



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Draft

Assembly

Kelly Cooper, Vice President

Willy Dunne

Cindy Ecklund

Dale Eicher

Scott Griebel

Michael Hicks

Lenora Niesen

Sarge Truesdell

Ryan Tunseth

Tuesday, October 28, 2025

6:00 PM

Betty J. Glick Assembly Chambers

Meeting ID: 835 6358 3837 Passcode: 606672

[https://yourkpb.zoom.us/j/83563583837?](https://yourkpb.zoom.us/j/83563583837?pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1)

[pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1](https://yourkpb.zoom.us/j/83563583837?pwd=eTO44Um9ao1JJGaVtBJG86PXlsuNvm.1)

Meeting ID: 835 6358 3837 Passcode: 606672

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, Vice President 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

Sean Kelley, Borough Attorney

Michele Turner, Borough Clerk

Sue Ellen Essert, Deputy Borough Clerk

COMMITTEE REPORTS

Assembly Vice President Cooper stated the Committee of the Whole met and had Assembly training.

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

[1 Absent: Niesen]

Assembly Member Tunseth stated the Finance Committee met and discussed its agenda items.

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

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

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

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

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

APPROVAL OF AGENDA AND CONSENT AGENDA

Tunseth 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.

APPROVAL OF MINUTES

[KPB-7264](#) October 14, 2025 Regular Assembly Meeting Minutes
approved.

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

[2025-19-15](#) An Ordinance Appropriating Supplemental Funds from the General Fund for the Finance Budgeting Software Project (Mayor)
This Budget Ordinance was enacted.

[2025-19-16](#) An Ordinance Appropriating Funds for Ordinance 2025-16 Implementation Costs Including Mailers to Every Taxpayer to Reapply for the Residential Real Property Tax Exemption (Mayor)
This Budget Ordinance was enacted.

NEW BUSINESS

[2025-19-17](#) An Ordinance Appropriating Funds for the Central Peninsula Landfill Leachate Evaporator Project (Mayor) (Hearing on 11/18/25)

This Budget Ordinance was introduced and set for public hearing.

[2025-24](#)

An Ordinance Amending KPB Chapter 10.04 Relating to Solid Waste Disposal and Amending KPB 1.24.090 Relating to the Minor Offense Penalty Schedule to Include Violations of KPB Chapter 10.04 (Mayor) (Hearing on 12/02/25)

This Ordinance was introduced and set for public hearing.

[KPB-7267](#)

Petition to Vacate a 66' section line easement – 33' in T06S R14W SEC 12 and 33' in T06S R14W SEC 13, running east to west through Lot 2 of Arno Subdivision, Plat HM 2001-78, KPB File 2025-144V, Diamond Ridge Area

[Clerk's Note: At its regular meeting of October 13, 2025, the Planning Commission unanimously approved the referenced petition to vacate.]

approved.

[KPB-7268](#)

Petition to Vacate Corona Court & Hidden Valley Circle & Associated Utility Easements per Stephen Subdivision, Plat KN 76-111, KPB File 2025-143V, Nikiski Area

[Clerk's Note: At its regular meeting of October 13, 2025, the Planning Commission unanimously approved the referenced petition to vacate.]

approved.

[KPB-7269](#)

Confirming Appointments to the Service Area Boards (Mayor)

Eastern Peninsula Highway Emergency Service Area Board
Sean Carrington, Seat C, Expires 10/2028

Road Service Area Board
Paul Hartley, Seat At-Large #2, Expires 09/30/2028

South Kenai Peninsula Hospital Service Area Board
Storm Hansen, Seat A, Expires 10/2027

Western Emergency Service Area Board
Dawson Slaughter, Seat B, Expires 10/2028
Katherine Covey, Seat D, Expires 10/2028

approved.

[KPB-7270](#) Confirming Appointments to the Nikiski Advisory Planning Commission (Mayor)

Applicants

Jonathan L. Harman, Seat F, Expires 09/30/2028

Jason Ross, Seat G, Expires 09/30/2028

approved.

Approval of the Agenda and Consent Agenda

Vice President Cooper 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

ASSEMBLY REORGANIZATION

1. Election of President and Vice President

Vice President Cooper called for nominations for the office of Assembly President.

Mr. Eicher nominated Mr. Tunseth.

Mr. Tunseth was unanimously elected as Assembly President.

Vice President Cooper passed the gavel to President Tunseth.

President Tunseth called for nominations for the office of Assembly Vice President.

Mr. Griebel nominated Ms. Cooper.

Ms. Cooper was unanimously re-elected as Assembly Vice President.

COMMENDING RESOLUTIONS AND PROCLAMATIONS

PRESENTATIONS WITH PRIOR NOTICE

[KPB-7266](#) Central Peninsula General Hospital Quarterly Report, Shaun Keef, Chief Executive Officer (10 Minutes)

[Clerk's Note: Angela Hinnegan, Chief Executive Officer and Karl Hertz, Chief Operating officer, presented the quarterly report 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

[KPB-7271](#) Mayor's Report Cover Memo

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-7272](#) Fire Station Training Room AV Systems – CES Station #1 Construction
 - b. [KPB-7273](#) ACS Fiber Build Agreement – Central Emergency Fire Station #1
 - c. [KPB-7274](#) Kenai Central High School Lockers, Co-op Purchase Authorization
3. Other
 - a. [KPB-7275](#) Budget Revisions – September 2025
 - b. [KPB-7276](#) Revenue-Expenditure Report – September 2025
 - c. [KPB-7277](#) Investment Report – Quarter ended 09/30/25

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

1. Notice to Rescind

[2025-21](#) An Ordinance Repealing and Reenacting KPB Chapter 5.12, Relating to Real Property Tax, Enacting a New KPB Chapter 5.11, Relating to Personal Property Tax, a New KPB Chapter 5.13, Relating to Tax Exemptions, Credits, or Deferrals, and a New KPB Chapter 5.15, Relating to Tax Appeals (Mayor, Cox)

Cooper moved to rescind final action of Ordinance 2025-21.

Assembly Member Dunne spoke in opposition to rescinding the final action on Ordinance 2025-21.

Assembly Member Hicks spoke in support of rescinding the final action on Ordinance 2025-21.

The motion to rescind the final action of Ordinance 2025-21 carried by the following vote:

Yes: 7 - Tunseth, Cooper, Eicher, Niesen, Hicks, Truesdell, and Griebel

No: 2 - Ecklund, and Dunne

Cooper moved to rescind the Cox amendment, as follows:

Section 2, at KPB 5.12.090(E), to increase the stacking cap:

“5.13.090. Senior Citizens and Disabled Veteran Tax Exemption-Application Requirements and Criteria

...

(E) One exemption per parcel. One senior or disabled veteran exemption per primary parcel. Only one senior or disabled veteran exemption may be granted for the same property and, if two or more persons are eligible for an exemption for the same property, the parties must decide among themselves who is to receive the benefit of the exemption. Notwithstanding this subsection, an applicant who is eligible for both this exemption and a residential real property tax under KPB 5.13.060 may be granted multiple exemptions, up to a maximum of \$3[~~50~~]75,000 [FOR THE SENIOR CITIZEN EXEMPTION,] for the same property.”

The motion to rescind the Cox amendment carried by the following vote:

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

No: 1 - Dunne

The motion to amend Section 2 of Ordinance 2025-21 (Cooper/Micciche amendment) was back on the floor and reads as follows:

Amend Section 2, at KPB 5.12.090(E), to increase the stacking cap, to read as follows:

“5.13.090. Senior Citizens and Disabled Veteran Tax Exemption-Application Requirements and Criteria

...

(E) One exemption per parcel. One senior or disabled veteran exemption per primary parcel. Only one senior or disabled veteran exemption may be granted for the same property and, if two or more persons are eligible for an exemption for the same property, the parties must decide among themselves who is to receive the benefit of the exemption. ~~[NOTWITHSTANDING THIS SUBSECTION, AN APPLICANT WHO IS ELIGIBLE FOR BOTH THIS EXEMPTION AND A RESIDENTIAL REAL PROPERTY TAX UNDER KPB 5.13.060 MAY BE GRANTED MULTIPLE EXEMPTIONS, UP TO A MAXIMUM OF \$350,000 FOR THE SENIOR CITIZEN EXEMPTION, FOR THE SAME PROPERTY.]~~”

The motion to amend Ordinance 2025-21 carried by the following vote:

Yes: 9 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Hicks, Truesdell, and Griebel

Cooper moved to amend Section 4 of Ordinance 2025-21 as follows:

“5.13.080. Real property exemptions, tax credits, and deferrals.

...

(C) Optional tax exemptions, credits, or deferrals adopted by the Borough pursuant to AS 29.45 - Residents.

(1) Senior Citizens' exemption. Subject to the maximum exemption amount, application procedure, criteria, and eligibility requirements set forth in KPB 5.13.090. [THE MAXIMUM COMBINED SENIOR EXEMPTION UNDER SUBSECTION (A), OF THIS SUBSECTION, AND KPB 5.13.080(C)(5) IS \$350,000 OF ASSESSED VALUE, UNLESS A HARDSHIP EXEMPTION IS GRANTED.] For the purposes of this chapter and KPB 5.13.090(C), the required state senior exemption and the optional borough exemption are considered one exemption.”

The motion to amend Ordinance 2025-21 carried by the following vote:

Yes: 9 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Hicks, Truesdell, and Griebel

The motion to enact Ordinance 2025-21 as amended carried by the following vote:

Yes: 9 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, Hicks, Truesdell, and Griebel

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment.

Mary Griswold, Homer, spoke in opposition to rescinding actions on Ordinance 2025-21.

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

ASSEMBLY COMMENTS

Assembly Member Niesen congratulated newly elected Assembly President Tunseth. She stated she appreciated the ability to attend via Zoom and looked forward to seeing everyone at the next meeting.

Assembly Member Eicher stated that his first assembly meeting was very informative and thanked everyone for their support. He also congratulated President Tunseth on his election.

Assembly Member Hicks congratulated President Tunseth and Vice President Cooper. He gave thanks to Ms. Cooper for her knowledge, background, and

assistance to others. Mr. Hicks stated he found the training sessions very informative and enjoyed the discussions.

Assembly Member Griebel expressed appreciation for the contributions and input from all members and stated he looks forward to working with everyone in the future.

Assembly Member Dunne welcomed the new assembly members and stated he looked forward to working together. He thanked the Mayor for auctioneering at the October 18, 2025 Cook Inlet Counseling event. Mr. Dunne announced the South Kenai Peninsula Hospital Health Fair on November 8, 2025, and was also sponsoring free walks at the Spark Building every Monday at 11:45 a.m. He stated he opposed the rescinding process used for Ordinance 2025-21, and suggested a better approach.

Assembly Member Truesdell thanked the Borough Attorney and Borough Clerk for the training sessions, noting that he learned a lot. He announced that Soldotna High School Halloween carnival, and the region volleyball tournament was taking place November 6-8, 2025, at Soldotna High. Mr. Truesdell also thanked all veterans and reminded everyone of the Veterans Day Celebration at K-Beach Elementary.

Assembly Member Ecklund reported attending the Bear Creek Census Area informative meeting regarding the formation of a community council on October 22, 2025, as well as the landslide workshop on October 23, 2025. She thanked the Borough Clerk, Borough Attorney, and Finance Director for the training sessions and their work in preparing assembly meetings.

Vice President Cooper thanked the Borough Clerk, Borough Attorney, and Finance Director for the training refresher. She welcomed all new assembly members, expressed enthusiasm for working with them, and congratulated President Tunseth on his election.

President Tunseth thanked staff for the training and expressed gratitude to the assembly for the trust placed in him as president. He invited members to reach out if interested in committee assignments. Mr. Tunseth also thanked the Mayor for his work on reopening the Nikiski Post Office.

PENDING LEGISLATION

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. November 18, 2025 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 835 6358 3837 Passcode: 606672

ADJOURNMENT

With no further business to come before the assembly, President Tunseth adjourned the meeting at 7:50 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of October 28, 2025.

Michele Turner, CMC, Borough Clerk

Approved by the Assembly: _____