



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Brent Johnson, President
Tyson Cox, Vice President
Kelly Cooper
Cindy Ecklund
Bill Elam
Brent Hibbert
Peter Ribbens
Ryan Tunseth
Mike Tupper

Tuesday, September 17, 2024

6:00 PM

Betty J. Glick Assembly Chambers
Meeting ID: 895 1103 3332 Passcode: 193069
[https://yourkpb.zoom.us/j/89511033332?](https://yourkpb.zoom.us/j/89511033332?pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1)
[pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1](https://yourkpb.zoom.us/j/89511033332?pwd=GThg6CA4QuaaPihm3rpMKljbZoy5ZG.1)

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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-6313: September 3, 2024 Regular Assembly Meeting Minutes

Ordinance 2024-19-11: Deobligating Some or All In-Kind Services by the Cities of Kenai, Soldotna and Homer

Ordinance 2024-19-12: Appropriating up to \$53,221.25 to the Disaster Response Fund

KPB-6316: Approval of Precinct Boards, Canvass Board, and Absentee Voting

Officials for the October 1, 2024 Regular Municipal Election

ACTION ITEM ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2024-19-06: Deobligating Bond Proceeds in the South Kenai Peninsula Hospital Service Area Capital Project Fund and Appropriating the Remaining Bond Proceeds to Fund the Annual Debt Service for South Kenai Peninsula Hospital Service Area

Ordinance 2024-19-07: Acquisition of Real Property Located Adjacent to the North Star School Campus in Nikiski and Appropriating Funds from the Land Trust Fund for the Purchase

Ordinance 2024-19-08: Appropriating Funds from Road Service Area Operating Fund Balance to Support RSA Board Approved RIAD Projects and to Prepare the Fund for Proposed Fiscal Year 2025 Projects

Ordinance 2024-19-10: Redirecting Previously Appropriated Solid Waste Capital Project Funds for Projects at Solid Waste Facilities in Seward and Homer

Ordinance 2024-26: Accepting Grant Funds from the State of Alaska Department of Education and Early Development for the Homer High School Partial Roof Replacement and Authorizing the Mayor to Execute the Project Agreement

KPB-6315: Certification of the 2024 Personal Property Tax Supplemental Assessment Roll

APPROVAL OF MINUTES

1. [KPB-6313](#) LAYDOWN September 3, 2024 Regular Assembly Meeting Minutes

Attachments: [LAYDOWN September 3, 2024 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS

1. [KPB-6318](#) A Resolution Commending the State of Alaska Department of Transportation and Public Facilities for Their Extraordinary Efforts in the Structural Upgrades to Funny River Road During the Construction Period March 2023 Through August 2024 (Elam)

Attachments: [DOT Commending](#)

PRESENTATIONS WITH PRIOR NOTICE

(20 minutes total)

1. [KPB-6273](#) Central Peninsula General Hospital Inc., Quarterly Report, Shaun Keef, CEO

Attachments: [CPH Borough Assembly Quarterly Report 090324](#)

2. [KPB-6312](#) Cooper Landing Library Update, Virginia Morgan, Board Member (10 Minutes)

Attachments: [Public Library Assistance Grant Presentation](#)

MAYOR'S REPORT

[KPB-6314](#) Mayor's Report Cover Page

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

1. Assembly Requests/Responses
2. Agreements and Contracts
3. Other
 - a. [KPB-6315](#) Certification of the 2024 Personal Property Tax Supplemental Assessment Roll

Attachments: [Certification of the 2024 Personal Property Supplemental Assessment Roll](#)

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

(3 minutes per speaker; 20 minutes aggregate)

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

(Testimony limited to 3 minutes per speaker)

Ordinances referred to Finance Committee

1. [2024-19-06](#) An Ordinance Deobligating Bond Proceeds in the South Kenai Peninsula Hospital Service Area Capital Project Fund and Appropriating the Remaining Bond Proceeds to Fund the Annual Debt Service for South Kenai Peninsula Hospital Service Area General Obligation Bonds (Mayor)

Attachments: [Ordinance 2024-19-06](#)

[Memo](#)

[Reference Copy O2016-15](#)

[Reference Copy R2016-067](#)

2. [2024-19-07](#) An Ordinance Authorizing the Acquisition of Real Property Located Adjacent to the North Star School Campus in Nikiski Necessary for

Future School Use and Appropriating Funds from the Land Trust Fund for the Purchase (Mayor)

Attachments: [Ordinance 2024-19-07](#)
[Memo](#)
[Purchase Agreement](#)
[Vicinity Map](#)
[LAYDOWN Advisory Board Recommendations](#)

3. [2024-19-08](#) An Ordinance Appropriating Funds from the Road Service Area Operating Fund Balance to the Engineer's Estimate Fund to Support RSA Board Approved RIAD Projects in Process and to Prepare the Fund for Proposed Fiscal Year 2025 Projects (Mayor)

Attachments: [Ordinance 2024-19-08](#)
[Memo](#)
[LAYDOWN Advisory Board Recommendations](#)

4. [2024-19-10](#) An Ordinance Redirecting Previously Appropriated Solid Waste Capital Project Funds for Projects at Solid Waste Facilities in Seward and Homer (Mayor)

Attachments: [Ordinance 2024-19-10](#)
[Memo](#)
[Reference Copy O2021-19-21](#)

5. [2024-26](#) Accepting Grant Funds from the State of Alaska Department of Education and Early Development for the Homer High School Partial Roof Replacement and Authorizing the Mayor to Execute the Project Agreement (Mayor)

Attachments: [Ordinance 2024-26](#)
[Memo](#)
[Homer Roof Grant DEED PA AGR](#)
[Reference Copy O2020-19-21](#)
[Reference Copy O2021-19-28](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions - None
2. Ordinances for Introduction

Ordinances for Introduction and referred to Finance Committee

- *a. [2024-19-11](#) An Ordinance Deobligating Some or All In-Kind Services by the Cities of Kenai, Soldotna, and Homer and Appropriating their Cash Contributions as Required Match Funds for the Safe Streets and Roads for All Grant Project (Mayor) (Hearing on 10/08/24)

Attachments: [Ordinance 2024-19-11](#)
[Memo](#)
[Reference Copy O22-19-50](#)

- *b. [2024-19-12](#) An Ordinance Appropriating Up To \$53,221.25 to the Disaster Response Fund for Expenditures Responding to the Recent Flooding in the Seward Bear Creek Flood Service Area (Mayor) (Hearing on 10/08/24)

Attachments: [Ordinance 2024-19-12](#)
[Memo](#)

- c. [2024-27](#) LAYDOWN An Ordinance Authorizing the Assessor to Accept One Late-Filed Non-Profit Exemption Application and Providing an Exception to KPB 5.12.040(B) (Mayor, Tunseth) (Hearing on 10/08/24)

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

- d. [2024-19-09](#) LAYDOWN An Ordinance Appropriating Funds for the Repair and Replacement of the Water Service Line at North Peninsula Recreational Service Area's Pool Facility (Mayor) (Hearing on 10/08/24)

Attachments: [Ordinance 2024-19-09](#)
[Memo](#)
[Statement of Probable Cost](#)
[Reference Copy R2013-022](#)

3. Other

- *a. [KPB-6316](#) Approval of Precinct Boards, Canvass Board, and Absentee Voting Officials for the October 1, 2024 Regular Municipal Election

Attachments: [Memo Approval of Precinct Boards, Canvass Board](#)

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY COMMENTS**PENDING LEGISLATION**

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

1. [2023-005](#) A Resolution of Intent by the Kenai Peninsula Borough Assembly Establishing that Financing of Energy and Resilience Improvement Projects through Assessments Serves a Valid Public Purpose and Related Matters (Ecklund) (Referred to Lands Committee) [Tabled on 10/24/23]

Attachments: [Resolution 2023-005](#)
[Memo](#)
[Ecklund Amendment](#)
[C-PACER Program Handbook](#)
[102423 Public Comments](#)
[010323 Public Comments](#)
[eComment](#)

2. [2024-029](#) (Cox, Hibbert) Substitute: A Resolution Placing an Areawide Question on the October 2024 Ballot Asking whether the Borough Should Levy Up to a 12 Percent Lodging Tax on Short-Term Rental Accommodations and Overnight Camping Facilities, Exempt these Rentals from the General Sales Tax, and Provide that up to One Half of the Tax may be Exempted Inside Cities with an Adopted Lodging Tax (Cox, Hibbert) (Referred to Finance Committee) [Tabled on 06/18/24]

Attachments: [Resolution 2024-029 Substitute](#)
[Memo Substitute](#)
[SOA Bed Tax Comparison](#)
[Cox Lodging Tax Benefits Summary](#)
[Public Comment 070924](#)
[Resolution 2024-029 \(amended by Sub 06/18/24\)](#)
[Public Comment 061824](#)
[Fiscal Note](#)
[CPL Master Plan 2023 Data](#)
[Memo](#)
[eComment 061824](#)

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. October 8, 2024 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 895 1103 3332 Passcode: 193069

ADJOURNMENT

The next meeting of the Kenai Peninsula Borough Assembly will be held on October 8, 2024 at 6:00 P.M. in the Borough Assembly Chambers, Soldotna, Alaska.

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.