



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda

### Assembly

*Dale Bagley, President*  
*Sue McClure, Vice President*  
*Kelly Cooper*  
*Blaine Gilman*  
*Mako Haggerty*  
*Brent Johnson*  
*Wayne Ogle*  
*Stan Welles*  
*Kelly Wolf*

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Tuesday, July 28, 2015

6:00 PM

Assembly Chambers

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#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### 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 approved by one motion. There will be no separate discussion of these items unless an Assembly Member so request which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)*

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

[KPB-0411](#) July 7, 2015 Regular Assembly Meeting Minutes

*Attachments:* [070715 Regular Assembly Meeting Minutes](#)

#### COMMENDING RESOLUTIONS AND PROCLAMATIONS

[KPB-0405](#) Mayor's Proclamation Declaring August 6 -15, 2015 as "Harvest Moon Local Food Festival"

*Attachments:* [Mayor's Proclamation - Harvest Moon Local Food Festival](#)

#### PRESENTATIONS WITH PRIOR NOTICE

[KPB-0412](#) Central Peninsula Hospital Quarterly Report (10 minutes)

## **PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

### **MAYOR'S REPORT**

1. Assembly Requests/Responses - None.

2. Agreements and Contracts

- a. [KPB-0399](#) Authorizing Award of Contract for Winridge Avenue and Eagle Ridge Court Paving RIAD #WINRD to Knik Construction, Inc.

*Attachments:* [Authorizing Award of Contract - Knik Construction, Inc.](#)

- b. [KPB-0400](#) Authorizing Award of Contract for Road Service Area Capital Improvement Project: Shelby Kay Street and Brenmark Road #S7SHE to Arno Construction, Inc.

*Attachments:* [Authorizing Award of Contract - Arno Construcion, Inc.](#)

- c. [KPB-0401](#) Authorization to Award Contract for Nikiski Fire Service Area Station #1 Repairs & Maintenance to Bucho Building of Kenai, Alaska.

*Attachments:* [Authorization to Award Contract - Bucho Building](#)

- d. [KPB-0402](#) Authorization to Award Contract for KPB Records Management Building Remodel to Blazy Construction of Soldotna, Alaska

*Attachments:* [Authorization to Award Contract - Blazy Construction](#)

- e. [KPB-0403](#) Authorization to contract with Cooper Consulting for Firefighter Medical Exams

*Attachments:* [Authorization to Contract - Cooper Consulting](#)

- f. [KPB-0404](#) Temporary Volunteer Coordinator Contract

*Attachments:* [Temporary Volunteer Coordinator Contract](#)

3. Other

- a. [KPB-0406](#) Budget Revision – June 2015

*Attachments:* [Budget Revision - June 2015](#)

- b. [KPB-0407](#) Revenue – Expenditure Report – June 2015

*Attachments:* [Revenue - Expenditure Report - June 2015](#)

- c. [KPB-0408](#) Investment Portfolio Report

Attachments: [Investment Portfolio Report](#)

- d. [KPB-0409](#) Litigation Status Report

Attachments: [Litigation Status Report](#)

## ITEMS NOT COMPLETED FROM PRIOR AGENDA

### PUBLIC HEARINGS ON ORDINANCES

Ordinance referred to Policies and Procedures Committee

- [2015-16](#) An Ordinance Expanding the Boundaries of the Anchor Point Fire and Emergency Medical Service Area to Include a Portion of Cook Inle (Johnson, Mayor)

Attachments: [O2015-16](#)  
[Memo](#)  
[Proposed Boundary Map](#)

Ordinances referred to Lands Committee

- [2015-17](#) An Ordinance Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

Attachments: [O2015-17](#)  
[Planning Commission Recommendations](#)  
[Memo](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Parcel Map](#)  
[Links to Parcel Maps](#)

Ordinance referred to Policies and Procedures Committee

[2015-18](#) An Ordinance Amending the South Kenai Peninsula Hospital Service Area Boundaries to Include Certain Geographical Areas in and Around Seldovia in the Service Area (Johnson)

Attachments:

[O2015-18](#)

[Memo](#)

[Proposed Boundary Map](#)

[Approved Public Hearing Dates in Expanded Area](#)

[Public Comment](#)

[Assessing Memo](#)

[Service Area Board Recommendations](#)

[Public Hearing Audio](#)

[Public Hearing Summary](#)

[Haggerty and Johnson Amendment](#)

[City of Seldovia Letter](#)

[Johnson - Hospital Mill Rate History](#)

Ordinances referred to Finance Committee

[2015-19-03](#) An Ordinance Appropriating Funding of \$18,000 from the State of Alaska to Pay for Cost Associated with Developing an Interface Between the Kenai Peninsula Borough's CAD System and the State of Alaska Department of Public Safety Record Management System (Mayor)

Attachments:

[O2015-19-03](#)

[Memo](#)

[2015-19-04](#) An Ordinance Authorizing the Acquisition of Real Property Located at 254 N. Binkley Street, Soldotna Alaska on Behalf of Central Peninsula Hospital, Appropriating \$\_\_\_\_\_ from the CPGH, Inc. Plan Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the CPGH, Inc. Lease and Operating Agreement (Mayor)

Attachments:

[O2015-19-04](#)

[Amendment Memo](#)

[Planning Commission Recommendations](#)

[CPGH, Inc. Resolution 2015-23](#)

[Memo](#)

[Exhibits](#)

[8th Amendment to Lease and Operating Agreement](#)

[Purchase Agreement](#)

[Service Area Board Recommendations](#)

[OB/GYNs Letter of Support - per Wolf Request](#)

[Revised Purchase Agreement](#)

[2015-19-05](#) An Ordinance Authorizing the Acquisition of Certain Real Property at the Corner of Resch Road and Sterling Highway for a Fill Site and Other Future Anchor Point Fire and Emergency Medical Service Area Uses, Appropriating Funds for the Acquisition and Expanding the Authorized Uses of the Funds (Mayor)

Attachments:

[O2015-19-05](#)

[Planning Commission Recommendations](#)

[Memo](#)

[Purchase Agreement](#)

[Map](#)

[APFSA Tank and Fill Sites Analysis](#)

[Service Area Board Recommendations](#)

Ordinances referred to Policies and Procedures Committee

[2015-20](#) An Ordinance Amending the Common Boundary Between the Central Kenai Peninsula Hospital Service Area and the South Kena Peninsula Hospital Service Area, KPB 16.08.010 and 16.24.010 (Johnson)

[Clerk's Note: A teleconference site will be established at the Borough Office in Homer to receive public testimony on the above ordinance during the Assembly meeting.]

Attachments:

[O2015-20](#)

[Memo](#)

[Proposed Boundary Maps](#)

[Approved Public Hearing Dates in Expanded Area](#)

[Assessing Memo](#)

[SKPHSAB Resolution 2015-01](#)

[South Peninsula Hospital Reso 2015-11](#)

[Public Hearing Summary](#)

[Public Hearing Audio](#)

[Johnson - Hospital Mill Rate History](#)

[Johnson Amendment](#)

[Public Comment](#)

[2015-21](#) An Ordinance Providing for Submission to the Qualified Voters of the Central Emergency Service Area in the Kenai Peninsula Borough, Alaska, the Question of Authorizing the Issuance of General Obligation Bonds of the Central Emergency Service Area Not to Exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) for the Purchase of Emergency Response Vehicles for the Central Emergency Service Area, at an Election in and for the Service Area on October 6, 2015 (Mayor)

Attachments:

[O2015-21](#)

[Memo](#)

## UNFINISHED BUSINESS

Unfinished Business Referred to Lands Committee

[2014-32](#) An Ordinance Authorizing an Exchange with Paula and Timothy Keohane of a 4.3 Acre Drainage Easement at Karluk Avenue for a 1.84 Acre Parcel of Borough Land at Mile 12.1 K-Beach Road Which Shall be Subject to the Reservation of a 0.9 Acre Drainage Outlet Easement (Mayor)

[Clerk's Note: An executive session may be held.]

Attachments:

[O2014-32](#)

[Revised Amendment Memo & Drainage Easement Map](#)

[01/20/15 Memo & Summary Evaluation](#)

[Quitclaim Deed](#)

[Drainage Easement](#)

[Maps](#)

[Exchange Map](#)

[Memo](#)

[Exhibit A](#)

[Exchange Proposal Response Letter](#)

[Welles Comment](#)

[Public Comment](#)

[Additional Public Comment](#)

[Planning Commission Recommendations \(approved 11/25/14\)](#)

[Postponement Memo \(Dealt with on 11/25/14\)](#)

[Request to Remove from Table \(dealt with on 07/07/15\)](#)

[Information Provided by Wolf](#)

## NEW BUSINESS

### 1. Resolutions

Resolutions referred to Finance Committee

[2015-036](#) A Resolution Authorizing the Kenai Peninsula Borough to Participate in the Alaska Municipal League Joint Insurance Association Loss Control Incentive Program (Mayor)

Attachments:

[R2015-036](#)

[Memo](#)

Resolutions referred to Policies and Procedures Committee

[2015-037](#) A Resolution Authorizing the Assessor to Accept the Late-Filed Senior Exemption Application of Mary Archer for 2014, Filed After March 31 (Mayor)

*Attachments:* [R2015-037](#)  
[Memo](#)  
[Senior Exemption Application and back-up](#)

## 2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

[2015-19-06](#) An Ordinance Accepting and Appropriating \$23,693 from the State of Alaska Department of Military and Veteran Affairs, Division of Homeland Security and Emergency Management to Support the Activities of the Kenai Peninsula Borough Local Emergency Planning Committee (Mayor)

*Attachments:* [O2015-19-06](#)  
[Memo](#)  
[Grant Award Letter](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

[2015-24](#) An Ordinance Establishing the Central Peninsula Economic Development Area (Wolf)

*Attachments:* [O2015-24](#)  
[Memo](#)  
[Map of Proposed District](#)

## 3. Other

Other items referred to Policies and Procedures Committee

[KPB-0410](#) Confirming Appointments to the Planning Commission (Mayor)

Robert Ruffner, Kasilof/Clam Gulch, Term Expires July 31, 2018

James Isham, Sterling, Term Expires July 31, 2018

Paulette Bokenko-Carluccio, City of Seldovia, Term Expires July 31, 2018

Blair Martin, Kalifornsky Beach, Term Expires July 31, 2018

*Attachments:* [Planning Commission Re- Appointments](#)



**PUBLIC COMMENTS AND PUBLIC PRESENTATIONS****ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS**

1. July 30, 2015 Marijuana Task Force Meeting 6:00 PM Borough Administration Building, Assembly Chambers
2. August 18, 2015 Regular Assembly Meeting 6:00 PM Soldotna

**ASSEMBLY COMMENTS****PENDING LEGISLATION**

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

1. [2015-034](#) A Resolution Classifying 40.00 Acres of Borough Land Located in the Anchor Point Area as Government and Recreational (Mayor) TABLED 06/16/15

**Attachments:**

[R2015-034](#)

[Memo](#)

[Unapproved Planning Commission Meeting Minutes](#)

[Petition for Classification and backup information](#)

[Public Comment](#)

[Summary Evaluation Report](#)

2. [2015-09](#) An Ordinance Amending KPB 5.18.430, Computation-Maximum Tax by Increasing the Maximum Amount of a Sale Subject to the Borough Sales Tax to \$1,000 with a Triennial Adjustment for Inflation, Subject to Voter Approval (Cooper) TABLED 07/07/15

**Attachments:**

[O2015-09](#)

[Memo](#)

[Public Comments](#)

[Additional Public Comment](#)

[Amendment Memo \(dealt with on 05/05/15\)](#)

3. [2015-22](#) An Ordinance Amending KPB Chapter 14.40 Regarding the Use and Control of Borough Rights-of-Way and Enforcement of Right-of-Way Regulations (Mayor)

**Attachments:**

[O2015-22](#)

[Memo](#)

[Sectional Analysis](#)

4. [2015-23](#) An Ordinance Amending KPB 21.50.040, .050, .120 and .130 Regarding Enforcement of Borough Land Use Regulations for Conformity with Road Service Area Enforcement Actions and Current Practice (Mayor)

Attachments: [O2015-23](#)  
[Memo](#)  
[Amendment Memo](#)

## INFORMATIONAL MATERIALS AND REPORTS

### NOTICE OF NEXT MEETING AND ADJOURNMENT

*The next meeting of the Kenai Peninsula Borough Assembly will be held on August 18, 2015, at 6:00 P.M. in the Assembly Chambers, Soldotna, Alaska.*

*This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBI-AM 890 (South Peninsula), K201.88.1 (East Peninsula).*

*Copies of agenda items are available at the Borough Clerk's Office in the Meeting Room just prior to the meeting. For further information, please call the Clerk's Office at 714-2160 or toll free within the Borough at 1-800-478-442160. Visit our website at [www.borough.kenai.ak.us](http://www.borough.kenai.ak.us) for copies of the agenda, meeting summaries, ordinance resolutions.*