



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Peter Ribbens, President
Kelly Cooper, Vice President
James Baisden
Tyson Cox
Willy Dunne
Cindy Ecklund
Brent Johnson
Ryan Tunseth
District 5 - VACANT

Tuesday, February 4, 2025

6:00 PM

Betty J. Glick Assembly Chambers
Meeting ID: 835 6358 3837 Passcode: 606672
[https://yourkpb.zoom.us/j/83563583837?
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

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

VACANCY, DESIGNATIONS OR SEATING MEMBERS

1. [KPB-6595](#) LAYDOWN Appointment of Assembly Member for District 5 – Funny River/Sterling

Attachments: [LAYDOWN Memo to Assembly](#)
[LAYDOWN Applicant Bio Marty Anderson](#)
[LAYDOWN Applicant Bio Jill Craig](#)
[LAYDOWN Applicant Bio Dale Eicher](#)
[LAYDOWN Applicant Bio Paul Marks](#)
[LAYDOWN Applicant Bio Leslie Morton](#)
[LAYDOWN Applicant Bio Ed Oberts](#)
[LAYDOWN Applicant Bio Greg Olcott](#)
[LAYDOWN Applicant Bio Craig Schwartz](#)
[LAYDOWN Interview Questions - Assembly Applicants](#)
[LAYDOWN Anderson Response to Questions](#)
[LAYDOWN Public Comment](#)

2. Swearing in of Newly Appointed Assembly Member

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-6583: LAYDOWN January 21, 2025 Regular Assembly Meeting Minutes

KPB-6593: A Resolution Commending the Soldotna High School Girls' Wrestling Team - ASAA Girls' State Wrestling Champions for the Year 2024

Resolution 2025-010: Designating the Newspaper and Authorizing Award of a Contract for the Publication of the 2025 Foreclosure List, and the Delinquent Leasehold, Mobile Homes, Personal and Other Tax Lists for the Tax Year 2024 and Prior

Resolution 2025-011: Authorizing Fiscal Year 2026 Federal Legislative Priority Project of Re-Design of Central Peninsula Landfill Solid Waste Handling and Recycling Project

Resolution 2025-012: Authorizing a Sole Source Award for Purchase of an Excavator for the Homer Transfer Facility

Ordinance 2024-19-28: Approving the Scope of Work Change and Reallocating the Fisheries Business Tax Funds Received from the State of Alaska Under the Federal Pass-Through Program, American Rescue Plan Act of 2021 in the Amount of \$934.04

KPB-6585: Approving a Petition to Vacate the Entirety of Farmwald Circle Right-of-Way in Bridge Creek Cooperative Subdivision HM-81-5

KPB-6594: Confirming Appointments to the Board of Equalization

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2024-19-24: Authorizing the Acquisition of 80 Acres of Real Property Located in Seward, Appropriating Funds from the Land Trust Investment Fund and the Land Trust Fund for the Purchase, and Authorizing a Memorandum of Agreement for the Completion of a Road Access Feasibility Study

Ordinance 2024-19-25: Accepting and Appropriating Grant Funds from Southern Region Emergency Medical Service, Inc. on Behalf of Bear Creek Fire Service Area for FY2023 Alaska Code Blue Grant

Ordinance 2024-19-26: Accepting and Appropriating Funds from the Department of Energy, Energy Efficiency and Conservation Block Grant Program Toward Purchase of a Building Automation System for Port Graham School

Ordinance 2024-19-27: Appropriating Funds for the Design of Repairs to Kenai Central High School Vocational Education Facility

Ordinance 2025-02: Authorizing the Disposal of Real Property Located in Kenai Necessary to Resolve Title Matters Related to The Erroneous Recording of a 1977 Tax Foreclosure Deed

APPROVAL OF MINUTES

- *1. [KPB-6583](#) LAYDOWN January 21, 2025 Regular Assembly Minutes

Attachments: [LAYDOWN January 21, 2025 Regular Assembly Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

- *1. A Resolution Commending the Soldotna High School Girls' Wrestling Team - ASAA Girls' State Wrestling Champions for the Year 2024 (Mayor, Cox)

PRESENTATIONS WITH PRIOR NOTICE

(20 minutes total)

1. [KPB-6584](#) Marathon Petroleum, Bruce Jackman, Plant Manager (10 Minutes)

Attachments: [Marathon Petroleum Presentation](#)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

(3 minutes per speaker; 20 minutes aggregate)

MAYOR'S REPORT

[KPB-6586](#) Mayor's Report Cover Memo

Attachments: [Mayor's Report Cover Memo](#)

1. Assembly Requests/Responses - None
2. Agreements and Contracts
 - a. [KPB-6587](#) Authorization to Award Contract RFP25-007 Kachemak Selo School Design Development
Attachments: [Authorization to Award Contract RFP25-007 Kachemak Selo School Design De](#)
 - b. [KPB-6591](#) Authorization to Award Contract RFP23-001 Mass Notification System Maintenance Agreement
Attachments: [Authorization to Award Contract RFP23-001 Mass Notification System Maintene](#)
 - c. [KPB-6592](#) Sole Source – South Kenai Peninsula Hospital Generator EES System Engineering Contract
Attachments: [Sole Source - RESPEC for SPH Generator EES System Engineering Contract](#)

3. Other

- a. [KPB-6588](#) Budget Revisions – December 2024
Attachments: [Budget Revisions - December 2024](#)
- b. [KPB-6589](#) Investment Report Quarter Ended 12.31.24
Attachments: [Investment Report Quarter Ended 12.31.24](#)
- c. [KPB-6590](#) Revenue Expenditure Report – December 2024
Attachments: [Revenue-Expenditure Report - December 2024](#)

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

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2024-19-24](#) An Ordinance Authorizing the Acquisition of 80 Acres of Real Property Located in Seward, Appropriating Funds from the Land Trust Investment Fund and Land Trust Fund for the Purchase, and Authorizing a Memorandum of Agreement for the Completion of a Road Access Feasibility Study (Mayor)
Attachments: [Ordinance 2024-19-24](#)
[LAYDOWN Advisory Board Recommendations](#)
[Memo](#)
[Map](#)
[Memorandum of Agreement](#)
[Purchase Agreement](#)
[First Addendum to Purchase Agreement](#)
[KPB Land Acquisition Support Letter](#)
[LAYDOWN Public Comment](#)
[LAYDOWN Blueberry Hill Tsunami Map](#)
[LAYDOWN Blueberry Hill Flood Hazard Map](#)
2. [2024-19-25](#) An Ordinance Accepting and Appropriating Grant Funds from Southern Region Emergency Medical Services, Inc. on Behalf of Bear Creek Fire Service Area for FY2023 Alaska Code Blue Grant (Mayor)

Attachments: [Ordinance 2024-19-25](#)
[LAYDOWN Advisory Board Recommendations](#)
[Memo](#)

3. [2024-19-26](#) An Ordinance Accepting and Appropriating Funds from the Department of Energy, Energy Efficiency and Conservation Block Grant Program Toward Purchase of a Building Automation System for Port Graham School (Mayor)

Attachments: [Ordinance 2024-19-26](#)
[Memo](#)

4. [2024-19-27](#) An Ordinance Appropriating Funds for the Design of Repairs to Kenai Central High School Vocational Education Facility (Mayor)

Attachments: [Ordinance 2024-19-27](#)
[LAYDOWN Amendment Memo](#)
[Memo](#)

5. [2025-01](#) An Ordinance Amending KPB Chapter 5.19, Uniform Remote Seller Sales Tax Code, in Accordance with Updates and Changes Adopted by the Alaska Remote Seller Sales Tax Commission (Mayor)

Attachments: [Ordinance 2025-01](#)
[Memo](#)

Ordinances referred to Lands Committee

6. [2025-02](#) An Ordinance Authorizing the Disposal of Real Property Located in Kenai Necessary to Resolve Title Matters Related To The Erroneous Recording of a 1977 Tax Foreclosure Deed (Mayor)

Attachments: [Ordinance 2025-02](#)
[LAYDOWN Advisory Board Recommendations](#)
[Memo](#)
[Map](#)
[1977 Documents](#)
[1985 Documents](#)

Ordinances referred to Policies and Procedures Committee

7. [2024-35](#) An Ordinance Amending KPB 21.06 .030, General Provisions, to Adopt the Most Recent FEMA Flood Insurance Study and Associated Flood Insurance Rate Maps for the Kenai Peninsula Borough (Mayor) [Postponed on 01/21/25]

Attachments: [Ordinance 2024-35](#)
[Memo](#)
[FIS and FIRM Adoption Supporting Documents](#)
[LAYDOWN Project Timeline](#)
[Advisory Board Recommendations](#)
[Public Comment](#)
[Public Comment 010725](#)
[010725 Planning Department Presentation](#)
[Planning Commission Recommendations](#)
[Public Comment 012125](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

- *a. [2025-010](#) A Resolution Designating the Newspaper and Authorizing Award of a Contract for the Publication of the 2025 Foreclosure List, and the Delinquent Leasehold, Mobile Homes, Personal and Other Tax Lists for the Tax Year 2024 and Prior (Mayor)

Attachments: [Resolution 2025-010](#)
[Memo](#)
[Quote](#)

- *b. [2025-011](#) A Resolution Authorizing Fiscal Year 2026 Federal Legislative Priority Project of Re-Design of Central Peninsula Landfill Solid Waste Handling and Recycling Project (Mayor)

Attachments: [Resolution 2025-011](#)
[Memo](#)

- *c. [2025-012](#) A Resolution Authorizing a Sole Source Award for Purchase of an Excavator for the Homer Transfer Facility (Mayor)

Attachments: [Resolution 2025-012](#)
[Memo](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

- *a. [2024-19-28](#) An Ordinance Approving the Scope of Work Change and Reallocating

the Fisheries Business Tax Funds Received from the State of Alaska Under the Federal Pass-Through Program, American Rescue Plan Act of 2021 in the Amount of \$934.04 (Mayor) (Hearing on 2/25/25)

Attachments: [Ordinance 2024-19-28](#)
[Memo](#)
[Reference Copy O2021-19-34](#)

3. Other

Other items referred to Lands Committee

- *a. [KPB-6585](#) Approving a Petition to Vacate the Entirety of Farmwald Circle Right-of-Way in Bridge Creek Cooperative Subdivision HM-81-5

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

Attachments: [Memo ROWV Farmwald Circle](#)

Other items referred to Policies and Procedures Committee

- *b. [KPB-6594](#) Confirming Appointments to the Board of Equalization (Mayor)
Michelle Glaves, Seat A, Term Expires 12/31/2027
Bentley Hamilton, Alternate Seat A, Term Expires 12/31/2027

Attachments: [Appointments to Board of Equalization](#)

- c. [KPB-6599](#) Public Hearing and Legislation Decision on Protest of Borough Clerk's Certification of Insufficiency Regarding Citizen Initiative 2024-01, Amending Title 4 Related to Elections to Require Hand Count Ballots and Other Amendments; Protest Filed by Petition Sponsor Duane Edelman (Mayor)

Attachments: [LAYDOWN Rescind Protest 02/03/25](#)
[LAYDOWN Memo](#)
[LAYDOWN Mayor's Letter 01/29/25](#)
[Protest Filed with Mayor's Office 01/27/25](#)
[Borough Clerk's Certification of Insufficiency 01/17/25](#)

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY COMMENTS

PENDING LEGISLATION

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

1. [2025-03](#) An Ordinance Amending KPB Chapter 21.20 Relating to Hearings and Appeals to a Hearing Officer (Mayor) (Hearing on 02/25/25)

Attachments: [Ordinance 2025-03](#)
[Memo](#)

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. February 25, 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

This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBI-AM 890 (South Peninsula), K201AO(KSKA)-FM 88.1 (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: 895 1103 3332 Passcode: 193069. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at www.kpb.us: "Borough Assembly Meeting Notices" "Assembly Meeting Calendar".

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 www.kpb.us for copies of the agenda, meeting minutes, ordinances and resolutions.