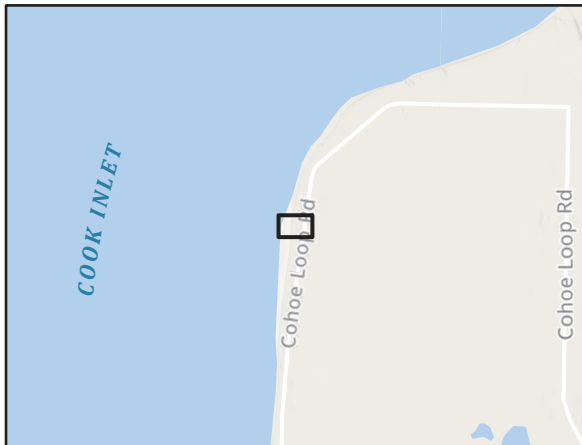
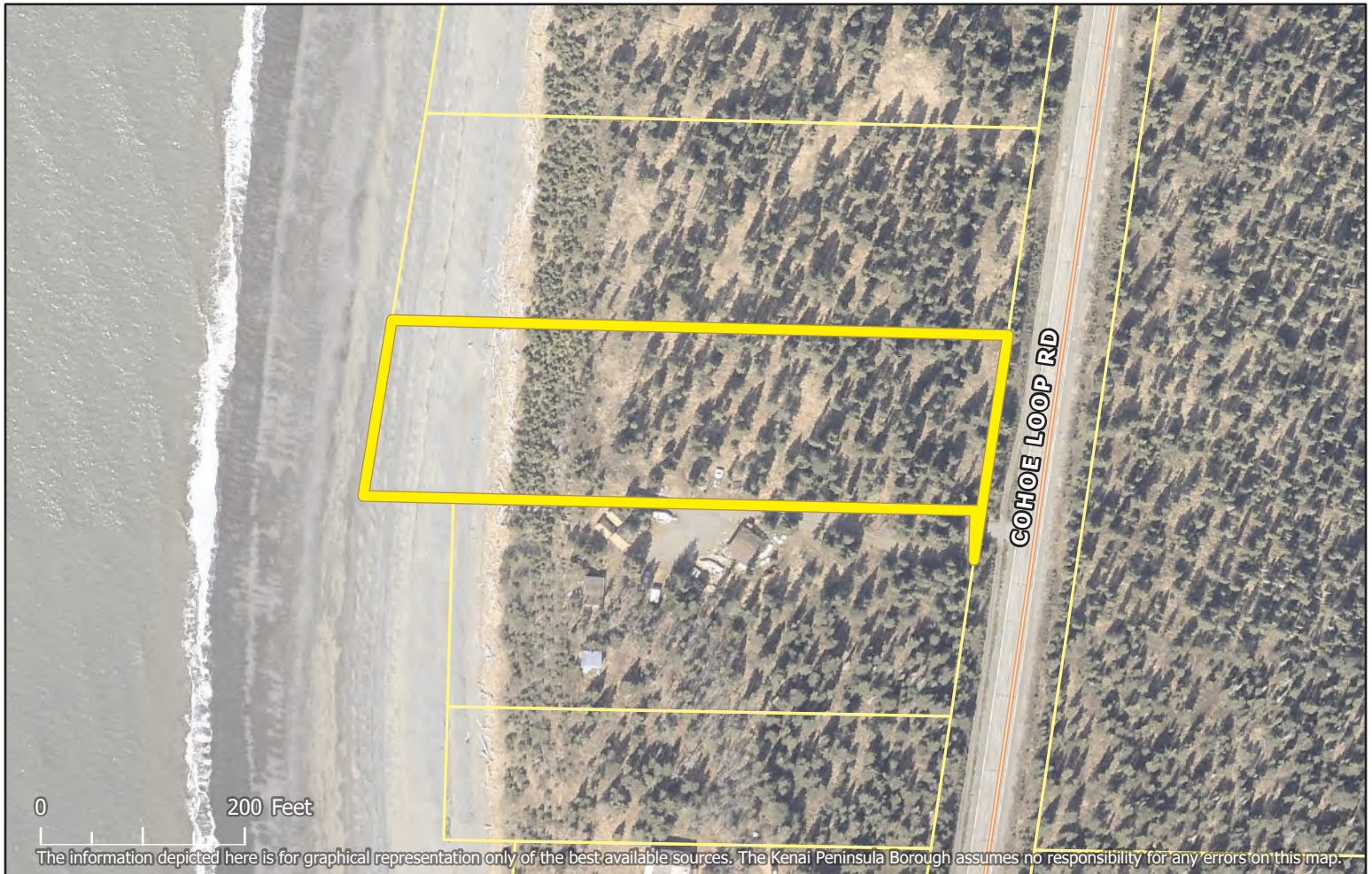
Special Features: Residential lot within close proximity to recreational activities and public land.

Disclosures: Lot is located within an unregulated, FEMA-designated Flood Zone C (also known as X) to identify areas with minimal flood hazard and situated outside of the 500-year flood level.

Access: Potential access may be by way of the Seward Highway and Mine Road to the undeveloped Pegasus Place. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$145,000

Acres: 2.41

Legal Description: LOT ONE (1), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301049)

Topography: Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

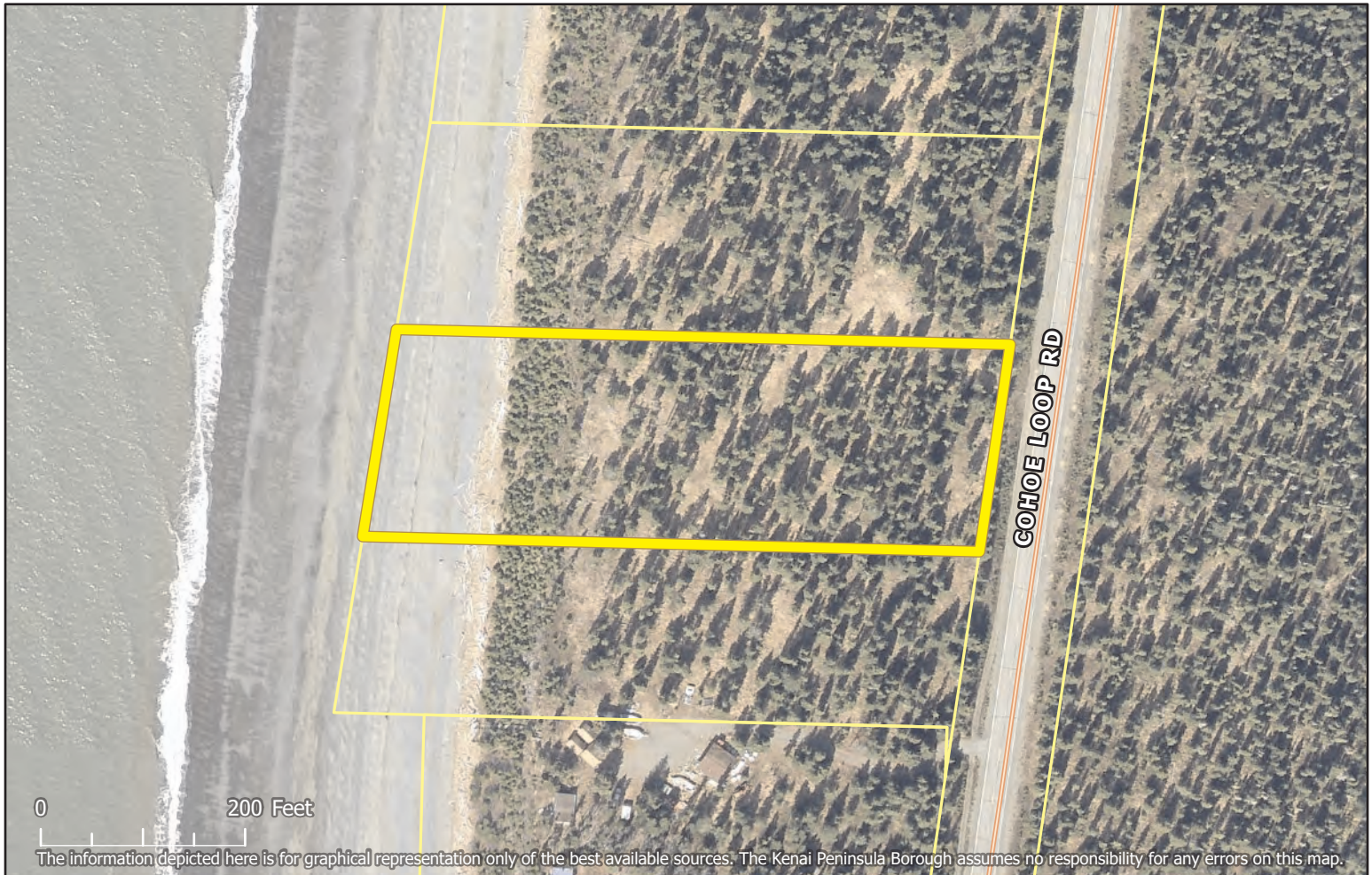
Special Features: Platted bluff lot with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301050 to the north.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



MINIMUM BID: \$145,000

Acres: 2.81

Legal Description: LOT TWO (2), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301050)

Topography: Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

Special Features: Platted bluff lot with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301049 to the south.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)

MINIMUM BID: \$30,000

Acres: 0.51

Legal Description: LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)

Topography: Nearly level lot with a mixed stand of spruce and birch.

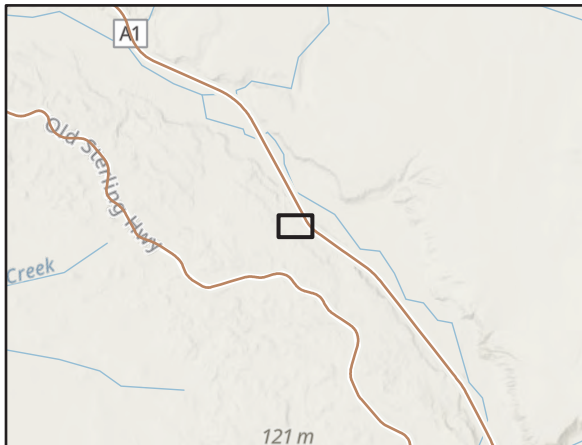
Special Features: Platted lot in close proximity to Chapman School in Anchor Point.

Disclosures: Per the subdivision plat, the lot can be connected to the Anchor Point Safe Water utility company system.

Access: Potential access may be by way of the Sterling Highway to School Avenue and Birch Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$44,000

Acres: 13.64

Legal Description: THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ AND THAT PORTION OF THE W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)

Topography: Varied, from level to rolling terrain with a mixed stand of spruce and birch.

Special Features: Direct access off of the Sterling Highway, between State lands to the north and south.

Disclosures: In 2020, KPB recorded a 50-foot wide Public Access Easement across the parcel, and along the existing gravel road, for the benefit of the public and to provide access to adjacent State land and privately owned land to the North. As a result, the continued existence of the gate restricting public access is contrary to the terms of the easement and the gate is no longer authorized. Approx. 2 acres, located in the southeast corner, are classified as "Kettle" wetlands. An undeveloped 50-foot-wide section-line easement runs along the southern boundary.

Access: Potential access may be by way of the Sterling Highway. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$125,000

Acres: 2.5

Legal Description: GOVERNMENT LOT THIRTEEN (13), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908012)

Topography: Nearly level lot containing areas of wetland and standing / surface water and low-lying shrubs and grasses in addition to birch, spruce, alder, and willow trees

Special Features: In close proximity to the Homer Boat Yard and Kachemak Bay. City of Homer East End Mixed Use Zoning District.

Disclosures: City of Homer zoning regulations apply. Per City of Homer Wetland Mapping, primarily "High Rank" wetlands; per KPB Wetlands Mapper, KWF Wetland Assessment identifies the property as Discharge Slope Wetlands.

Access: Potential access may be by way of East End Road, Ternview Place, Kilokak Avenue, followed by the use of platted, undeveloped Aksel Street and previously reserved access easements.

Utilities: Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



MINIMUM BID: \$75,000

Acres: 0.28

Legal Description: LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)

Topography: Nearly level lot with a mixed stand of spruce and birch, and an adjacent tidelands area of 944 square feet.

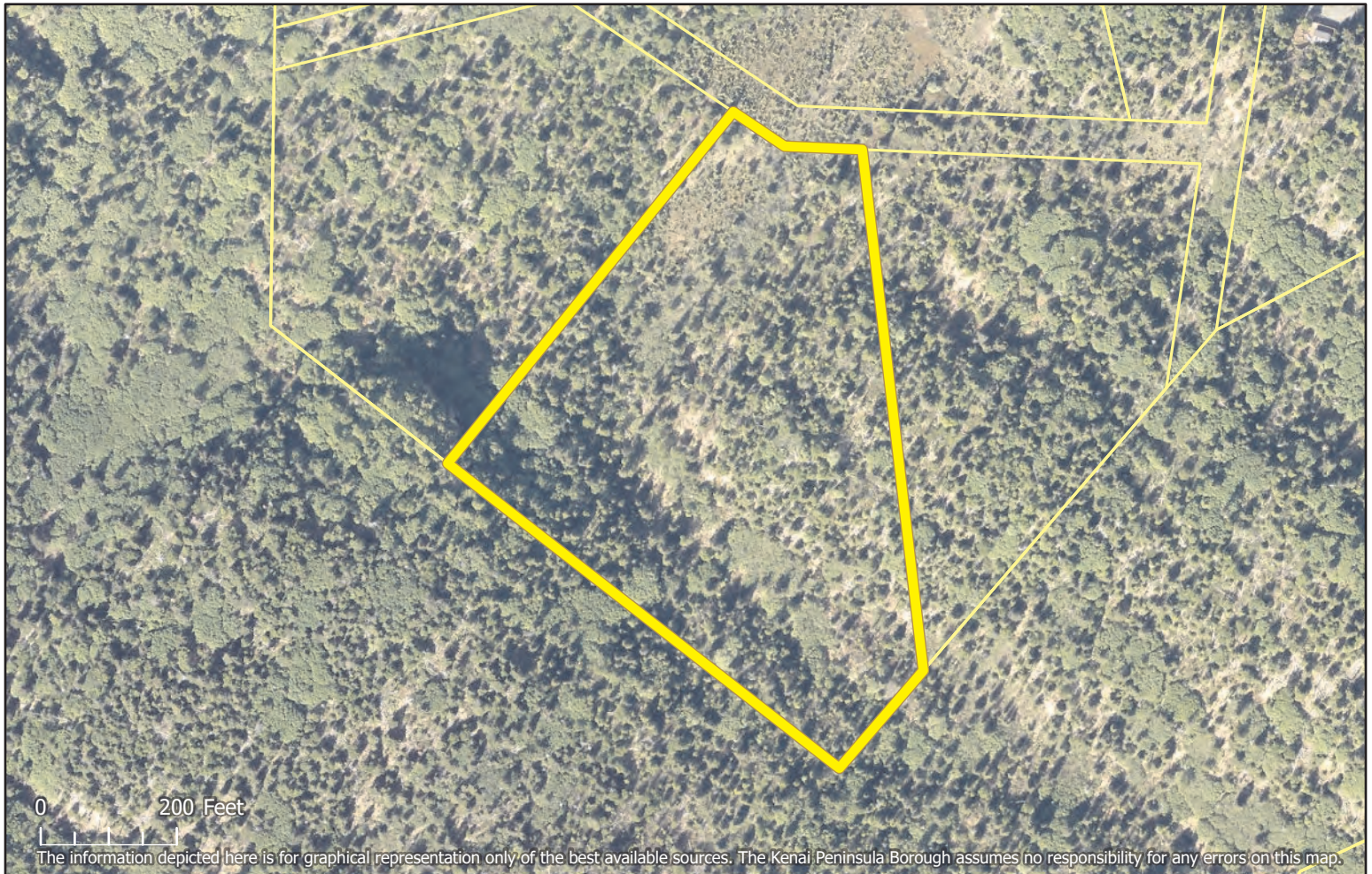
Special Features: Platted corner lot within the City of Seldovia with waterfront views of Kachemak Bay.

Disclosures: City of Seldovia zoning regulations apply. Lot 2-C is partially located within a FEMA-designated Flood Zone A (1% annual chance). Subject to an easement to provide pedestrian and one-lane vehicular ingress to and egress from adjacent Lot 2B. Lots were conveyed to KPB by Clerks Deed in 2013 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Conveyance deed will expressly reserve mineral rights to KPB.

Access: Potential access may be by way of ferry, boat, or airplane to Seldovia, and then Augustine North Avenue to D Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$35,000

Acres: 8.77

Legal Description: LOT TWO (2), BLOCK SIX (6), MARINERS WALK SUBDIVISION CORRECTED PLAT, ACCORDING TO PLAT NO. 86-75, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19326114)

Topography: Varied, undulating slopes with a mixed stand of spruce and birch.

Special Features: Platted lot located in the Kachemak Bay / Bear Cove area northeast of Homer, Alaska.

Disclosures: Remote lot platted in 1986. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

Access: Potential access may be by way of boat or float plane to Bear Cove and undeveloped platted trails. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)

Introduced by:	Mayor, Ribbens, Tunseth
Date:	05/06/25
Hearing:	05/20/25
Action:	Enacted
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2025-09**

**AN ORDINANCE AUTHORIZING AND APPROVING THE LAND
AFFORDABILITY PROGRAM**

WHEREAS, the Kenai Peninsula Borough (KPB) recognizes the need to promote affordable land purchase and residential housing development opportunities for residents; and

WHEREAS, this ordinance authorizes and approves a Land Affordability Program (LAP) to provide an opportunity for qualifying participants to purchase certain residential properties identified as "LAP Eligible" under an approved sale ordinance; and

WHEREAS, the LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings; and

WHEREAS, high-value (a reserve price equal to or greater than \$120,000), tax foreclosure, and recreational properties will not be considered "LAP Eligible" properties under this program; and

WHEREAS, it is in the best interests of the KPB to establish a program that provides residents additional opportunity to become land owners and develop KPB sold lands for residential purposes, while mitigating speculative land purchases and maintaining a competitive bid process;

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

SECTION 1. Classification. This is a non-code ordinance.

SECTION 2. Definitions. For the purposes of this ordinance, unless the context otherwise requires, the following definitions apply:

- (a) "Affidavit of occupancy" means an executed affidavit validly executed by the LAP participant affirming that the LAP property is occupied as a primary residence.
- (b) "Alaskan residency" means a person who establishes residency in the state by being physically present in the state for no less than the preceding 30

consecutive days with the intent to remain in the state indefinitely and to make a home in the state.

- (c) "High-value" means a set reserve amount equal to or greater than \$120,000.
- (d) "Domiciled in the KPB" means physical presence and residence in the KPB along with an intent to remain permanently.
- (e) "LAP participant" means the initial buyer of a KPB designated "LAP property".
- (f) "Permanent foundation" means a foundation constructed of durable materials such as concrete, treated wood, steel piles, or mortared masonry and is site-built.
- (g) "Property Class Code 110" means a residential single unit dwelling.
- (h) "Property Class Code 112" means a residential 2-4 unit dwelling.
- (i) "Recreational Properties" means any property not legally accessed by a dedicated and developed road right-of-way.
- (j) "Tax Foreclosure" means any property disposed as part of a tax foreclosure action.

SECTION 3. Purpose and eligibility

- (a) The established purpose for the KPB's Land Affordability Program (LAP) is to support additional opportunities for KPB residents to obtain affordable residential property, and to encourage residential property development.
- (b) The LAP will apply only to KPB-selected residential properties specifically identified and authorized for the program under an approved sale ordinance. Such properties must be clearly identified as "LAP Eligible".
- (c) The "LAP Eligible" properties will be consistent with residential parcels. High-value, tax foreclosure, or recreational properties will not be considered "LAP Eligible".

SECTION 4. LAP Parameters, Qualifications, and Restrictions.

- (a) An LAP property must be improved with a permanent foundation and a Property Class Code 110 or 112, as determined by the KPB Assessing Department. An acceptable alternative to the foregoing is an owner provided professional appraisal showing that the property is a habitable residential dwelling qualifying for conventional financing.
- (b) An LAP participant must demonstrate Alaska residency and be domiciled in the KPB upon the LAP property closing date. An individual who intends to immediately establish Alaska residency and be domiciled in the KPB may qualify as an LAP participant by providing:

- (1) a properly executed affidavit affirming: (a) that the individual will be a permanent resident of the KPB by the closing date; (b) that the individual intends to develop the property; and (c) that upon completion of construction, the property will be occupied as a primary residence; and
 - (2) a Alaska driver's license showing a an address within the KPB; or
 - (3) a statement of employment from a sales tax compliant employer within the KPB stating that the LAP participant is employed within the KPB.
- (c) An LAP participant must prequalify prior to the sale through a process administered by the KPB.
 - (d) A property subject to an LAP Lien may not be subdivided without first satisfying all LAP requirements and release of the LAP lien.
 - (e) An LAP participant may not assign their approved interest in the program.
 - (f) An LAP participant may not have more than one LAP property with an active LAP lien against it.

SECTION 5. Financial terms, requirements, and lien

- (a) LAP properties may be financed through the KPB at an authorized rate and term. KPB financing is not a requirement of the program.
- (b) Financing and LAP lien documents must include recapture provisions and be secured through the recording of a deed of trust and or LAP lien.
- (c) Qualified buyers will be eligible, subject to the terms of the LAP program including recapture and development provisions, to receive a 25% discount off the winning bid amount at the time of sale if they choose to participate in the LAP.
- (d) Qualified buyers will be responsible to pay 75% of the winning bid amount over the term of the agreement ("LAP Amount").
- (e) A down payment of 10% of the LAP Amount is required, with the remaining 90% of the LAP Amount eligible for KPB financing.
- (f) Financing documents must identify the total winning bid amount, down payment, and recapture provisions.
- (g) LAP participants who do not satisfy the LAP terms will be subject to Section 6 and Section 7, below.

SECTION 6. LAP Satisfaction, Lien, Release, Assignment, and Foreclosure:

- (a) If KPB tax records indicate construction of a structure on a permanent foundation with Property Class Codes 110 or 112, as determined by the Assessing Department, on the property and the LAP participant has provided the affidavit of occupancy, the LAP requirements and lien will be deemed satisfied. Alternatively, a professional appraisal establishing that a habitable residential dwelling on a permanent foundation is complete in a manner necessary to qualify for conventional financing will satisfy the residential construction verification requirement in this subsection.
- (b) As a condition of the program, the KPB will require a Deed of Trust (LAP lien) be filed against the subject property as formal notice of the recapture terms, provisions and conditions of the LAP.
- (c) Should the Buyer utilize the seller financing option made available to participants of the sale, the LAP lien will be filed in a second position to the purchase money lien.
- (d) If Buyer elects to pay cash at the time of closing, only the LAP lien will be recorded as part of closing. No monthly payment obligations will result from the LAP.
- (e) The LAP lien may be released at any time without satisfying the LAP terms upon payment of the full recapture amount: 25% of the initial winning bid amount plus 50% of the current sales price, or appraised value, whichever is greater, less the initial bid amount. Upon request, consideration will be given for improvements made to the property with valuations of improvements determined by KPB assessor or as identified in a third-party appraisal.
- (f) Upon confirmation all terms of the LAP have been satisfied, the LAP recapture will be waived and LAP lien released.
- (g) No assignment of the LAP lien will be allowed.
- (h) If the property is sold or ownership is transferred without addressing the provisions of LAP lien, the lien will immediately be due and payable. The KPB reserves the right to foreclose any LAP lien that is not satisfied within 90 days of being due and payable.
- (i) The LAP lien shall run with the property until LAP terms have been satisfied, the LAP recapture has been paid in full, or 30 years.

SECTION 7. Recapture provisions

- (a) Upon resale of LAP property:
 - (1) If KPB determines that Section 6(a), above, is complied with then the recapture amount of the LAP lien will be waived and KPB will release the LAP lien.

- (2) If KPB determines that Section 6(a), above, is not complied with, then the LAP recapture amount will be 25% of the winning bid amount plus 50% of the current sales price, less the initial bid amount, or appraised value whichever is greater. The LAP recapture amount must be paid in full to satisfy the LAP lien. Upon request, consideration will be given for improvements made to the property with the valuations for the improvements determined by the KPB Assessor, or as identified in a third-party appraisal provided by the owner, in a form approved by the KPB.
- (b) Upon conventional refinance, construction loan, payoff, or completion of loan term without qualified use:
 - (1) If KPB determines that Section 6(a), above, is complied with then, the LAP requirements will be deemed satisfied and the recapture amount of the LAP lien will be waived and KPB will release the LAP lien.
 - (2) If KPB determines that Section 6(a), above, is not complied with, then, the LAP recapture amount will be 25% of the winning bid amount plus 50% of the current appraised value, less the initial bid amount. The LAP recapture amount must be paid in full to satisfy the LAP lien. Upon request, consideration will be given for improvements made to the property with the valuations for the improvements determined by the KPB Assessor, or as identified in a third-party appraisal provided by the owner, in a form approved by the KPB.
 - (3) With full payoff of KPB financing (if any), the LAP lien may be subordinate to the new construction loan upon review of the final settlement statement and approval from the Finance Director. The LAP lien will continue to be active until such time as the LAP requirements have been satisfied or the LAP terms expire.

SECTION 8. Implementation and Enforcement.

- (a) The KPB Administration will be responsible for overseeing program administration, ensuring compliance with financing and recapture provisions, and maintaining proper financial records.
- (b) The Mayor, or designee, may adopt administrative policies as necessary to implement the LAP effectively.
- (c) The KPB may take legal action to recover unpaid recapture amounts in accordance with this ordinance.
- (d) The KPB may, at its sole discretion, accept a “Deed in lieu of Foreclosure” from a property owner that is no longer willing or able to participate in the program.

SECTION 9. Severability. If any provision of this ordinance or its application is determined to be invalid, the remaining provisions shall continue in full force and effect.

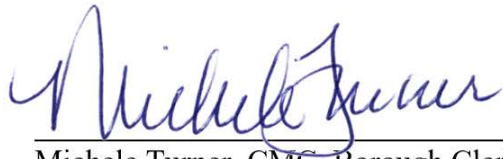
SECTION 10. Effective Date. This ordinance shall be effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 20TH DAY OF MAY, 2025.

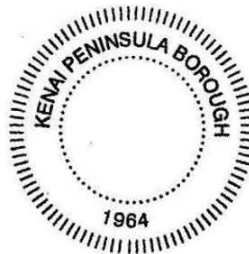


Peter Ribbens, Assembly President

ATTEST:



Michele Turner, CMC, Borough Clerk



Yes: Cox, Cooper, Ecklund, Dunne, Johnson, Morton, Tunseth, Ribbens

No: None

Absent: Baisden

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

- WHEREAS,** the City of Seward (City) has expressed interest in a long-term lease of the Seward Middle School surplus school facility for use as a community center and other public related City needs; and
- WHEREAS,** no direct Kenai Peninsula Borough (KPB) needs have been identified requiring the use of the facility; and
- WHEREAS,** under the lease, the City will be responsible for the ongoing maintenance, utilities, risk of loss, and insurance costs related to the facility; and
- WHEREAS,** on _____the Seward City Council approved Resolution _____ authorizing the City to move forward with the proposed lease agreement with the KPB; and
- WHEREAS,** the KPB Planning Commission at its regularly-scheduled meeting held on _____, 2026 recommended _____;

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

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

SECTION 2. Pursuant to KPB 17.10.100(I), the Assembly finds that entering into a Lease Agreement with the City at less than fair market value on that leased premises more particularly described as follows is in the best interests of the Borough:

A PORTION TRACT A-1 JESSE LEE HOME SUBDIVISION LONG TERM CARE FACILITY REPLAT, PLAT NO. 2007-21, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING APPROXIMATELY 8 ACRES.

Parcel Number: 14502139
Site Name: Surplus Seward Middle School Facility

- SECTION 3.** That the Mayor is hereby authorized to negotiate and enter into a lease upon all or a portion of the property identified in Section 1, subject to all lease conditions required by this ordinance and the applicable provisions of KPB 17.10.
- SECTION 4.** That the annual rent shall be One Dollar (\$1.00) for the five year initial term, with two successive five year renewal terms upon written consent from the KPB.
- SECTION 5.** Additional consideration in lieu of rent is to be provided by the City through its obligation to pay all utilities, insurance, and all general interior and exterior maintenance costs related to the building. Maintenance and repair of boiler systems and the roof are specifically excluded.
- SECTION 6.** Pursuant to KPB 17.10.230, the Assembly authorizes an exception to the requirements of 17.10.080 “Classification and Reclassification of Borough Lands” and 17.10.110 “Notice of Disposition”, based upon the following facts:
1. Special circumstances or conditions exist.
 - a. The City has existing zoning regulations that justify an exception to classification.
 - b. The City will occupy the property to serve a public need.
 - c. The notice requirement is intended to make the public aware of an opportunity to purchase Borough property, which is unnecessary since the intent of the disposal is to lease the property solely to the City.
 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. The lease will continue a prior public use of Borough-owned land.
 - b. The City will provide management oversight and cost savings to the borough will providing valuable space to the community.
 3. That the granting of this exception will not be detrimental to the public welfare or injurious to other property in the area.
 - a. Previous school activities have demonstrated compatibility with the proposed City use.

- b. Public use of the facility benefits the health and safety of area residents.

SECTION 7. That the City shall have 90 days from the date of enactment of this ordinance to execute the lease agreement.

SECTION 8. That the Mayor is authorized to execute a lease agreement substantially in the form of the one accompanying this ordinance, and any documents necessary to effectuate this ordinance.

SECTION 9. That rent revenue from the lease shall be submitted to the KPB Finance Department and deposited into Land Management Account No. 250.00000.00000.36316.

SECTION 10. 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 11. 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

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, KPB 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: July 23, 2026

RE: 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 (Mayor)

On April 6, 2026, the Kenai Peninsula Borough School District Board of Education voted to Close the Seward Middle School. On July 6, 2026, the Kenai Peninsula Borough School District Board of Education voted to Surplus the Seward Middle School.

The City of Seward has requested use of the surplus facility through a long-term lease agreement for a community center and other City or public needs. Entering into a long-term lease agreement with the City will result in continued community access to the facility while substantially reducing the Borough's holding costs related to the surplus facility.

If approved, KPB will enter into a long-term lease agreement with the City for an initial 5 year term with two additional 5 year renewal provisions upon written consent from KPB. The annual lease amount would be for \$1.00 with additional consideration in lieu of rent provided by the City through its obligation to pay all utilities, insurance, and all general interior and exterior maintenance costs related to the building. The maintenance and repair of the boiler systems and roof are specifically excluded.

The surplus school is an important public facility in the Seward community, and will continue to serve those needs through City management as a community center. The KPB Planning Commission will hold a public hearing regarding the proposed lease on August 10, 2026, and will forward its recommendation to the Assembly.

Your consideration of this ordinance is appreciated.

FACILITIES SITE LEASE AGREEMENT

This Facilities Site Lease Agreement (Agreement) is entered into by the Kenai Peninsula Borough, an Alaska municipal corporation, whose mailing address is 144 North Binkley Street, Soldotna, Alaska 99669 (KPB or Lessor), and City of Seward, an Alaska municipal corporation, whose mailing address is 410 Adams Street, P.O. Box 167, Seward, AK 99664 (City or Lessee) (together, the Parties). This Agreement becomes effective on the date of signature by KPB (the Effective Date).

PART I. BACKGROUND, AUTHORIZED CONTACT AND CONTRACT DOCUMENTS

1. BACKGROUND. KPB owns certain real property and improvements located in the Kenai Peninsula Borough, in the State of Alaska, that is more particularly described in Exhibit 1 attached hereto (the Property). For good and valuable consideration, the Parties agree that KPB will grant Lessee the right to use the Property, the Leased Premises identified in Section 4, "Description of Property", in accordance with the terms of this Agreement.

2. AUTHORIZED CONTACT. All communications about this Agreement must be directed as follows, and any reliance on a communication with a person other than who is listed below is at the Party's own risk.

LESSOR

Name: Kenai Peninsula Borough
Attn: Land Management Division
Re: Lease No. _____
144 N. Binkley St.
Soldotna, AK 99669

LESSEE

Name: City of Seward
Attn: _____
Re: _____
410 Adams Street
Seward, AK 99664

3. CONTRACT DOCUMENTS. As authorized by Kenai Peninsula Borough Ordinance _____, this Agreement is the final and complete understanding of the Parties. The following Appendix and Exhibits are attached and are considered part of this Agreement as well as anything incorporated by reference or attached to those Appendix and Exhibits:

Appendix A: Lease Provisions Required by KPB 17.10

Exhibit 1: Description of the Property and the Leased Premises

Exhibit 2: Leased Premises Map

Exhibit 3: Memorandum of Lease

If in conflict, the order of precedence will be: the Agreement, Appendix A, Exhibit 1, Exhibit 2, and then Exhibit 3.

PART II. LEASE DESCRIPTION AND TERMS

4. DESCRIPTION OF PROPERTY. Subject to the terms and conditions of this Agreement, KPB hereby grants to Lessee a leasehold interest in and to that certain real Property containing 12.9 Acres, more or less, as described and depicted on Exhibit 1 and Exhibit 2 of this Agreement, attached hereto (collectively, the Leased Premises), for the operation of a Public Community Center and other city uses as may be deemed necessary by the Lessee and as provided for in Section 11, "Use".

5. TERM.

(a) The initial term will be Five (5) years (the Initial Term), commencing on the Effective Date.

(b) Lessee will have the right and option to extend the term of this Agreement for two (2) successive terms of five (5) years each (each, a Renewal Term). Each Renewal Term will commence upon written consent from the Lessor, unless Lessee delivers written notice to Lessor, not less than thirty (30) days prior to the end of the then-current Term, of Lessee's intent not to renew. For purposes of this Agreement, Term includes the Initial Term and any applicable Renewal Term(s).

(c) Should Lessee or, sublessee or licensee of Lessee hold over the Leased Premises or any part thereof after the expiration of this Agreement, such holdover will constitute and be construed as a tenancy from month-to-month only, upon the same terms and conditions and including a monthly escalation to the base Rent of fifteen percent (15%).

6. TERMINATION.

This Agreement may be terminated, without penalty or further liability, as follows:

(a) by Lessee upon ninety (90) days prior written notice to KPB, if Lessee is unable to obtain or maintain any required insurance, approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the operation of the Public Community Center or other city uses as now or hereafter intended by Lessee; or if Lessee determines, in its sole discretion, that the cost of or delay in obtaining or retaining the same is commercially unreasonable; or

(b) by Lessee upon ninety (90) days prior written notice to KPB for any reason or no reason, so long as Lessee pays KPB a termination fee equal to the remaining Rent due under the current Term until such Term expires, and subject to removal requirements contained within Section 14, "Equipment, Fixtures, and Removal".

(c) by KPB in the event of a default in the performance or observance of any of the Agreement terms or conditions, and if such default continues thirty (30) days after written notice of the default, KPB may cancel the Agreement or take any legal action for damages or recovery of the property. No improvements may be removed during the time in which the contract is in default.

7. RENT. Beginning on the Effective Date, Lessee must pay to KPB an annual rent payment of One Dollar (\$1.00) (Rent), at the address set forth above on or before the Effective Date and each anniversary date thereof, in advance. Additional consideration in lieu of rent is being provided by Lessee obligation to pay all utilities and general maintenance costs related to the Leased Premises. Maintenance obligations to specifically exclude roof and boiler replacement.

8. TAXES. Lessee must pay any real or personal property taxes assessed on, or any portion of such taxes attributable to, the Property or Improvements as defined in Section 11, "Use", located on the Leased Premises, including any taxable private leasehold interests.

9. UTILITIES IN LIEU OF RENT. Lessee is responsible for any and all utilities due related to the subject property and improvements. Including but not limited to: solid waste, water and sewer, electric, fuel oil, and natural gas.

10. MAINTENANCE IN LIEU OF RENT. Lessee is responsible for any and all building and property maintenance related to the subject property. Including but not limited to; all interior and exterior maintenance and cleaning, interior and exterior paint, window replacement and repair, boiler and HVAC, sewer and septic, landscaping and snow removal. All major and non-routine repairs in excess of \$5,000 must receive prior consent from the KPB, approval from the KPB Assembly and the Seward City Council as may be required. Due to the age of the existing roof, KPB agrees to contribute 50% of the total roof replacement provided, Assembly approval and the repair or replacement is not the result of negligence by Lessee.

11. USE. The Leased Premises are being leased for the purpose of a city managed community center, or other city use as may be deemed necessary by the city. Any use must be directly related to city government, for a public purpose, and consistent with other existing uses within the adjacent school campus. Lessee will have the right to remove trees, vegetation, or undergrowth which interferes with Lessee's use of the Leased Premises for the intended purposes. Removal of sand, gravel or peat materials or disposal of foreign earthen materials may not occur on the leased premises. No additional improvements may be constructed no or moved to the property without the prior written consent of the KPB.

12. SECURITY MEASURES.

(a) Site Security. Lessee will be responsible for site security within the Leased Premises to protect against unauthorized access and damage to the Leased Premises. Lessee may also elect, at its expense, to construct such other enclosures and/or fences as Lessee reasonably determines to be necessary to secure its improvements situated upon the Leased Premises. Lessee may also undertake any other appropriate means to restrict access to its facilities, and related improvements, including, without limitation, posting signs for security purposes.

13. ACCESS, MAINTENANCE, AND UTILITIES.

(a) Access. During the Term, Lessee, and its sublessees, licensees, customers, guests, agents, and assigns will have the unrestricted, exclusive right to use, and will have free and unfettered access to, the Leased Premises seven (7) days a week, twenty-four (24) hours a day. KPB agrees to cooperate with Lessee's efforts to obtain necessary utilities and services through the granting of prerequisite utility easements as may be required by the utility provider. If there are utilities already existing on the Leased Premises which serve the Leased Premises, Lessee may utilize such utilities and services. Lessee understands the KPB will need access to specific communication and IT infrastructure within the facility on short notice and agrees to work with the KPB to assure access is provided.

(b) Maintenance. Lessee agrees to use the Leased Premises in a manner that does not cause material damage to the condition of the Leased Premises, and will keep and maintain the Leased Premises in good condition, repair, and free of fire hazards. Lessee must take all reasonable precautions to prevent, and take all reasonable actions to suppress, destructive and uncontrolled grass, brush, and forest fires on the Leased Premises, and comply with all laws, regulations and rules promulgated and enforced by the protection agency responsible for forest protection within the area wherein the Leased Premises is located. To proactively mitigate fire risks, Lessee must remove all dead spruce trees, or potential hazard trees within a one-hundred (100) foot radius of the facilities within the Leased Premises. All trees and/or slash produced from these activities must be removed from the site or mechanically processed into chips and removed from the site.

14. EQUIPMENT, FIXTURES, AND REMOVAL. The Facility and Leased Premises will at all times be the property of KPB. Lessee and/or its sublessees, licensees, and customers will have the right to install, maintain, and operate on the Leased Premises such equipment, structures, fixtures, signs, and personal property as Lessee may deem necessary or appropriate, provided that such are consistent with the approved uses. Other equipment, structures, fixtures, signs, and personal property currently on the Leased Premises, will not be deemed to be part of the Leased Premises, but will remain the property of KPB or its customers. Unless otherwise agreed to in writing by the Parties, within ninety (90) days after the expiration or earlier termination of this Agreement, or upon cessation, abandonment, or non-use of the facilities for a period of six (6) consecutive months (the Removal Period), Lessee must remove its improvements and restore the Leased Premises to its original condition free of contamination, reasonable wear and tear excepted provisions, and perform all obligations under this Agreement during the Removal Period, including without limitation, the payment of Rent on a prorated per diem basis, at the rate in effect upon the expiration or termination of this Agreement. Any property not so removed will be deemed abandoned and may be removed and disposed of by KPB in such manner as Lessor may determine, without any obligation on the part of KPB to account to Lessee for any proceeds therefrom. Time is of the essence.

KPB may, at the time of removal, elect in writing to retain general items in a condition free of both contamination and hazards with all other improvements removed by Lessee, subject to inspection by, and of condition satisfactory to, KPB.

15. ASSIGNMENT. Lessee may not assign their interest in this Agreement to any person or entity, at any time.

16. SUBLEASING.

(a) Subleasing. Lessee will have the exclusive right to sublease or grant licenses to use any portion of the Leased Premise, provided the use is consistent with the provisions of this lease and with prior written consent of KPB's Mayor.

(b) Authorized Contact of Sublessee. Lessee must provide KPB the name, telephone number, and email address of the authorized contact for all Sublessees, which authorized contact is responsible for Sublessee's day-to-day operations or activities on the Leased Premises.

17. COVENANTS, WARRANTIES AND REPRESENTATIONS.

(a) KPB represents and warrants that KPB is the owner in fee simple of the Property, free and clear of all liens and encumbrances except as to those which may have been disclosed to Lessee in writing prior to the execution hereof, and that KPB alone has full right to lease the Leased Premises for the Term.

(b) KPB may not do or knowingly permit anything during the Term that will unreasonably interfere with or negate Lessee's quiet enjoyment and use of the Leased Premises or cause Lessee's use of the Leased Premises to be in nonconformance with applicable local, state, or federal laws.

(c) To the best of KPB's knowledge, KPB has complied with, and will comply with, all laws with respect to the Property. No asbestos-containing thermal insulation or products containing PCB, formaldehyde, chlordane, or heptachlor or other hazardous materials have been placed on or in the Property by KPB or, to the knowledge of KPB, by any prior owner or user of the Property. To the knowledge of KPB, there has been no release of or contamination by hazardous materials on the Property.

(d) Except for the sublessees and licensees of Lessee, there currently exist no licenses, sublicenses, or other agreements, written or oral, granting to any party or parties the right of use or occupancy of any

portion of the Leased Premises; there are no outstanding options or rights of first refusal to purchase the Property or any portion thereof or interest therein, nor any equity or interest in KPB if KPB is an entity; and there are no parties (other than KPB) in possession of the Leased Premises except as to those that may have been disclosed to Lessee in writing prior to the execution hereof.

(e) Each Party hereto warrants and represents that it has the necessary power and authority to enter into and perform its respective obligations under this Agreement. Nothing in this Agreement, including such cooperation, will be construed as creating a partnership between the Parties.

18. REQUIRED INSURANCE COVERAGES. Insurance coverages required under this Agreement must be primary and exclusive of any other insurance carried by Lessor. Minimum levels of insurance coverage required under this Agreement will remain in effect for the life of this Agreement. If Lessee's policies contain higher limits, Lessor will be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be delivered to Lessor at the time of submission of the signed Agreement. Lessor may request copies of required policies and endorsements, which must be provided within ten (10) days of Lessor's request. Updated certificates must be provided upon insurance coverage renewal, where applicable.

(a) Commercial General Liability. Lessee must provide and maintain commercial general liability insurance (CGL). The CGL policy must be written on an occurrence basis and with a limit of not less than one million dollars (\$1,000,000.00) per occurrence. If necessary to provide the required limits, the CGLs policy's limits may be layered with an umbrella or excess liability policy. This policy must name Lessor as additional insured with a waiver of subrogation.

(b) Auto Liability. Lessee must provide and maintain commercial automobile liability insurance. The commercial automobile liability policy must include a combined single limit of not less than one million dollars (\$1,000,000.00). Coverage must include non-owned and hired car coverage. This policy must name KPB as additional insured with a waiver of subrogation.

(c) Worker's Comp. Lessee must provide and maintain workers' compensation insurance in accordance with the laws of the State of Alaska for all of its employees engaged in work under this Agreement. This coverage must include statutory coverage for states in which employees are engaging in work and employer's liability protection not less than the minimum amounts required by law. Subrogation will be waived.

(d) Property Insurance. Lessee must maintain property insurance covering the leased premises, including the building and all improvements, against loss or damage. Coverage must be maintained on a replacement cost basis in an amount sufficient to provide for the full replacement value of the leased premises without deduction for depreciation. Lessee will also maintain property insurance covering Lessee's furniture, equipment, inventory, records, supplies, and all other personal property owned, leased, or controlled by Lessee and located on the premises. The property insurance required under this section will name Lessor as a loss payee with respect to the leased premises and any Lessor-owned improvements.

(e) No Representation of Coverage Adequacy. By requiring insurance herein, Lessor does not represent that coverage and limits will necessarily be adequate to protect Lessee, sublessee, contractor(s) or subcontractor(s) of any tier, and any such coverage and limits will not be deemed as a limitation on the liability of the Lessee, sublessee, contractor(s) or subcontractor(s) of any tier under the indemnities granted to Lessor in this Agreement.

(f) Self-Insurance. Notwithstanding the foregoing, Lessee's obligations to provide insurance may be met by providing evidence of fiscal responsibility or self-insurance that is acceptable to Lessor. Lessee

warrants that it has the capacity to self-insure for the risks and coverages specified and will provide evidence of the lines and limits of coverage specified in "Required Insurance Coverages" in this Section. Lessee must provide Lessor with proof of continuing ability to provide self-insurance within thirty (30) calendar days of any written request by KPB for such proof. If there is any change in the ability to self-insure, Lessee must provide Lessor with immediate notice of such change and must immediately purchase insurance as set forth in this Section.

19. NON-EXCLUSIVITY. KPB acknowledges and agrees that, except as may be disclosed to Lessee in writing prior to the execution hereof, there are no prior existing rights, uses, or authorization granted to third parties or retained by KPB to locate improvements below grade on the Leased Premises. Upon at least sixty (60) days prior written notice to Lessee, KPB reserves the right to grant further or additional rights or authorization to locate improvements on, above or below grade or in proximity to the Leased Premises to the extent such rights or authorizations do not unreasonably interfere with Lessee's facilities, equipment or operations.

20. LESSEE LIABILITIES. In addition to other liabilities under this Agreement, Lessee has the following liabilities and agrees:

(a) That Lessee assumes the risk of loss, damage, or destruction to the Leased Premises and Lessee's improvements on and within the Leased Premises;

(b) That Lessee will comply with all applicable federal, state, and local laws or regulations, including relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, permitting, construction, operation and maintenance of any facility, improvement or equipment on the Leased Premises;

(c) That KPB has no duty, either before or during the lease Term, to inspect the Leased Premises or warn of hazards and if KPB inspects the Leased Premises, it will incur no additional duty nor any liability for hazards not identified or discovered through such inspections. This Section will survive the termination or revocation of this Agreement, regardless of cause; and

(d) That Lessee has an affirmative duty to protect from damage the Property and interests of Lessor related to this Agreement.

(e) That Lessee will be responsible for performing scheduled maintenance as identified by the Lessor.

21. ENVIRONMENTAL LIABILITY BASELINE.

1.1. Responsibility for Ascertaining Environmental Condition of Property. Lessee has the sole responsibility under this Agreement to ascertain the environmental condition and presence of contamination in, on, and under the surface of the Property, and is conclusively presumed to have caused or to have materially contributed to any contamination of, or originating on, the Property except as identified in an Environmental Liability Baseline. If known contamination is on the Property that has been closed out under alternate cleanup levels approved by ADEC, Lessee is responsible for following all restrictions set by ADEC including, but not limited to, notifying any assignee of this Agreement in writing of ADEC's restrictions.

1.2. Financial Responsibility for Contamination on the Property and on any Affected Property. Lessee assumes financial responsibility to the KPB for any contamination in, on, and under the Property, except for contamination that is identified in an Environmental Liability Baseline. This is without prejudice to Lessee's right to seek contribution or indemnity from either prior lessees of the

Property, or other potentially responsible parties except for the KPB.

1.3. Establishing an Environmental Liability Baseline

- a. If Lessee wants to establish an Environmental Liability Baseline for any or all portions of the Property, Lessee must provide the Borough with an Environmental Assessment for that portion of the Property prior to its use.
- b. If Lessee discovers contamination in, on, or under the surface of the Property, for any portion of the contamination to be considered for inclusion in the Environmental Liability Baseline, Lessee must demonstrate by reasonable evidence to the satisfaction of the KPB that the contamination proposed for inclusion was not caused or materially contributed to by Lessee or Lessee's operations or activities nor assumed by Lessee. Contamination caused or materially contributed to by activities of Lessee's sublessees, contractors, and guests on the Property are deemed to have been materially contributed to by Lessee.
- c. Only that portion of contamination not caused or materially contributed to by Lessee or Lessee's operations or activities must be included in the Environmental Liability Baseline.

1.4. Adding to an Existing Environmental Liability Baseline

- a. If, after an Environmental Liability Baseline is established for any portion of the Property, Lessee discovers contamination in, on, or under the surface of that portion of the Property having an Environmental Liability Baseline, which contamination Lessee or Lessee's operations or activities did not cause, or to which Lessee or Lessee's operations did not materially contribute, and which Lessee did not assume by reason of assignment, Lessee may, at its own cost, submit an additional Environmental Assessment reflecting that information to the KPB for the KPB's consideration to add to the Environmental Liability Baseline. Lessee's additional Environmental Assessment must demonstrate by reasonable evidence to the satisfaction of the KPB which portion of the additional contamination on the Property was not caused by Lessee or Lessee's activities, or to which Lessee or Lessee's activities did not materially contribute.
- b. Only that portion of contamination not caused by Lessee or Lessee's operations, or to which Lessee or Lessee's operations did not materially contribute, may be added to the existing Environmental Liability Baseline.

1.5. The KPB's Acceptance or Rejection of Lessee's Environmental Assessment. When the KPB receives Lessee's Environmental Assessment to establish an Environmental Liability Baseline or to add to an existing Environment Liability Baseline, the KPB, in its sole discretion, may do one of the following:

- a. Perform additional environmental testing at Lessee's expense to verify the environmental condition of that portion of the Property being assessed. If the results of the KPB's tests conflict with Lessee's Environmental Assessment, the KPB and Lessee will negotiate in good faith an Environmental Liability Baseline or an addition to the existing Environmental Liability Baseline for that portion of the Property being assessed; or
- b. Accept the findings of Lessee's Environmental Assessment and any other relevant documents to establish an Environmental Liability Baseline for that portion of the Property

being assessed or to add to the existing Environmental Liability Baseline; or

- c. Reject the findings of Lessee's Environmental Assessment for that portion of the Property being assessed and offer Lessee the opportunity to perform additional environmental testing if the KPB determines in writing that the findings of the Environmental Assessment are inadequate to establish an Environmental Liability Baseline or to add to an existing Environmental Liability Baseline. The KPB's written rejection of the Lessee's Environmental Assessment will be based on failure of Lessee's Environmental Assessment to either:

- (1) Follow generally accepted professional practices in determining the environmental condition of the Property and the presence of Contamination in, on, or under the surface of the Property; or
- (2) Demonstrate the portion of the contamination that was not caused by Lessee or Lessee's operations, or to which Lessee or Lessee's operations did not materially contribute.

1.6. Amending the Environmental Liability Baseline to Delete Contamination Caused or Assumed by Lessee, or to which Lessee Materially Contributed.

- a. If, after the Environmental Liability Baseline for any portion of the Property is established, it is discovered that the presence of contamination identified in the Environmental Liability Baseline was caused or assumed by Lessee or Lessee's operations, or to which Lessee or Lessee's operations materially contributed, the Environmental Liability Baseline may be amended to delete that portion of the Contamination that was caused by Lessee or Lessee's operations, or to which Lessee or Lessee's operations materially contributed.
- b. The KPB will have the burden of proof to establish that Lessee or Lessee's operations or activities caused or materially contributed to the contamination.
- c. If it is discovered that contamination identified in the Environmental Liability Baseline was caused by Lessee or that Lessee or Lessee's operations materially contributed to the contamination, the Parties will agree upon an amendment to the Environmental Liability Baseline within a reasonable time.

22. INDEMNIFICATION. Lessee agrees to defend, indemnify, and hold harmless KPB, its employees, public officials, and volunteers, with respect to any action claim or lawsuit arising out of (1) a breach of this Agreement or (2) the use and occupancy of the Leased Premises or the Property by the Lessee. This agreement to defend, indemnify, and hold harmless includes all losses and liabilities without limitation as to any damages resulting from judgment, or verdict, and includes the award of any attorney's fees even if in excess of Alaska Civil Rule 82. Lessor will notify Lessee in a timely manner of the need for indemnification but such notice is not a condition precedent to Lessee's obligation and may be waived where Lessee has actual notice. This agreement applies and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against KPB relating to Lessee's use and occupancy of the Leased Premises or the Property. Notwithstanding the foregoing, Lessee's duty to indemnify, defend, and hold harmless KPB as set forth above shall not apply to the extent a claim arises from the negligence or willful misconduct of KPB, its employees, public officials, and volunteers.

23. INSPECTION. KPB reserves the right to enter upon and inspect the Leased Premises at any time to assure compliance with the conditions of this Agreement. Except in case of emergency, KPB will

provide Lessee with at least twenty-four (24) hours' prior written notice of KPB's intention to enter upon and inspect the Leased Premises. Lessee reserves the right to have a representative present at all times during KPB's.

24. FORCE MAJEURE. The time for performance by KPB or Lessee of any term, provision, or covenant of this Agreement will be deemed extended by time lost due to delays resulting from acts of God, strikes, civil riots, floods, material or labor restrictions by governmental authority, and any other cause not within the control of KPB or Lessee, as the case may be.

25. DEFAULT. The failure of Lessee or KPB to perform any of the covenants of this Agreement will constitute a default. The non-defaulting Party must give the other written notice of such default, and the defaulting Party must cure such default within thirty (30) days after receipt of such notice. In the event any such default cannot reasonably be cured within such thirty (30) day period, the defaulting Party must provide prompt notice of inability to cure and provide a plan to cure the default within a time frame provided. The time for curing a default will be extended for such period of time as may be necessary and reasonable; however, in no event will this extension of time to cure be in excess of ninety (90) days, unless agreed upon in writing by the non-defaulting Party.

26. REMEDIES. Should the defaulting Party fail to cure a default under this Agreement, the non-defaulting Party will have all remedies available either at law or in equity, including the right to terminate this Agreement.

27. LESSEE MORTGAGES.

(a) KPB consents to the granting by Lessee of a lien and security interest (each, a Lessee Mortgage) in Lessee's interest in this Agreement and all of Lessee's personal property and fixtures attached to the real property described herein to one or more lenders (any such lender, and any successor, assign, designee or nominee of such lender, hereinafter a Lender) only to the extent and amount necessary to develop and maintain improvements on the Leased Premises. The Lessee may not encumber the leasehold interest or the Leased Premises to finance projects or improvements outside of the Leased Premises. Lessor agrees to recognize Lender as Lessee hereunder upon any such exercise by Lender of its rights of foreclosure. Any such encumbrance will be subordinate to KPB's rights and interest in the Leased Premises and the Property. Any such encumbrance will be limited to the Lessee's interest in the Leased Premises. It is a material breach of this Agreement for Lessee to attempt to encumber any interest in KPB's title to or interest in the Leased Premises or the Property.

(b) KPB acknowledges that nothing contained herein will be deemed or construed to obligate Lender to take any action hereunder, or to perform or discharge any obligation, duty or liability of Lessee under this Agreement. No Lender may become liable under the provisions of this Agreement unless and until such time as the Lender assumes ownership of the leasehold estate created hereby and agrees to comply with the terms and conditions of this Agreement and any extensions and modifications thereof.

28. MISCELLANEOUS.

(a) Survival. If any term of this Agreement is found to be void or invalid, such invalidity will not affect the remaining terms of this Agreement, which will continue in full force and effect.

(b) Non-waiver. Failure of a Party to insist on strict performance of any of the conditions or provisions of this Agreement, or failure to exercise any of a Party's rights hereunder, will not waive such rights.

(c) Governing Law and Jurisdiction. This Agreement will be governed by and construed in accordance with the laws of the State of Alaska, without regard to conflict of law principles. Any lawsuits filed in connection with this Agreement must be filed and prosecuted in the Third Judicial District, State of Alaska, at Kenai, Alaska.

(d) Bind and Benefit. This Agreement is binding upon and will inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

(e) Memorandum. A short-form Memorandum of Lease may be recorded at KPB's or Lessee's option in the form as depicted in Exhibit 4, attached hereto. KPB will promptly execute any Memorandum of Lease or Memorandum of Amendment to Lease, or corrective amendments thereto, upon written request of Lessee.

(f) W-9. KPB agrees to provide Lessee with a complete IRS Form W-9, or its equivalent, upon request.

(g) Counterparts. This Agreement may be executed in counterpart, each of which when so executed and delivered will be considered an original and all of which when taken together will constitute one and the same instrument.

(h) Amendment. This Agreement may be amended in writing upon mutual agreement of the Parties.

(i) Entire Agreement. This Agreement and its Exhibits, Appendices or incorporated attachments hereto, constitute the entire agreement and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement.

[SIGNATURES BEGIN ON NEXT PAGE]

PART III. EXECUTION

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

LESSOR: Kenai Peninsula Borough
an Alaska municipal corporation

LESSEE: City of Seward
an Alaska municipal corporation

By: _____
Peter A. Micciche, Borough Mayor

By: _____
Kat Sorenson, City Manager

Date: _____

Date: _____

ATTEST:

Michele Turner MMC, Borough Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Wayne Cary, Deputy Borough Attorney

Date: _____

LESSOR ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing was acknowledged before me this _____ day of _____, 20____, by Peter A. Micciche, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

Notary Public for State of Alaska
My commission expires: _____

LESSEE ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

On the _____ day of _____, before me personally appeared Kat Sorenson, and acknowledged under oath that she is the City Manager of the City of Seward, an Alaska municipal corporation, the Lessee named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Lessee.

Notary Public for State of _____
My commission expires: _____

APPENDIX A

LEASE PROVISIONS REQUIRED BY KPB 17.10

(1) **Accounts Current.** Lessee shall not be delinquent in the payment of any tax, debt or obligation owed to KPB prior to execution of the Agreement.

(2) **Assignment.** Lessee may assign the lands upon which it has an agreement only if approved by the KPB Mayor or Land Management Officer when applicable. Applications for assignment shall be made in writing on a form provided by the Land Management Division. The assignment shall be approved if it is found that all interests of KPB are fully protected.

(3) **Breach of Agreement.** In the event of a default in the performance or observance of any of the Agreement terms or conditions, and such default continues thirty (30) days after written notice of the default, KPB may cancel the Agreement or take any legal action for damages or recovery of the property. No improvements may be removed during the time which the contract is in default.

(4) **Cancellation.** This Agreement, if in good standing, may be cancelled at any time upon mutual written agreement of the Parties.

(5) **Entry or Re-entry.** In the event the Agreement is terminated, canceled or forfeited, or in the event of abandonment of the Leased Premises by Lessee during the Term, KPB, its agents, or representatives, may immediately enter or re-enter and resume possession of the Leased Premises. Entry or re-entry by KPB shall not be deemed an acceptance of surrender of the Agreement.

(6) **Fire Protection.** Lessee shall take all reasonable precautions to prevent, and take all reasonable actions to suppress destructive and uncontrolled grass, brush, and forest fires on the Property under the Agreement, and comply with all laws, regulations and rules promulgated and enforced by the protection agency responsible for forest protection within the area wherein the Property is located.

(7) **Hazardous Waste.** The storage, handling and disposal of hazardous waste shall not be allowed on the Leased Premises.

(8) **Modification.** The Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the Parties or their respective successors in interest.

(9) **Notice.** Any notice or demand, which under the terms of the Agreement or under any statute must be given or made by the parties thereto, shall be in writing, and be given or made by registered or certified mail, addressed to the other Party at the address shown on the Agreement. However, either party may designate in writing such other address to which such notice of demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed received when deposited in a U.S. general or branch post office by the addressor.

(10) **Notice of Default.** Notice of default will be in writing as provided in Paragraph 9 Notice.

(11) **Removal or Reversion of Improvements Upon Cancellation of Purchase Agreement or Lease.**

(a) Improvements on Leased Premises owned by Lessee shall, within thirty (30) calendar days

after the termination of the Agreement, be removed by Lessee; provided, such removal will not cause injury or damage to the land; and further provided, that the KPB Mayor or Land Management Officer when applicable may extend the time for removing such improvements in cases where hardship is proven. The Lessee may, with the consent of the KPB Mayor or Land Management Officer when applicable, dispose of its improvements to the Sublessee or Assignee, if applicable.

(b) If any improvements and/or chattels having an appraised value in excess of ten thousand dollars, as determined by a qualified appraiser, are not removed within the time allowed, such improvements and/or chattels shall, upon due notice to Lessee, be sold at public sale under the direction of the KPB Mayor and in accordance with the provisions of KPB Chapter 5. The proceeds of the sale shall inure to the former Lessee who placed such improvements and/or chattels on the lands, or its successors in interest, after paying to KPB all moneys due and owing and expenses incurred in making such a sale. In case there are no other bidders at any such sale, the KPB Mayor is authorized to bid, in the name of KPB, on such improvements and/or chattels. The bid money shall be taken from the fund to which said lands belong, and the fund shall receive all moneys or other value subsequently derived from the sale of leasing of such improvements and/or chattels. KPB shall acquire all the rights, both legal and equitable, that any other purchaser could acquire by reason of the purchase.

(c) If any improvements and/or chattels having an appraised value of ten thousand dollars or less, as determined by the KPB Mayor, are not removed within the time allowed, such improvements and/or chattels shall revert and absolute title shall vest in KPB. Upon request, Lessee shall convey said improvements and/or chattels by appropriate instrument to KPB.

(12) Rental for Improvements or Chattels not Removed. Any improvements and/or chattels belonging to Lessee or placed on the Property and remaining upon the premises after the termination of the Agreement shall entitle KPB to charge a reasonable rent therefor.

(13) Re-rent. In the event that the Agreement should be terminated, canceled, forfeited or abandoned, KPB may offer said lands for lease or other appropriate disposal pursuant to the provisions of KPB 17.10 or other applicable regulations.

(14) Responsibility for Location. It shall be the responsibility of Lessee to properly locate improvements on the Leased Premises.

(15) Rights of Mortgage or Lienholder. In the event of cancellation or forfeiture the Agreement for cause, the holder of a properly recorded mortgage, conditional assignment, or collateral assignment will have the option to acquire the lease for the unexpired term thereof, subject to the same terms and conditions as in the Agreement. Any party acquiring the lease agreement must meet the same requirements as Lessee.

(16) Sanitation. Lessee shall comply with all regulations or ordinances which a proper public authority in its discretion shall promulgate for the promotion of sanitation. The Leased Premises under the Agreement shall be kept in a clean and sanitary condition and every effort shall be made to prevent any pollution of the waters and lands.

(17) Shore Land Public Access Easement. As established by AS 38.05, KPB lands sold or leased may be subject to a minimum 50-foot public access easement landward from the ordinary high-water mark or mean high water mark.

(18) **Subleasing.** No lessee may sublease lands or any part thereof without written permission of the KPB Mayor or Land Management Officer when applicable. A sublease shall be in writing and subject to the terms and conditions of the original lease.

(19) **Violation.** Violation of any provision KPB 17.10 or of the terms of the Agreement may expose Lessee to appropriate legal action including forfeiture of purchase interest, termination, or cancellation of its interest in accordance with state law.

(20) **Written Waiver.** The receipt of payment by KPB, regardless of knowledge of any breach of the purchase agreement by the purchaser, lessee or permittee, or of any default on the part of the purchaser, lessee or permittee in observance or performance of any of the conditions or covenants of the agreement, shall not be deemed to be a waiver of any provision of the agreement. Failure of KPB to enforce any covenant or provision therein contained shall not discharge or invalidate such covenants or provision or affect the right of KPB to enforce the same in the event of any subsequent breach or default. The receipt by KPB of any payment of any other sum of money after notice of termination or after the termination of the agreement for any reason, shall not reinstate, continue or extend the agreement, nor shall it destroy or in any manner impair the efficacy of any such notice of termination unless the sole reason for the notice was nonpayment of money due and payment fully satisfies the breach.

EXHIBIT 1

DESCRIPTION OF PROPERTY AND LEASED PREMISES

Page 1 of 1

The Property is legally described as follows:

TRACT A-1 JESSE LEE HOME SUBDIVISION LONG TERM CARE FACILITY REPLAT, PLAT NO. 2007-21, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Parcel Number: 14502139

The Leased Premises are described as follows:

THAT PORTION OF TRACT A-1 JESSE LEE HOME SUBDIVISION LONG TERM CARE FACILITY REPLAT, PLAT NO. 2007-21, LYING NORTH OF SEA LION AVENUE, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING APPROXIMATELY 8 ACRES AND AS DEPICTED ON THE ATTACHED EXHIBIT.

EXHIBIT 2

LEASED PREMISES

Page 1 of 2

The Leased Premises are depicted as follows:



Page 2 of 2

[illegible]

Site Name:

EXHIBIT 4

MEMORANDUM OF LEASE

(Attached)

DRAFT

(Above 2 Space for Recorder's Use Only)

Prepared by and Return to:

Kenai Peninsula Borough
Attn: Land Management Division
144 N. Binkley St.
Soldotna, AK 99669

Lessor: Kenai Peninsula Borough
Lessee: City of Seward
Legal Description: Attached as Exhibit 1
Tax Parcel ID: 14502624
State: Alaska
Borough: Kenai Peninsula Borough
Recording District: Seward, Third Judicial

MEMORANDUM OF LEASE

This Memorandum of Lease (Memorandum) is entered into by and between the Kenai Peninsula Borough, an Alaska municipal corporation, having a mailing address of 144 N. Binkley St., Soldotna, AK 99669 (the Lessor) and City of Seward, an Alaska municipal corporation, whose mailing address is 410 Adams Street, P.O. Box 167, Seward, AK 99664 (City or Lessee) (together, the Parties).

1. Lessor and Lessee entered into a certain Facility Site Lease Agreement (the Agreement) on the _____ day of _____, 20____, for the operation of a Public Community Center and other city uses as may be deemed necessary by the Lessee and that comply with the terms of the Agreement.
2. The initial lease term will be five (5) years commencing on the Effective Date with two (2) successive five (5) year options to renew.
3. The land being leased to Lessee (the Leased Premises) is described in Exhibit 1 annexed hereto.
4. Lessor and Lessee now desire to execute this Memorandum to provide constructive knowledge of Lessee's lease of the Leased Premises.
5. This Memorandum is governed by the laws of the State of Alaska.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LESSOR: Kenai Peninsula Borough
an Alaska municipal corporation

LESSEE: City of Seward
an Alaska municipal corporation

By: _____
Peter A. Micciche, Borough Mayor

By: _____
Kat Sorenson, City Manager

Date: _____

Date: _____

ATTEST:

Michele Turner MMC, Borough Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Wayne Cary, Deputy Borough Attorney

Date: _____

LESSOR ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing was acknowledged before me this _____ day of _____, 20____, by Peter A. Micciche, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

Notary Public for State of Alaska
My commission expires: _____

LESSEE ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

On the _____ day of _____, before me personally appeared Kat Sorenson, and acknowledged under oath that she is the City Manager of the City of Seward, an Alaska municipal corporation, the Lessee named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Lessee.

Notary Public for State of _____
My commission expires: _____

EXHIBIT 1 TO MEMORANDUM OF LEASE
DESCRIPTION OF PROPERTY AND LEASED PREMISES

The Property is legally described as follows:

TRACT A-1 JESSE LEE HOME SUBDIVISION LONG TERM CARE FACILITY REPLAT, PLAT NO. 2007-21, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Parcel Number: 14502139

The Leased Premises are described as follows:

THAT PORTION OF TRACT A-1 JESSE LEE HOME SUBDIVISION LONG TERM CARE FACILITY REPLAT, PLAT NO. 2007-21, LYING NORTH OF SEA LION AVENUE, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING APPROXIMATELY 8 ACRES AND AS DEPICTED ON THE ATTACHED EXHIBIT.



Introduced by: Eicher
Date: 08/04/2026
Hearing: 09/01/2026
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 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**

WHEREAS, in 2007 a citizen's initiative was approved by the voters amending KPB 1.20.100 by placing a limitation on terms of office for school board members; and

WHEREAS, in 2008 the Superior Court ruled that the initiative invalid pursuant to state law; and

WHEREAS, on September 19, 2023, the Assembly unanimously adopted Resolution 2023-060, recommending that the Alaska Legislature enact legislation allowing term limits for school board members and stating that the decision to adopt term limits for local school board members should be allowable under Alaska Statutes and should be a matter of local choice; and

WHEREAS, Assembly members are currently subject to a two-term limit; and

WHEREAS, the 34th Legislature passed Senate Bill 143 which amends State law to include a provision allowing the local governing body of a municipality to alter the terms of office for school board members by an ordinance approved by the voters; and

WHEREAS, SB 143 was transmitted to Governor Dunleavy on July 20, 2026;

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

SECTION 1. That KPB 1.20.100 is hereby amended to read as follows:

1.20.100. School board—Number of seats—Term of office—Designation of seats.

- A. There is established a school board for the Kenai Peninsula Borough School District, composed of nine members, who shall be nominated and elected by the qualified voters of the borough as provided in the borough code of ordinances. The board members shall be elected from nine election districts as described in KPB 22.30.010.

- B. School board members are elected at the regular borough election, for three-year terms, and serve until their successors take office.
- C. A person who has served on the school board for two consecutive full terms may not be reelected to that office until 180 days have intervened.

SECTION 2. That KPB 4.30.010 is hereby amended to read as follows:

4.30.010. Candidate qualifications.

- A. A candidate for borough mayor must be a qualified voter of the State of Alaska and a resident of the Kenai Peninsula Borough for one year immediately preceding filing for office. A person who has served as mayor for two consecutive full terms may not be reelected to that office until 180 days has intervened.
- B. A candidate for borough assembly must be a qualified voter of the State of Alaska and a resident of the district from which the candidate seeks election for one year immediately preceding filing for office. As provided in KPB 22.30.030(A), a person who has served on the assembly for two consecutive full terms may not be reelected to that office until 180 days have intervened. A full term of office means the regular term of office for assembly and, except as provided in KPB 22.30.030(B), does not include portions of a term served by appointment or election to the remainder of an unexpired term vacated by another person or to a less than three-year term resulting from assembly redistricting.
- C. A candidate for school board must be a qualified voter of the State of Alaska and a resident of the district from which the candidate seeks election for one year immediately preceding filing for office. A person who has served on the school board for two consecutive full terms may not be reelected to that office until 180 days have intervened. A full term of office means the regular term of office for school board and does not include portions of a term served by appointment or election to the remainder of an unexpired term vacated by another person.
- D. A candidate for a service area board must be a qualified voter of the State of Alaska and a resident of the service area for one year immediately preceding filing for office.

SECTION 3. That the first term counted towards the two-term limit on terms served by School Board members, as set forth in Section 1 and Section 2 above, will be for School Board members elected to office in the regular election held November 3, 2026. The first regular election that will be subject to the two term limitation for School Board members is the 2032 regular election.

SECTION 4. That a ballot proposition shall be placed before voters at the next regular election to read as follows:

PROPOSITION NO. _____

Shall Section 1 and Section 2 of Ordinance 2026-26, providing for term limits for school board members, be ratified?

YES _____ A “Yes” vote means you support a term limit for school board members.

NO _____ A “No” vote means you oppose a term limit for school board members.

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 be effective upon voter approval of the proposition contained in Section 4 is approved by a majority of voters voting on the question in the regular election of November 3, 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 Assembly

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

FROM: Dale Eicher, Assembly Member *DE*

DATE: July 23, 2026

RE: 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 (Eicher)

The ordinance would place before the voters the question of whether school board members should be subject to the same basic term limit structure that currently applies to the borough mayor and assembly members: two consecutive full terms, followed by a 180-day break before being eligible to serve again.

In 2007, Kenai Peninsula Borough voters approved a citizen initiative placing term limits on school board members. In 2008, the Superior Court ruled the initiative invalid under then-existing state law. That ruling did not reject school board term limits as a policy choice. Rather, it recognized that state law did not then allow local imposition of school board term limits.

In 2023, the Assembly adopted Resolution 2023-060, recommending that the Alaska Legislature amend state law to allow local school board term limits. The resolution stated that the decision to adopt term limits for local school board members should be allowable under Alaska Statutes and should be a matter of local choice. That resolution passed unanimously.

The passage of Senate Bill 143 now returns this question back to local government. SB 143 amended state law to allow the governing body of a municipality to alter the terms of office for school board members by ordinance and, for municipal school districts, by ordinance approved by the voters. This ordinance uses that authority by allowing the people of the Kenai Peninsula Borough to decide the issue locally, rather than having the question controlled entirely by state statute.

School board members make decisions that directly affect students, parents, teachers, taxpayers, and communities throughout the borough. The school board helps guide education policy, district accountability, budget priorities, and long-term direction for public education. It is reasonable for voters to decide whether the same turnover and accountability principles that apply to the borough mayor and assembly should also apply to the school board.

Term limits can help prevent the long-term concentration of influence in any one elected office, create more regular opportunities for new candidates, and bring fresh perspectives into public decision-making. They can also encourage elected officials to remain responsive to the public, knowing that public office is service for a season, not a permanent parking spot.

Page -2-
RE: O2026-26

At the same time, this ordinance is measured. It does not shorten any current term, remove any current member from office mid-term, or permanently bar anyone from serving. A member who serves two consecutive full terms would simply be required to wait 180 days before being eligible for reelection to that office.

This approach balances continuity and accountability. School board seats are staggered, so the board would not turn over all at once. Experienced members may continue serving through their elected terms, and former members may return after the required break. The ordinance therefore provides a practical term limit without creating unnecessary disruption.

Most importantly, the ordinance trusts the voters. Borough voters previously approved school board term limits, but that vote was set aside because of the limits of state law at the time. With the Legislature now returning this authority to local government and local voters, the people of the Kenai Peninsula Borough should again have the opportunity to decide how their local elected school board offices are structured.

Your consideration is appreciated.

Introduced by:	Derkevorkian
Date:	09/19/23
Action:	Adopted as Amended
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2023-060**

**A RESOLUTION RECOMMENDING AN AMENDMENT TO TITLE 14 OF THE
ALASKA STATUTES, RELATING TO SCHOOL BOARDS, TO ALLOW FOR TERM
LIMITS FOR SCHOOL BOARDS**

WHEREAS, Alaska Statutes, AS 14.12.030 - 14.12.080, do not authorize either a local governing body or a local board of education (“school board”) to set term limits for school board members; and

WHEREAS, AS 29.20.140(d) authorizes local adoption of term limits for Kenai Peninsula Borough (“Borough”) Assembly members; and

WHEREAS, the Borough has established term limits for Assembly members and the Borough Mayor; and

WHEREAS, the decision to adopt term limits for local school board members should be allowable under Alaska Statutes and should be a matter of local choice;

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

SECTION 1. That the Kenai Peninsula Borough Assembly hereby recommends that the Alaska Legislature enact legislation to allow for term limits for school boards.

SECTION 2. A copy of this resolution will be sent to all members of the Alaska State Legislature.

SECTION 3. This resolution is effective immediately upon adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 19TH DAY OF SEPTEMBER, 2023.

Brent Johnson

Brent Johnson, Assembly President

ATTEST:

Michele Turner

Michele Turner, CMC, Borough Clerk



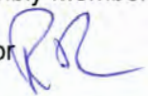
Yes: Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Ribbens, Tupper, Johnson
No: None
Absent: None

Kenai Peninsula Borough

Planning Department

MEMORANDUM

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

FROM: Robert Ruffner, Planning Director 

DATE: June 24, 2026

RE: Vacates a portion of Tillygirl Avenue & BG Davis Street

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 July 20, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (8-Yes, 1-Vacant) 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.

July 20, 2026 Planning Commission Draft Meeting Minutes
July 20, 2026 Agenda Item E6 Meeting Packet Materials

ITEM #6 - RIGHT OF WAY VACATION

PETITION TO VACATE TILLYGIRL AVE BETWEEN ALEX SHADELL ST & BG DAVIS ST & BG DAVIS ST FROM PROPOSED CUL-DE-SAC SOUTH OF LOT 16E OUTLOOK SUB ADDN NO 1 AMENDED HM83-123 & PROPOSED CUL-DE-SAC NORTH OF LOT 13 OUTLOOK SUB ADDN NO 1 AMENDED HM83-123 & ADJACENT EASEMENTS

KPB File No.	2026-062V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Douglas & Cherie Inglis
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Anchor Point Area

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Douglas Inglis, Petitioner/Landowner: Mr. Inglis request that the commission approve his petition 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 commission.

MOTION: Commissioner Slaughter 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 - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Venuti, Whitney
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ITEM #7 - RIGHT OF WAY VACATION

VACATE A PORTION OF THE 30' WIDE GLACIER ST. ROW & ASSOCIATED UTILITY EASEMENT

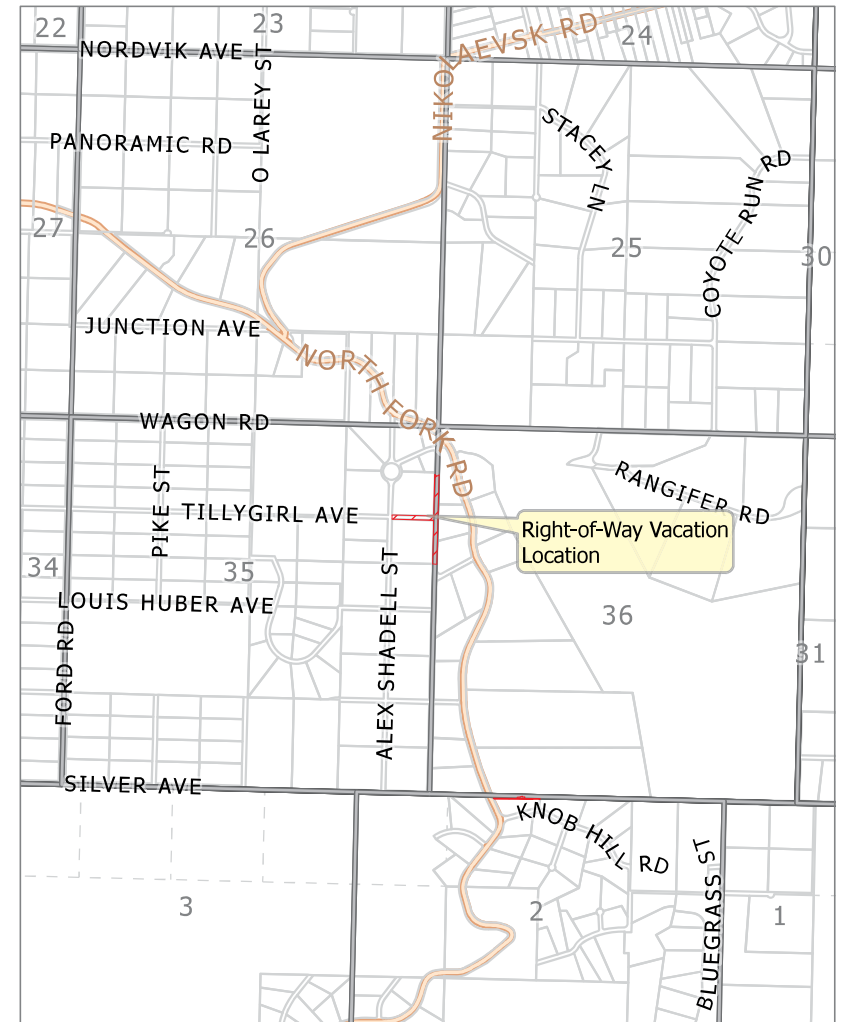
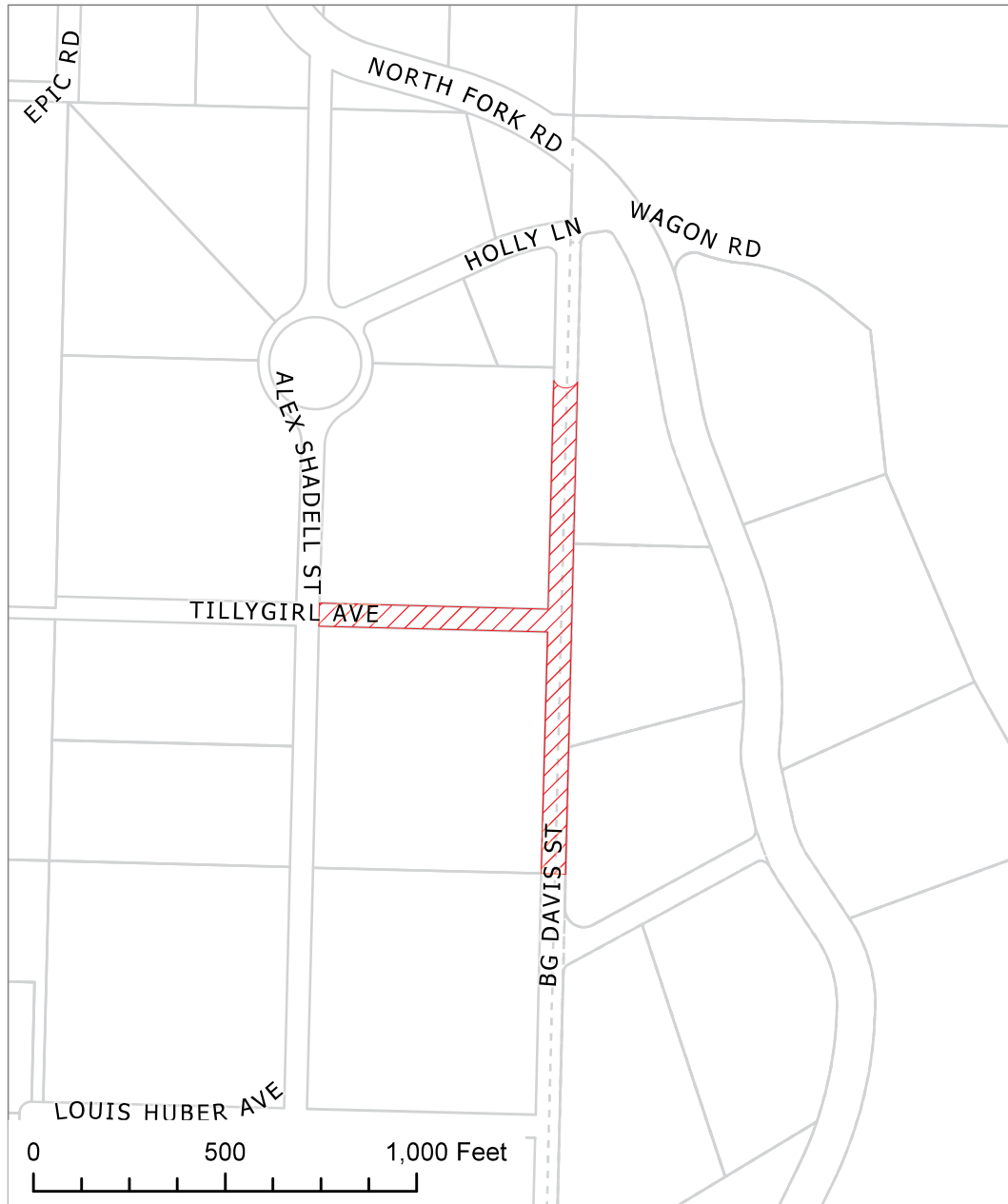
KPB File No.	2026-066V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Lacey & Zachary Rininger
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	City of Kenai
Legal Description:	Glacier Street T 6N R 11W SEC 34 SEWARD MERIDIAN KN 2012103 MICAH SUB LOT 156B T 6N R 11W SEC 34 SEWARD MERIDIAN KN GOVT LOT 155

Staff report given by Platting Manager Vince Piagentini. Staff has postponed this item to allow additional time for design review of the proposed right-of-way vacation. Public notices had been sent out so if anyone wishes to provide public comment on this item, they may do so; however, no decision will be made at this meeting

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

E. NEW BUSINESS

- 6. Right-of-Way Vacation; KPB File 2026-062V
Peninsula Surveying / Inglis
Request: Vacates portions of Tillygirl Ave & BG Davis St
Anchor Point Area**



KPB File 2026-062V
T 04S R 14W SEC 35 & SEC 36
Anchor Point



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.

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.0C170.
7. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG THE WEST SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932 AND OF 50 FEET ALONG THE EAST SIDE OF THE SECTION LINE AS CREATED BY A.S. 15.10.010.
8. SUBJECT TO RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. SUBJECT TO A 100 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RECORDED MARCH 15, 1961, IN BOOK 21, PAGE 401, HOMER RECORDING DISTRICT. NO CENTERLINE GIVEN HOWEVER THE INTENT IS FOR NORTH FORK ROAD WHICH WAS DEDICATED PER HW2024-17.
10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED APRIL 2, 1963 IN BOOK 28 PAGE 215, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
11. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
12. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

LEGEND

- * RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- RECORD 2.5" AL-CAP BY LS-14463, 2022
- RECORD 2" AL-CAP BY LS-4469, 2009
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER HW2024-17
- (R2) RECORD DATA PER HM83-123
- (R3) RECORD DATA PER HW20-0-25RS
- (R4) RECORD DATA PER HW2024-17

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.05'	25.00'	360°19'53"	32.25'	N41°28'58"E
C2	29.66'	25.00'	267°58'41"	27.95'	S65°45'39"E
C3	196.73'	569.41'	31°59'48"	191.72'	S21°46'26"E
C4	136.15'	724.07'	21°04'24"	135.95'	S17°09'43"E
C5	41'90"	904.83'	326°04'46"	406.35'	S09°30'34"E
C6	66.55'	216.07'	21°38'52"	66.29'	S05°17'47"E
C7	32.31'	25.00'	374°03'13"	30.11'	S22°54'24"W
C8	104.71'	50.00'	119°59'23"	86.60'	N60°04'19"W
C9	249.81'	50.00'	286°15'36"	60.00'	S89°59'43"E
C10	102.34'	100.00'	58°38'14"	97.93'	N29°16'24"E
C11	151.54'	150.00'	58°38'56"	146.93'	N29°16'03"E
C12	92.73'	50.00'	106°15'37"	80.00'	S00°04'37"E
C13	157.08'	50.00'	180°00'00"	100.00'	N36°47'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.83'	N80°15'00"E
L2	31.09'	S31°46'19"E
L3	45.83'	S03°31'49"W
L4	89.71'	N00°04'37"W

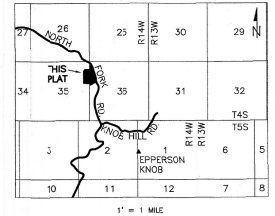
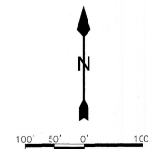
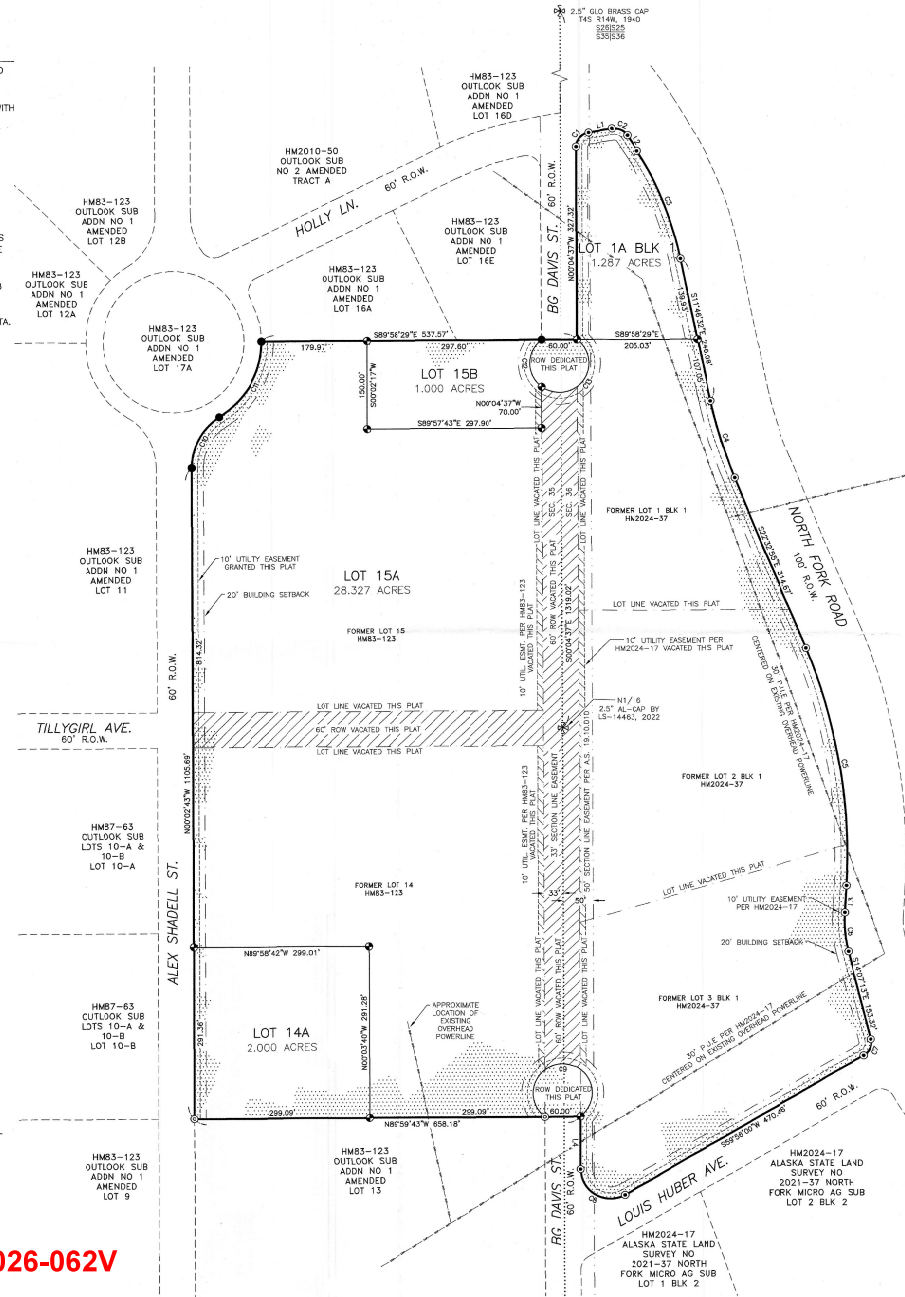
WASTEWATER DISPOSAL

LOT 15A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 14A, 15B & LOT 1A BLK 1 T8D

ENGINEER LICENSE # DATE

KPB 2026-062V



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: DOUGLAS JOHN INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: CHERIE MICHELLE INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)356-7065	
PLAT OF OUTLOOK SUBDIVISION NORTH FORK MICRO AG ADDITION	
A SUBDIVISION OF LOTS 14 & 15, OUTLOOK SUBDIVISION ADDN. #1 AMENDED, HM83-123 AND LOTS 1-3, BLOCK 1, ALASKA STATE LAND SURVEY NO. 2021-37, NORTH FORK MICRO AG SUBDIVISION, HW2024-17	
LOCATED WITHIN: THE NW1/4 OF SECTION 35 & THE NW1/4 36, T4S, R14W, S4M, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 32.957 ACRES	
OWNERS: DOUGLAS JOHN INGLIS P.O. BOX 1344 HOMER, AK 99603	CHERIE MICHELLE INGLIS P.O. BOX 1344 HOMER, AK 99603
SCALE: 1" = 100'	DATE: JUNE 17, 2026
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



AGENDA ITEM E. NEW BUSINESS

ITEM #6 - RIGHT OF WAY VACATION

**PETITION TO VACATE TILLYGIRL AVE BETWEEN ALEX SHADELL ST AND BG DAVIS ST AND BG DAVIS ST
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**

KPB File No.	2026-062V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Douglas & Cherie Inglis / Homer, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying LLC
General Location:	Anchor Point in vicinity of North Fork Rd and Holly Ln
Legal Description:	Road / Subdivision / Rec. Dist. / Section Township Range S.M.

STAFF REPORT

Specific Request / Purpose as stated in the petition:

This petition is to vacate a portion Tillygirl Avenue and BG Davis Street, as shown on the included Preliminary Plat.

Notification:

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.

Library of Anchor Point

Post Office of anchor Point

20 certified mailings were sent to owners of property within 300 feet of the proposed vacation. ____ receipts had been returned when the staff report was prepared.

22 public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game

State of Alaska DNR

State of Alaska DOT

State of Alaska DNR Forestry

City of Homer

Kenai Peninsula Borough Land Management

Nikiski Community Council

Ninilchik Traditional Council

Alaska Communication Systems (ACS)

ENSTAR Natural Gas

General Communications Inc, (GCI)

Homer Electric Association (HEA)

Legal Access (existing and proposed):

North Fork Rd provides legal access along the east side of the plat, which is a 100' dedication maintained by the State of Alaska. On the north Holly Ln, a 60' dedication maintained by the Borough coming from North Fork Rd accesses BG Davis St on the north and continues to Alex Shadell St on the east of the plat. Both BG Davis and Alex Shadell St are undeveloped but provide driveway access to lots adjacent to them. On the South Louis Huber Ave comes off North Fork Rd in a dedicated right-of-way to BG Davis St and then continues across Lot 13 Outlook Subdivision Addition No 1 amended HM83-123 to Alex Shadell St. Louis Huber Ave is a Borough maintained road while BG Davis St and Alex Shadell St remain undeveloped on this end also and only provide driveway access to adjacent lots going north.

The plat proposes to vacate BG Davis St as it enters the subdivision from both directions and dedicate cul-de-sacs at the ends to close them off.

The Addressing Office has recommended BG Davis Street be changed to BG Davis Circle. **Staff recommends** the Plat Committee approve the name change recommended by the Addressing Officer naming the portion south of Holly Ln and north of the plat BG Davis Circle.

The plat is also proposing to vacate Tallygirl Ave from the east right-of way of Alex Shadell St, east to the intersection with BG Davis St.

Section line easements affect the plat running along the middle of BG Davis St and are drawn and noted. State of Alaska Survey section has requested the SLE be reviewed and if they continue beyond the plat, that they be extended and labeled as such. **Staff recommends** the surveyor confirm the extent the SLEs cover and show on the plat and tie them to a plat note.

Block length is not compliant on the west side of the plat. With vacating Tallygirl Ave, the distance from the middle of the round-about at Holly Ln and Alex Shadell St to Louis Huber Ave is 1800 feet. Staff recommends the applicant submit and exception request with the preliminary submittal or supply a break on the east side of Alex Shadell St in the form of a cul-de-sac or bump-out, no more than 1320 feet from the center of the traffic circle to the north and located with Lot 15A.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA has no objections at this time
SOA DOT comments	
SOA DNR Survey Section	- Verify and clearly depict the 33' & 50' Section Line Easements (SLEs), highlighting that the SLEs will remain and are not being vacated. - The 33' Section Line Easement (SLE) appears to terminate at the cul-de-sac dedication abutting Lot 15B. Verify if the 33' SLE continues northerly along the section line between sections 35 & 36. If that is the case, please be sure to depict and label it as such on the plat.

Site Investigation:

There are steep areas exceeding 20% grade on the plat shown with dotted hatching located along the edge of the plat near the roads. A high point is located in the southeast corner of the plat, north of Louis Huber Ave. The land slopes away from high point in all directions.

There are no areas of inundation and no FEMA designated flood hazards on the property. The plat is not near a hazard protection district either.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
SOA ADF&G	

Staff Analysis:

Land was originally part of two sections. On the west it was part of the E1/2 E1/2 Section 35, Township 4 South, Range 14 West, SM Alaska. Outlook Subdivision HM 76-37 subdivided the land into 16 lots and several dedications, including Tallygirl Ave and BG Davis Street. Outlook Subdivision Addition No 1 HM 79-22 and Amended HM83-123 platted the land with more accurate measurements and subdivided

The east part originally was the unsubdivided entire Section 36, Township 4 South, Range 14 West, SM Alaska. North Fork Micro AG Subdivision HM 2024-17 subdivided the section into 23 lots, a tract and several dedications, including the east half of BG Davis St.

Neighboring parcels are large tracts ranging in sizes starting at 1.16 acres for the parcels on the north to 9.13 acres for the parcel to the southwest of the plat. Few houses are built on the surrounding parcels, with only 4 shown on aerials of the 13 adjacent.

The plat Outlook Subdivision HM76-37 granted 10' utility easements along all dedications. North Fork Micro Ag Subdivision HM 2024-17 granted a 20' utility easement. HEA sent comment recommending the larger 20' utility easement be granted. KPB 20.30.060.D notes that unless a utility company request additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement. Since HEA is requesting the 20' utility be carried over, **staff recommends** the surveyor revised plat note #2 and all notation on the drawing to indicate a 20' utility easement granted this plat. HEA Comment is in the packet for review.

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 Comment:

The ROW is not being use

Staff comments:

The rights-of-way petitions for vacation have not been developed.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant Comment:

The terrain will make it difficult to build a road in this area. Alternate access has been provided.

Staff comments:

With the high point on the south end near BG Davis St, road layout could be challenging. Alignment would need to be adjusted to get a road to go through the area for better usage. Cul-de-sac bulbs have been provided to close off the vacated ends of BG Davis St.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant Comment;

Some of the surround roads have been developed. All of the lots affected by this ROW vacation have alternate roads that are constructed and utilities already in place.

Staff comments:

Surrounding area has sparse houses and roads are developed as needed it appears.

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 Comment:

Not Applicable.

Staff comments:

Roads petitioned for vacation are interior roads giving no access to areas of public interest or value, thereby a dedication of equal or superior access was not warranted.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant Comment:

There is better access from other constructed roads.

Staff comments:

These petitioned vacations do not limit opportunities beyond the plat as they are contained entirely within the subdivision limits.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Applicant Comment:

It is unlikely that these ROW's would be used for other public access.

Staff comments:

Having not already been developed, there is no foreseeable future use of these petitioned vacated dedications.

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 Comment:

The utilities are already in place for all affected lots. Future utilities, if needed, would be installed along constructed road corridors.

Staff comments:

The vacation plan was sent to utility companies for their review and comments. All comments received have been included in the staff report and meeting packet that have impact.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant Comment:

None

Staff comments:

All factors relevant are noted in the staff report.

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 August 4, 2026 meeting.

If approved, Outlook Subdivision North Fork Micro Ag Addition will finalize the proposed right of way vacations. The plat will be submitted when Assembly consent is given.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 33320 Alex Shadell St Existing Street Names are Correct: Yes List of Correct Street Names: Holly Ln, Alex Shadell St, North Fork Rd, Bg Davis St, Tilly Girl Ave, Louis Huber Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: The northern portion of Bg Davis will need new suffix of Circle.
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	Anchor Point - Inactive

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

Add corrections to be made to drawing as noted

- Add section line easements beyond plat limits and inside cul-de-sacs
- Show separation of the 33' SLE and 30' ROW on west side of BG Davis St
- Carry forward the 20' utility easement from HM2024-17
- Show the lots with labeling to the east across North Fork Rd.
- Add KPB File No. 2026-062

- On the Preliminary Submittal, make reference to KPB 20.10.080 and the date of ROWV approval and Assembly consent.

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 the 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

- *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



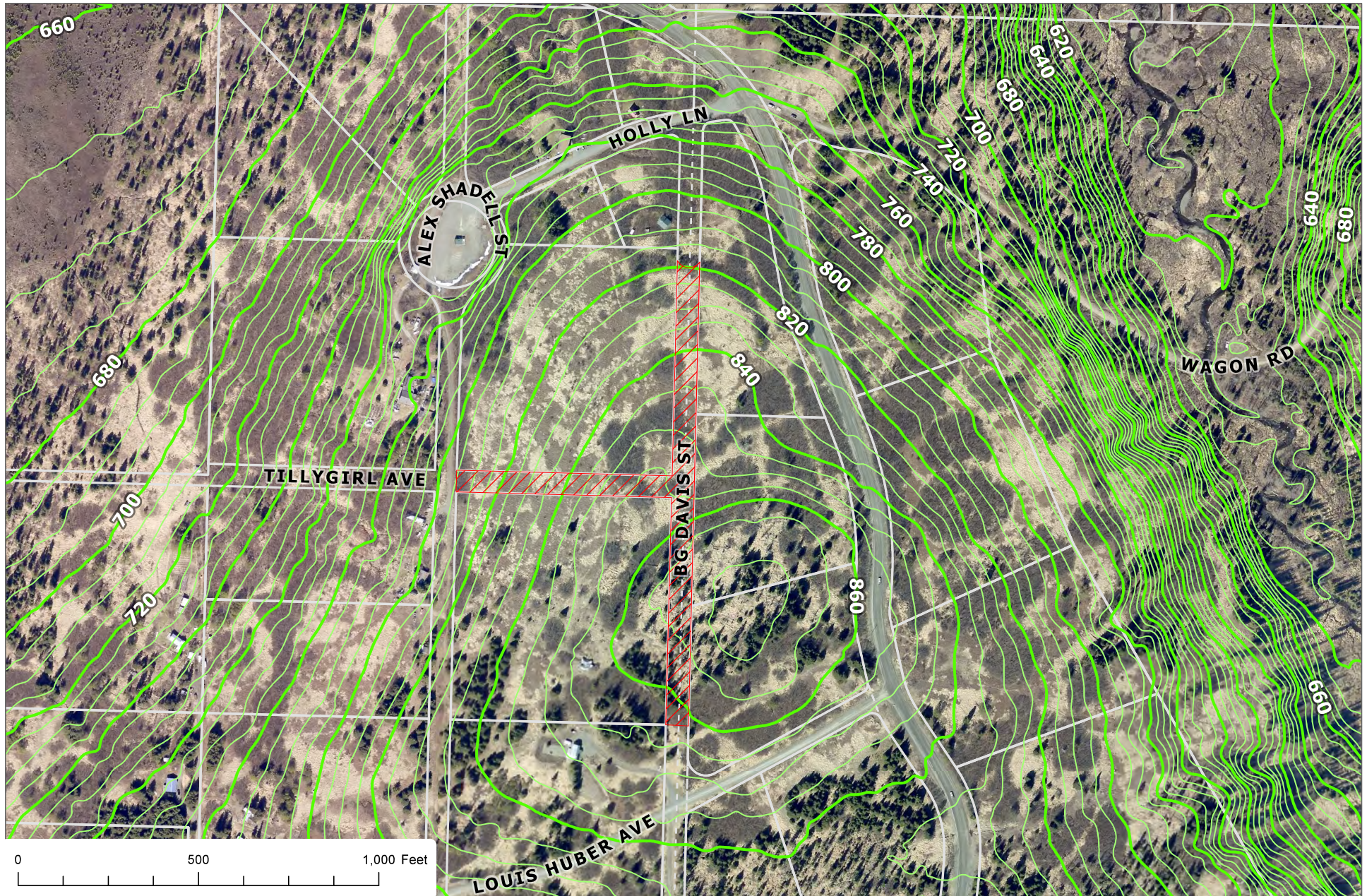
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



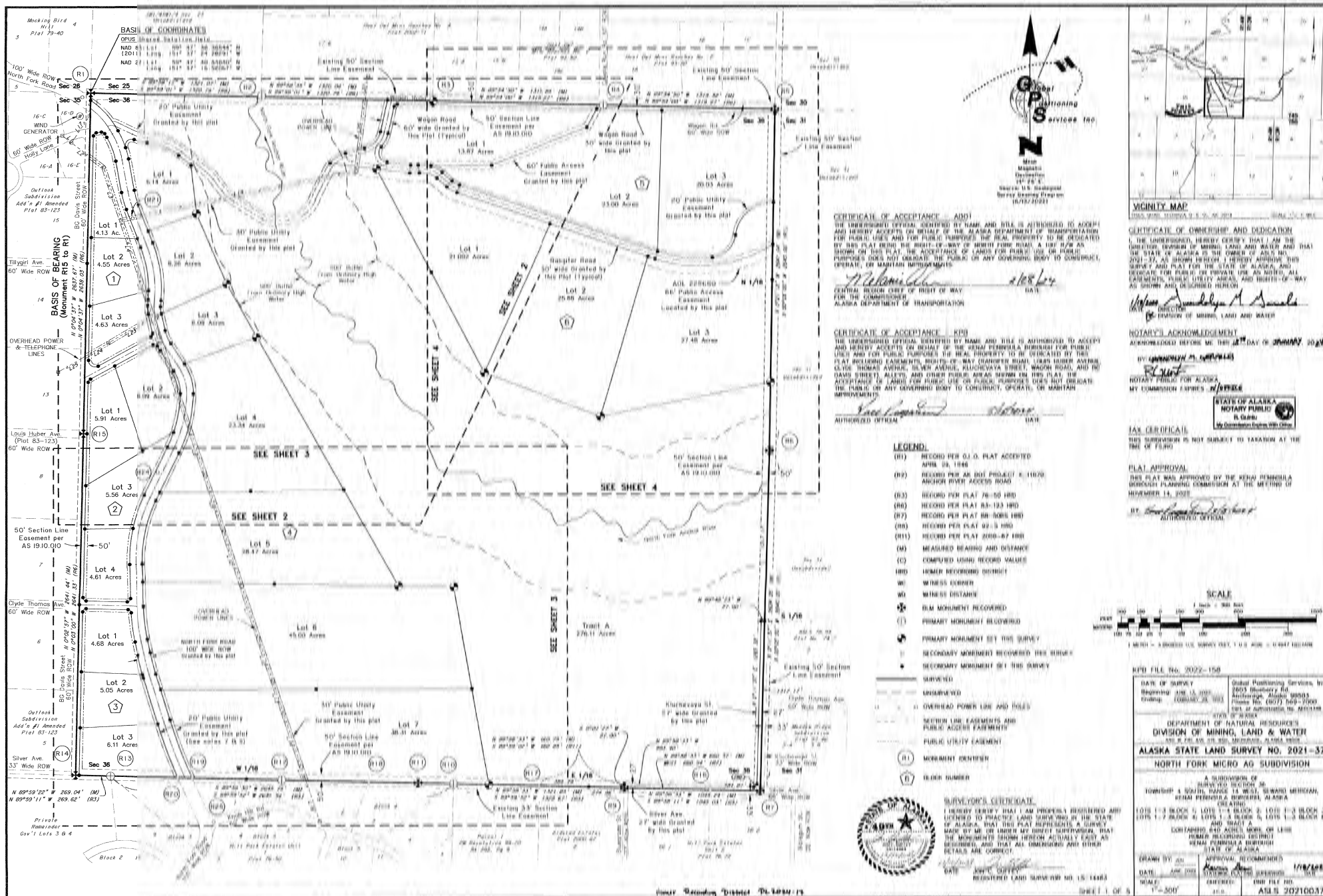
Wetlands



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.



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.





9. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPP 20.601(7).
10. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION.
11. THE FRONT TWENTY FEET ADJOINING RIGHTS-OF-WAY AS DEPICTED IS DESIGNATED AS A UTILITY EASEMENT GRANTED BY THIS PLAN.
12. ALL WASTEWATER DISPOSAL SYSTEM SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
13. SUBJECT TO EASEMENTS GRANTED BY A.D. 87650, A.D. 35052 RECORDED AS DOCUMENT NO. 1973-00682-2 H.R.D. AND 23345 RECORDED AS DOCUMENT NO. 2019-00120-0 H.R.D. AND 27698 AND A.D. 27692.

14. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

15. LOT LINES NOT ANNOTATED WITH A BEARING ARE ASSUMED TO HAVE THE SAME BEARING AS THE ADJACENT LINE PARALLEL TO THEM.

	BLM MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	PRIMARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED THIS SURVEY
	SECONDARY MONUMENT SET THIS SURVEY

SURVEYED
UNSURVEYED
OVERHEAD POWER LINE AND POLES
MONUMENT IDENTIFIER
BLOCK NUMBER
RECORD PER AIR DOT PROJECT #
AND/OR RIVER ADDRESS ROAD
RECORD PER PLAT 76-50-110
RECORD PER PLAT 83-123-110
RECORD PER PLAT 1000-07-110
HOMER RECORDING DISTRICT







SUBSTITUTED

NOTE: CORNERS OF TRACTS 1-1, B, 13-15 ARE NOT MONUMENTED EXCEPT AS SHOWN.

THE PROHIBITION AGAINST RE-SUBDIVISION AS EVIDENCED BY NOTE 5, ON THE ORIGINAL PLAT OF OUTLOOK SUBDIVISION PLAT NO. 75-37, HOMER RECORDING DISTRICT, IS HEREBY RESCINDED FOR LOTS 9-TNRU 16 ONLY.

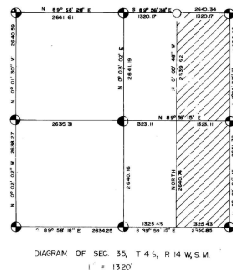
NOTES

1. 1/2" X 24" REBAR SET AT ALL LOT CORNERS
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION
3. A 20' BOUNDARY SETBACK LINE EXISTS ALONG ALL RIGHTS OF WAY
4. THE STATE OF ALASKA REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE
5. BASIS OF BEARING IS THE G.L.C. BEARING S 89° 56' E BETWEEN THE 1/4" CORNER CORNER TO SECTIONS 15 & 22, AND THE SECTION CORNER CORNER TO SECTIONS 14, 15, 22 & 23, T. 5 S, R. 14 W, S. 4. AND WAS CARRIED TO THIS SURVEY THROUGH PREVIOUS SURVEYS IN THE AREA
6. ACCESS TO LOT 16-00 SHALL BE FROM HOLY LINE ONLY

LEGEND

- FOUND G/L B/C MON, 1988
- FOUND 1/2" REBAR
- SET B/C MON THIS SURVEY
- ◐ SET AL. CAP MON THIS SURVEY
- ⊙ FOUND 3/4" IR

NOTE:
SEE ATTACHED AFFIDAVIT FOR
COMPLETE LIST OF CHANGES
FOR THIS AMENDED PLAT



Notary Public for Alaska
 by Jerry Anderson, Power of Attorney
 Box 21
 Homer, Alaska 99603
 NOTARY'S ACKNOWLEDGMENT
 Subscribed and sworn to before me this 11th day of Feb 1978
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

[illegible]

SUPERVISOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SUPERVISOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT, SUPERVISORY AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT CONDITIONS SHOWN HEREON ARE TRUE. WE CORRECT

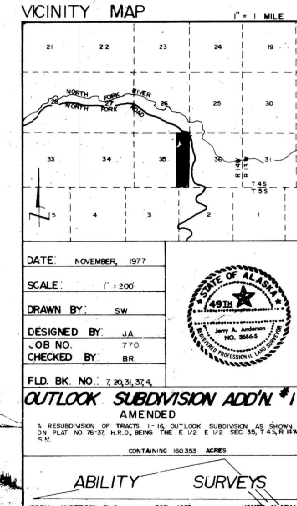
JERRY ANDERSON, 3046-S _____ DATE _____

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENNA PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF January 7, 1978 IS HEREBY AUTHORIZED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAWS APPLICANTING THEREOF.

KENNA PENINSULA BOROUGH

Philip Warming



ABILITY SURVEYS

JERRY ANDERSON PLS (907)235-8440

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS

184 CITYVIEW HOMER, ALASKA 99603

OUTLOOK SUBDIVISION ADD'N #1 AMENDMENT AFFIDAVIT

Plat # 83-123

The above referenced subdivision plat as filed in the office of the District Recorder, Homer Recording District, under plat file #79-22 has been amended as follows:

- 1). The job number was added to the title block.
- 2). Delta angles were added to all curves.
- 3). A radial intersection was shown within Lot 17-A.
- 4). Distances were added to show the length of the curves on the north and south boundary of Lot 17-A.
- 5). The distance along the curve on Alex Shadell Street within Lot 16-A was corrected to read 76.41.
- 6). The acreage of Lot 16-A was corrected to 1.160 acres.
- 7). The distance along the north lot line of Lot 16-A was corrected to read 258.97.
- 8). The distance along the south line of Lots 16-A and 16-E as shown on the detail was corrected to 510.57.
- 9). The distance along the east boundary of Lot 16-D was corrected to 104.79.
- 10) Radial bearings for the North Fork right-of-way curve as shown in Lot 16-D were added.
- 11) The tangent bearing for the north westerly end of the North Fork Road was added.
- 12) Lot lines were labeled "radial or non-radial" as was appropriate.
- 13) The bearing between the section corner common to sections 27, 26, 34, and 35, and the 1/4 corner common to sections 26 and 35 was corrected to read N 89° 58' 28" E, and the distance was added within the drawing depicting the breakdown of Section 35, T4S, R14W, S.M.
- 14) The distance along the east boundary of Section 35, between the 1/4 corner and the northeast section corner was

corrected to read 2638.03.

The above revisions do no materially alter lot areas or rights-of-way or influence any change of ownership, drainage features, or any other item which would adversely affect this or adjacent properties. We therefore are submitting this plat for refiling as corrected.

These revisions constitute the sole changes made to the plat, aside from their notation thereon..

Date: 12-6-83

Jerry Anderson, LS #3686-S



83-123

RECORDED - FILED 10-9L	
HOMER REC. DIST.	
DATE	12-7-1983
TIME	10:22 AM
Requested by	K.P. Baraugh
Address	Tuladoma

Dec 7 10 22 AM '83
REQUESTED BY K.P. Baraugh
ADDRESS Tuladoma
RECORDED - FILED
HOMER RECORDING
DISTRICT

83-581-5
10-9L

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADSIDE AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.

5-1-76
JAMES M. HARTCH
BOX 21
ANCHOR POINT, ALASKA

SOLATARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO before me this 1 day of MAY 1976.

SOLATARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES MAY 31 1976

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE ENGINEERS SHOWN, AND THAT NO FIELD SURVEY WAS PERFORMED.

James M. Hartch
JAMES M. HARTCH

5-1-76
DATE

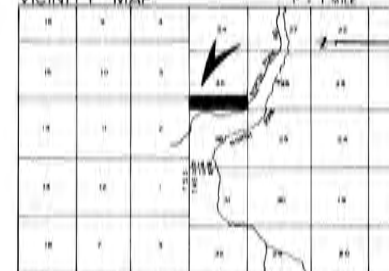
PLAT APPROVAL

PLAT APPROVED BY THE SURVEYOR PLANNING COMMISSION THIS 17th DAY OF MAY 1976.

James M. Hartch
JAMES M. HARTCH

5-1-76
DATE

VICINITY MAP



DATE: MAY, 1976

SCALE: 1" = 200'

DESIGNED BY: J. A.

CHECKED BY: J. A.

DRAWN BY: S. W.

PLD. BK. NO.:



OUTLOOK SUBDIVISION

SITUATED IN THE E 1/2, S 25, T 15, R 15, S 1

CERTIFICATE NO. 1851

ABILITY SURVEYS

JAMES M. HARTCH, L.S., BOX 21, ANCHOR POINT, ALASKA 99501

NOTES:

1. A 20' BLOC DIVISION LINE EXISTS ALONG ALL ROAD RIGHTS OF WAY.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAW.
3. NO SURVEY WAS MADE NOR WERE ANY STAKES OR MONUMENTS SET.
4. ALL TRACTS ARE 10.1 ACRES INCLUDING ROADS.
5. NO LOT IN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.

76-37
Homer
5/20/76
H. J. A.
KPB

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.
7. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG THE WEST SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 832 AND OF 50 FEET ALONG THE EAST SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
8. SUBJECT TO RIGHTS OF THE PUBLIC AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. SUBJECT TO A 100 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RECORDED MARCH 15, 1961, IN BOOK 21, PAGE 401, HOMER RECORDING DISTRICT, NO CENTERLINE GIVEN HOWEVER THE INTENT IS FOR NORTH FORK ROAD WHICH WAS DEDICATED PER HM2024-17.
10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED APRIL 2, 1963 IN BOOK 26 PAGE 219, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
11. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
12. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- RECORD 2.5" AL-CAP BY LS-14463, 2022
- RECORD 2" AL-CAP BY LS-4469, 2009
- TO SET RPC ON 5/8" X 36" REBAR BY LS14468
- (R1) RECORD DATA PER HM2024-17
- (R2) RECORD DATA PER HM2024-17
- (R3) RECORD DATA PER HM2010-25RS
- (R4) RECORD DATA PER HM2024-17

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	35.05'	25.00'	080°19'53"	32.25' N41°28'58"E
C2	29.66'	25.00'	067°58'41"	27.95' S69°45'39"E
C3	198.73'	569.41'	019°59'48"	197.72' S21°46'38"E
C4	136.15'	724.07'	010°46'24"	135.95' S17°09'43"E
C5	411.90'	904.93'	025°04'46"	408.35' S09°30'34"E
C6	66.55'	216.07'	017°38'52"	66.29' S05°17'47"E
C7	32.31'	25.00'	074°03'13"	30.11' S22°54'24"W
C8	104.71'	50.00'	119°59'23"	86.60' N60°04'19"W
C9	249.81'	50.00'	286°15'36"	60.00' S89°59'43"E
C10	102.34'	100.00'	058°58'14"	97.93' N29°16'24"E
C11	153.54'	150.00'	098°38'56"	146.93' N29°16'03"E
C12	92.73'	50.00'	106°15'37"	80.00' S00°04'37"E
C13	157.08'	50.00'	180°00'00"	100.00' N36°47'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.93'	N80°15'00"E
L2	31.29'	S31°46'19"E
L3	45.83'	S03°31'49"W
L4	69.71'	N00°04'37"W

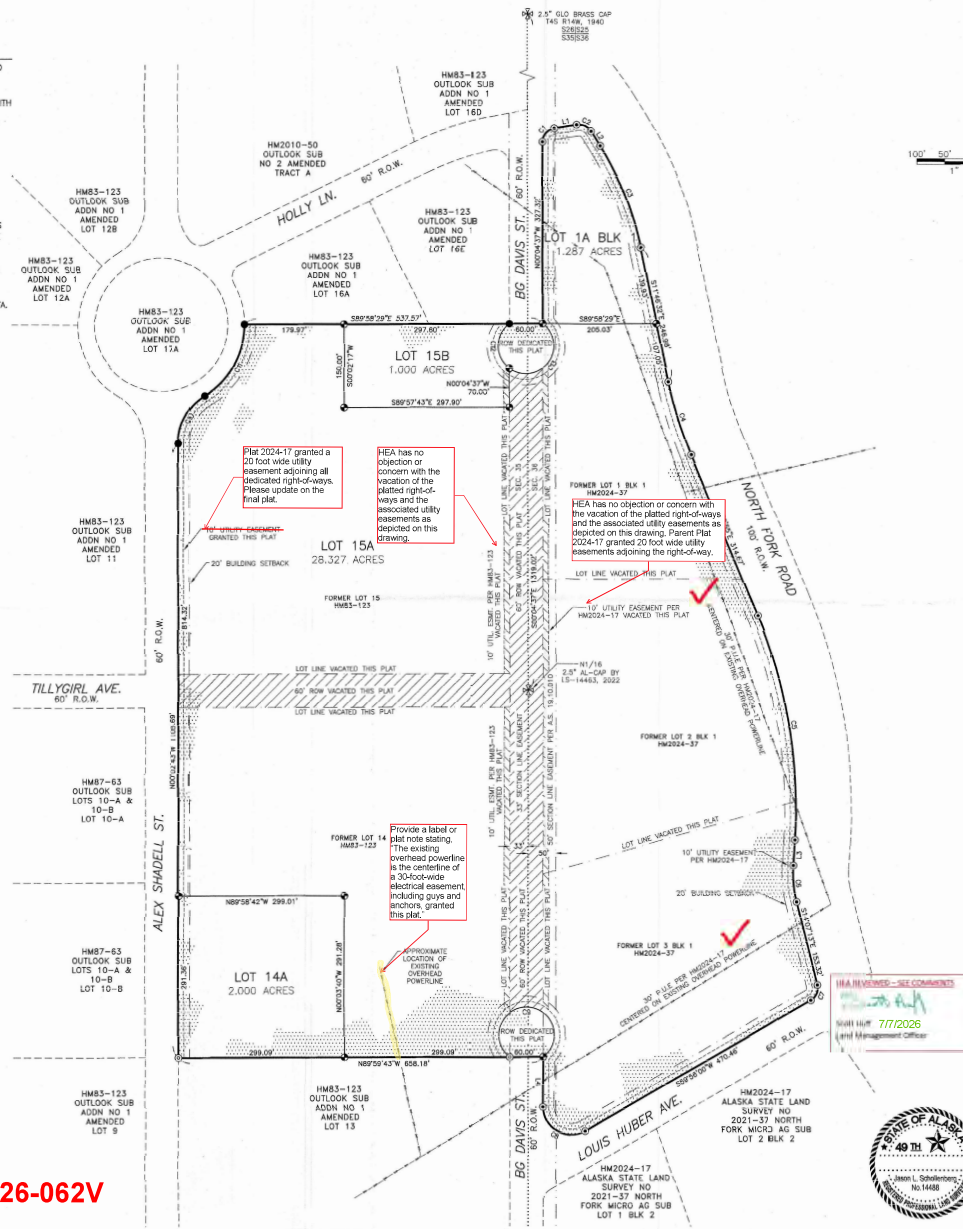
WASTEWATER DISPOSAL

LOT 15A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 14A, 15B & LOT 1A BLK 1 TBD

ENGINEER LICENSE # DATE

KPB 2026-062V



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: DOUGLAS JOHN INGLIS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: CHERIE MICHELLE INGLIS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/00/YYYY.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
10635 NATRINA DOUGLASS, WILKINSON, AK 99639
(907)306-7003

PLAT OF OUTLOOK SUBDIVISION NORTH FORK MICRO AG ADDITION	
A SUBDIVISION OF LOTS 14 & 15, OUTLOOK SUBDIVISION ADDITION #1 AMENDED, HM2024-17 AND LOTS 1-3, BLOCK 1, ALASKA STATE LAND SURVEY NO. 2021-37, NORTH FORK MICRO AG ADDITION, HM2024-17	
LOCATED WITHIN THE NE1/4 OF SECTION 35 & THE NW1/4 36, T4S, R14W, S.M. HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 32.857 ACRES	
OWNERS: DOUGLAS JOHN INGLIS P.O. BOX 1344 HOMER, AK 99603	CHERIE MICHELLE INGLIS P.O. BOX 1344 HOMER, AK 99603
SCALE: 1" = 180'	DATE: JUNE 17, 2026
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	



Planning Department

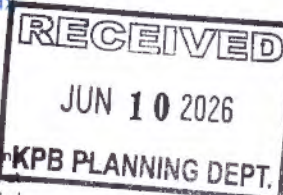
144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

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.
- ✓ ☒ TILLYGIRL AVE & BG DAVIS ST _____ platted public right of way proposed to be vacated was dedicated by the plat of OUTLOOK SUB ADDN #1 AMENDED & NORTH FORK MICRO AG SUB _____ Subdivision, filed as Plat No. 83-123 & 2024-17 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	☒	No
Is the platted right of way used by vehicles / pedestrians / other?	☐	Yes	☒	No
Is alternative right-of-way being provided?	☐	Yes	☒	No
Are there utility easements associated with the right of way to be vacated?	☐	Yes	☒	No
Is the platted right of way and or associated utility easement in use by any utility company?	☐	Yes	☒	No
If so, which utility provider?				

LEGAL DESCRIPTION ADJOINING LAND:

Lot, Block, Subd. or street address LOTS 14 & 15, HM83-123 & LOTS 1-3 BLOCK 1, HM2024-17	
Section, township, range SEC 35 & 36, T4S, R14W, S.M.	
City (if applicable)	General area NORTH FORK 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): DOUGLAS JOHN INGLIS	Signature Douglas J Inglis	Digitally signed by Douglas J Inglis Date: 2026.06.04 21:31:22 -0800
e-mail: doug.inglis64@gmail.com	Address:	PO Box 1344 Homer AK 99603
Owner of: LOTS 14 & 15, HM83-123 & LOTS 1-3 BLOCK 1, HM2024-17		

Land Owner:

Name (printed): CHERIE MICHELLE INGLIS	Signature Cherie M Inglis	Digitally signed by Cherie M Inglis Date: 2026.06.04 21:33:43 -0800
e-mail: inglisc70@hotmail.com	Address:	PO Box 1344 Homer AK 99603
Owner of: LOTS 14 & 15, HM83-123 & LOTS 1-3 BLOCK 1, HM2024-17		

FOR OFFICE USE ONLY

RECEIVED BY JS / BC

DATE SUBMITTED 06-10-26

KPB FILE # 2026-062V

Kenai Peninsula Borough
Assembly

MEMORANDUM

TO: Members, KPB Assembly
FROM: Ryan Tunseth, Assembly President (Vlu) for RT
DATE: August 4, 2026
RE: Citizen Service Area Petition 2026-01, Establishing the Sterling Recreation Service Area

On June 30, 2026 the Borough Clerk certified Citizen Service Area Petition 2026-01, Establishing the Sterling Recreation Service Area. The petition was referred to the Mayor to prepare a survey and report to the Assembly concerning the need for and the estimated costs of the service area.

The Mayor's Report was delivered to the Assembly via email on July 22, 2026. The Mayor's Report is to be provided to the Assembly in written form at least 15 days before a community meeting is held on the necessity for the proposed service area. The community meeting is to be held in the proposed service area boundary.

Pursuant to KPB 16.04.040, the Assembly President appoints the members of the special committee to hold the community meeting at a time and place fixed by the Assembly. In order to comply with the Open Meetings Act, no more than three members can be appointed.

As President, I hereby appoint the following Assembly Members to the special committee:

Dale Eicher, Assembly District 5 – Sterling/Funny River (Chair)
Len Niesen, Assembly District 3 – Nikiski
Ryan Tunseth, Assembly District 2 – Kenai

and propose the community meeting time and place:

Monday, August 17, 2026 at 6:00 p.m.
Sterling Community Center, 38377 Swanson River Road

The Borough Clerk has confirmed this date and time is available at the Sterling Community Center.

Thank you.

Office of the Borough Mayor

144 N. Binkley St., Soldotna, AK 99669 | Peter A. Micciche, Borough Mayor | (P) 907-714-2150 (F) 907-714-2377



303

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

FROM: Peter A. Micciche, Borough Mayor

DATE: July 22, 2026

RE: Sterling Recreational Service Area Proposal – Mayor’s Report

REPORT TO THE ASSEMBLY

On June 30, 2026, the Borough Clerk certified the citizens petition establishing the Sterling Recreational Service Area as sufficient and initiated the service area establishment process pursuant to KPB 16.04.025. The petition received 86 verified signatures, meeting the minimum number of 86 verified signatures required for certification.

The purpose of this memorandum is to provide important and accurate information relating to the proposed Sterling Recreational Service Area to assist assembly members and the public on this important decision. Pursuant to KPB 16.04.010 – 16.04.040, the following is submitted for your consideration.

Proposed Sterling Recreational Service Area Boundary

16.90.010 Established—Boundaries

The proposed Sterling Recreation Service Area boundary conforms to existing service area and electoral district boundaries wherever practicable, and is drawn so that no current KPB tax parcel is divided by the boundary.

The boundary begins at the intersection of the Sterling Highway and DeVille Road near Milepost 89, coincident with the current KPB Assembly District 4/5 boundary. From there it follows the Assembly District 4 boundary northward until it becomes coincident with the Kenai National Wildlife Refuge (KNWR) boundary, then continues along the KNWR boundary north, then east, then south, continuing south along the extension of the KNWR boundary line until it intersects the Kenai River.

The boundary follows the Kenai River westward, following the north shore of the Kenai River, to the section line common to Sections 32 and 33, T5N R9W, then follows that section line and its northward extension between Sections 29 and 28 to the south boundary of Section 20. From there it proceeds west, then north, to include the SE¼SE¼ and NE¼SE¼ of Section 20.

From there the boundary continues west to St. Theresa Road, north along St. Theresa Road to the Sterling Highway, and west along the Sterling Highway to the point of beginning.

A formal legal description will be prepared and incorporated as part of the service area establishment process. A map depicting the proposed boundary is attached for reference.

Need for Service

This process was initiated by citizen petition, not born by the Assembly or the KPB Administration. The purpose is to establish the Sterling Recreation Service Area indicates a community interest among petitioners in preserving and enhancing recreational opportunities, community programming, and public gathering spaces within the Sterling area. Petitioners have identified a need for a stable and locally governed mechanism to support recreational services that contribute to the health, well-being, and quality of life of area residents.

Currently, no recreation service area exists within the proposed boundaries. Recreational facilities, programs, and community activities in the area are supported through a variety of organizations, volunteers, and funding sources. Petitioners have proposed the creation of a recreation service area to establish a dedicated mechanism for the planning, funding, operation and maintenance of recreation-related facilities, programs, and services within the proposed boundaries.

The proposed Sterling Recreation Service Area would establish a framework for local oversight, planning, and funding of recreation-related facilities, programs, and services. As outlined in the petition, the service area may support operation and maintenance of community facilities, youth and senior programs, educational and cultural activities, community events, outdoor recreation opportunities, and other services that promote community engagement, healthy lifestyles, and overall community well-being.

Creation of the service area would allow residents within the proposed boundaries to determine the level of service they desire and provide a dedicated funding source to support those services. It would also provide a transparent governance structure within the Kenai Peninsula Borough framework, ensuring local input and accountability while allowing recreation services and facilities to be planned and managed in a manner that reflects the priorities of the Sterling community.

Assessed Value for Tax Year 2026 (Fiscal Year 2027) and an Estimated Budget

The assessed real property value of the proposed service area is \$1,086,842,000. The taxable real property value is \$729,833,200. For illustrative purposes, using a .25 mill rate, the estimated property tax revenue for the service area would be \$182,458.

No annual budget, spending plan or capital plan has been provided as part of the proposed service area, only that it can be used to “build and maintain facilities” as well the provided scope of services, which may include labor and employee costs. The KPB structure ensures sustainability in stable revenue conditions to provide for the various service requests of the community, while also providing a fund balance for future capital needs within the service area.

The mill rate for the new service area, as requested by the petitioners, will be .25. The mill/tax revenue associated with this service area will be limited to that .25 mill. The below table is included for Sterling citizens to consider in direct property costs to their household or business.

	.25 Mill Rate scenario
Mill Rate	0.25
Estimated Tax Revenue for the Proposed Service Area	\$ 182,458
Property with a taxable assessed value of \$250,000	
Annual cost to taxpayer	\$ 62.50
monthly cost to the taxpayer	\$ 5.21
Property with a taxable assessed value of \$350,000	
Annual cost to taxpayer	\$ 87.50
monthly cost to the taxpayer	\$ 7.29

Population and Parcels

The exact population of the proposed Sterling Recreation Service Area is currently unknown, as boundaries do not align neatly with census-designated areas, making precise population estimates difficult. However, the population is estimated to be approximately 4,000 residents. Based on parcel data, there are a total of approximately 4,662 parcels within the proposed service area of which 4,018 have a taxable value.

Next Steps – Plan for Service Area

I. Public Hearing to Consider the Necessity for the Proposed Service Area

The public hearing, or community meeting, to further determine the need for the service area and to identify the service area boundaries is tentatively scheduled to be held at the Sterling Community Center, 38377 Swanson River Rd., Sterling, on August 13, 2026 from 6:00p.m.-7:00 p.m.. The Assembly President will appoint a special committee of three Assembly members to attend at the August 4, 2026 Assembly meeting and set the time and place for the community meeting. The Borough Clerk will prepare a report to be included in the ordinance.

II. Introduction and Public Hearing on Ordinance Establishing Service Area Subject to Voter Approval

It is currently anticipated that following the community meeting and gathering of community input, an ordinance will be introduced during the Assembly's regularly scheduled meeting on August 18, 2026, to establish the service area. If that holds, then public hearing on the ordinance would be during the Assembly's regularly scheduled meeting on September 1, 2026. If the ordinance is enacted, it will be subject to ratification by the voters within the proposed service area boundaries.

III. Vote of the People on November 3, 2026

Should sponsors of this service area choose to continue after gathering likely data, it is anticipated that the voters within the proposed service area will decide whether or not to establish a service area during the Borough's regular election held on November 3, 2026.

IV. Service Area Establishment Process following the Vote

In the event the voters approve establishing the service area, the Borough Administration will then work through the process of installing the service area. The KPB must charge a minor fee to the service area for related services. This will involve understanding methods to ensure functional firewalls between the KPB and the entity managing and operating the service area, if that is what is proposed. The ordinance establishing the service area, subject to voter ratification, will contain necessary provisions regarding the legal description of the service area, the service area board of directors, qualifications for board service and terms of office, powers and duties of the advisory service board, and other provisions similar to fire and medical service areas that exist under Borough Code. As proposed, there will be no Borough employees serving in this service area. Accounting, budgeting, and other finance-related activities will be in accordance with the Borough Finance Department practices and procedures. Services, or capital improvement contracts will all be in accordance with the Borough's Purchasing and Contracting Department processes and procedures.

Ultimately, this means that there will be a transition from a local, volunteer governing board to a local advisory board with Borough Administration oversight and responsibility

for the service area. The advisory service area board will be appointed by the Mayor and confirmed by the Assembly. The service area will be a under the executive branch of the Borough. Future budgets and spending approvals will be via the KPB Administration with advisory input and feedback.

Options for the Assembly to Consider After Public Hearing

Option 1. Do not pursue formation of a new service area; maintain status quo.

Option 2. Create a new service area, as proposed, pending voter approval. This would require introduction and hearing of an ordinance to establish the service area subject to voter approval. The ordinance may expand, contract, or otherwise modify the boundaries of the proposed service area.

Summary

The KPB is a 2nd Class borough, which provides for the right of citizens to organize service areas in their community. This proposed citizen's initiative by Sterling community petitioners is designed to preserve and improve sustainability for recreational services important to many who live in the area. As per KPB code, it is specifically my role it to impartially provide the most accurate information possible so that Sterling Area voters can make their own personal decision prior to casting their vote on the proposal.

At this juncture, I look forward to hearing from Sterling residents within the proposed service area during the upcoming public hearing. This will be an important opportunity to gauge the community's interest and level of support for establishing a recreation service area. Following the hearing, we will have a clearer understanding of community priorities and the boundaries that best align with those interests.

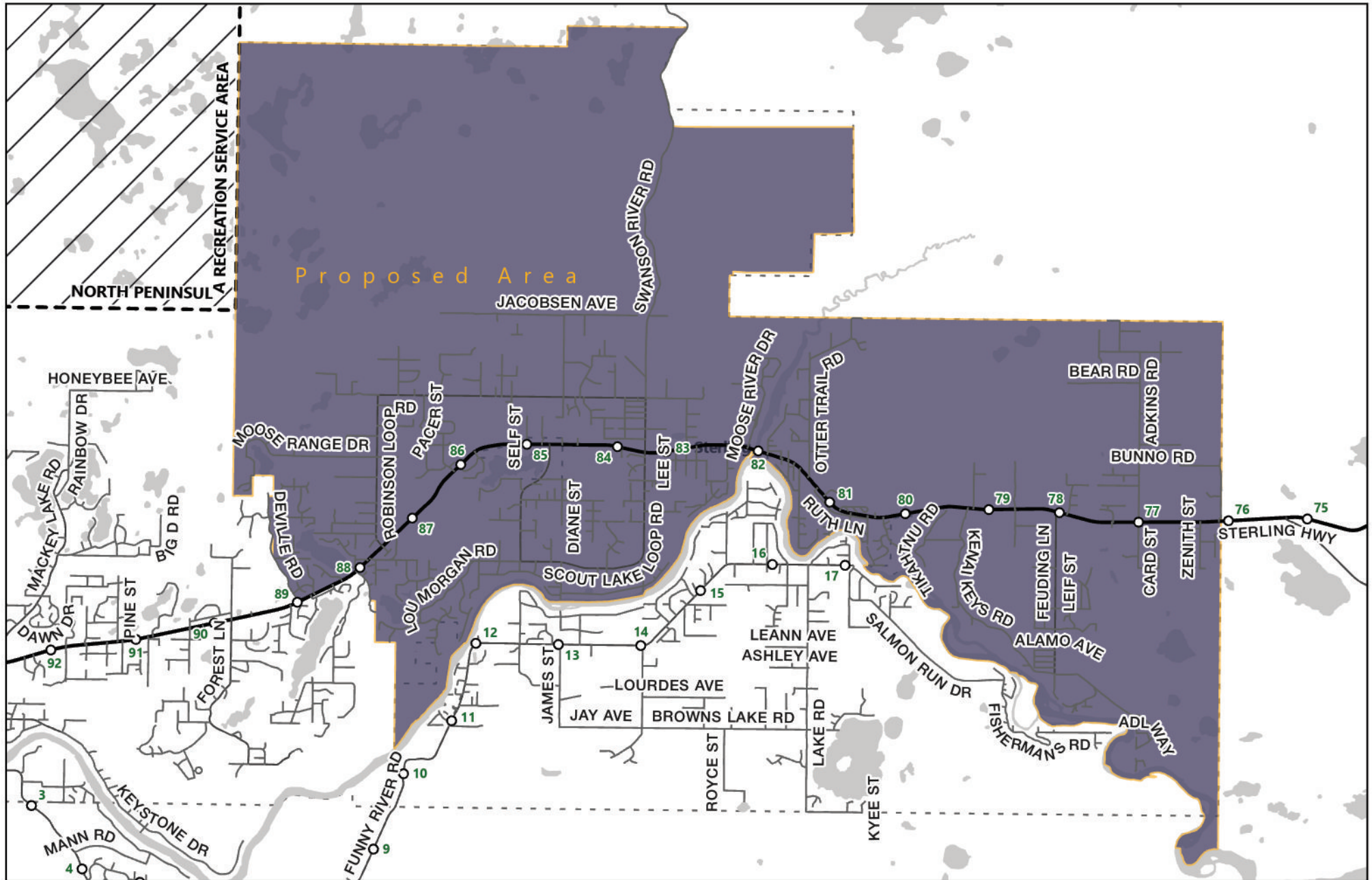
Conclusion

If the KPB Assembly chooses to place the proposal to create a Sterling Service Area on the ballot, the decisions will rest solely with the voters of the Sterling Area. I will respect and support their decision either way and will continue my administration's efforts to provide quality services at the lowest cost possible to the Sterling Area or any other KPB taxpayer. Please feel free to reach out to me for additional information at 907-714-2150 or via email at pmicciche@kpb.us.

Respectfully,



Mayor Peter A. Micciche



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: August 4, 2026

RE: Appointment to the Eastern Peninsula Highway Emergency Service
Area Board

In accordance with KPB 16.80.020(A), appointments to the Eastern Peninsula Highway Emergency Service Area Board are recommended by the Borough Mayor and confirmed by the Borough Assembly. The applicant listed below is a registered voter and resides within the area to be represented. The following appointment is forwarded to the Assembly for consideration and confirmation:

Appointment
Keith Klingen

Board Seat
B

Term Expires
October 2028

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor 
FROM: Michele Turner, Borough Clerk 
DATE: July 15, 2026
RE: Eastern Peninsula Highway Emergency Service Area Application for Appointment

A notice of vacancy for the Eastern Peninsula Highway Emergency Service Area Seat B was advertised on September 26, 2025 and has remained vacant until filled. The vacancy notice was posted on the Borough's website, Facebook page, in the borough administration building and was provided to the service area.

Pursuant to KPB Title 16, the applicant below has been verified as a registered voter of the Borough and is a resident of the service area.

An application was received from the applicant listed below and is submitted herewith for your consideration.

EASTERN PENINSULA HIGHWAY EMERGENCY SERVICE AREA

Keith Klingen Seat B

Thank you.

Kenai Peninsula Borough

Service Area Appointment Application Submitted 2026-07-04 21:08:31

Applicant Name Keith Klingen		Select One Eastern Peninsula Highway Emergency Service Area Board, Seat B (Term Expires 10/2028)
Email ksklingen@gmail.com		Daytime Phone 2012489571
Voter #	Date of Birth [REDACTED]	SS # [REDACTED]
Physical Residence Address 31383 Wilma Ave Seward, AK 99664		Mailing Address PO Box 1669 Seward, AK 99664
Borough Residence: Years: 2 Months: 0		Service Area Residence: Years: 2 Months: 0
What knowledge, experience, or expertise will you bring to this board? I moved to the KPB for my position with the State of Alaska Department of Public Safety. As a State Trooper, I see and work first-hand on a near daily basis with all of the entities in EPHESA. I believe that I bring with me an outside perspective on how these agencies are performing, have unique perspectives on how things could improve, and most importantly - have a common mission orientation to help serve the community we live and work in. I have been in law enforcement with the SOA for approximately 5.5 years, and prior to that worked solely in the non-profit sector in community outreach. During my time in my prior career, I had the opportunity to be on a Board of Directors, and then in a different position, had a Board of Directors that I worked with and reported too. I believe that my experiences across this wide array would allow me to help champion the needs of EPHESA and their efforts to serve our communities in the best way possible.		

Kenai Peninsula Borough
Purchasing and Contracting Department

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

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

FROM: Joseph Nations, Project Manager *JN*

DATE: July 1, 2026

RE: Authorization to Award a Contract for ITB27-002 Oil Well Road – Unnamed Creek Culvert

The Purchasing and Contracting Office formally solicited and received bids for the ITB27-002 Oil Well Road – Unnamed Creek Culvert. Bid packets were released on June 5, 2026, and the Invitation to Bid was advertised on BidExpress.com from June 9 to June 23, 2026.

The project consists of providing labor and materials for the removal of existing culverts at Unnamed Creek and replacing them with new Owner provided culverts.

On the due date of June 23, 2026, four (4) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$320,000.00 was submitted by Chumley’s Inc of Nikiski, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 236.33950.24PAS.43011.


Peter A. Micciche, Borough Mayor

7/7/2026
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>236-33950-24PAS-43011</u>	
Amount <u>\$320,000.00</u>	
By: <u><i>CJ BH</i></u>	Date: <u>7/7/2026</u>
NOTES: NA	

KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

BID TAB FOR: ITB27-002 Oil Well Road - Unnamed Creek Culvert

CONTRACTOR	LOCATION	BASE BID
Chumley's Inc	Nikiski, AK	\$320,000.00
Summit Excavation, Inc	Soldotna, AK	\$476,340.00
Peninsula Construction	Kenai, AK	\$529,000.00
Southcentral Construction, Inc	Anchorage, AK	\$862,000.00

DUE DATE: June 24, 2026

KPB OFFICIAL:


John Hedges, Purchasing & Contracting Director