



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Assembly

Brent Hibbert, President
Brent Johnson, Vice President
Jesse Bjorkman
Kenn Carpenter
Lane Chesley
Tyson Cox
Richard Derkevorkian
Willy Dunne
Bill Elam

Tuesday, February 16, 2021

6:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 938 6524 5999 Passcode: 886199

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

Any invocation that may be offered at the beginning of the assembly meeting shall be a voluntary offering of a private person, to and for the benefit of the assembly. No member of the community is required to attend or participate in the invocation.

[Clerk's Note: The invocation will be offered by Adam Hykes.]

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:

February 2, 2021 Meeting Minutes

Resolution 2021-010

Resolution 2021-011

Resolution 2021-016

Resolution 2021-012

Resolution 2021-013

Resolution 2021-014

Resolution 2021-015

Ordinance 2020-19-19

Ordinance 2020-19-20

Ordinance 2020-19-21

Ordinance 2020-19-22

Ordinance 2021-07

Ordinance 2021-08

Ordinance 2021-09

ACTION ITEMS ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2020-19-17

Ordinance 2020-19-18

Ordinance 2021-04

Ordinance 2021-05

APPROVAL OF MINUTES

*1. [KPB-2991](#) February 2, 2021 Regular Assembly Meeting Minutes

Attachments: [February 2, 2021 Regular Assembly Meeting Minutes](#)

COMMENDING RESOLUTIONS AND PROCLAMATIONS**PRESENTATIONS WITH PRIOR NOTICE**

(20 minutes total)

1. [KPB-2990](#) Central Peninsula Hospital Quarterly Report (10 Minutes)

Attachments: [LAYDOWN Presentation](#)

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. [2020-19-17](#) An Ordinance Authorizing the Acquisition of Real Property Located at 4135 Hohe Street, Homer, Alaska on Behalf of South Peninsula Hospital, Appropriating \$315,000 from the South Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the SPH, Inc. Operating Agreement (Mayor)

Attachments:

[Ordinance 2020-19-17](#)

[Memo](#)

[LAYDOWN Service Area Board Recommendations](#)

[Planning Commission Recommendation 02/16/21](#)

[Hohe - SPH Campus Map](#)

[HoHe Detailed Parcel Report 17506205](#)

[HoHe Purchase Agreement](#)

[SPH 1st Amendment to OA](#)

[Hohe Purchase Approval - SPH Resolution 20-21](#)

[Reference Copy - Resolution 2020-021](#)

2. [2020-19-18](#) An Ordinance Appropriating Supplemental Funds to Support the Western Emergency Service Area for the Remainder of Fiscal Year 2021 (Mayor)

Attachments:

[Ordinance 2020-19-18](#)

[Memo](#)

[LAYDOWN Service Area Board Recommendations](#)

[Reference Copy - Ordinance 2020-31](#)

[Reference Copy - Ordinance 2020-49](#)

3. [2021-04](#) An Ordinance Approving the Transfer of Assets from Ninilchik Emergency Services, Inc. to the Kenai Peninsula Borough on Behalf of the Newly Expanded Fire & Emergency Medical Service Area (Mayor)

Attachments: [Ordinance 2021-04](#)
[Amendment Memo 021621](#)
[LAYDOWN Planning Commission Recommendation](#)
[Memo](#)
[Purchase Agreement](#)
[Exhibit](#)
[Reference Copy - Ordinance 2020-31](#)
[Reference Copy - Ordinance 2020-49](#)

Ordinances referred to Lands Committee

4. [2021-03](#) An Ordinance Amending KPB 21.06.040, Administration, and KPB 21.06.070, “Development” Definition, for Floodplain Management Purposes (Mayor)

Attachments: [Ordinance 2021-03](#)
[Memo](#)
[LAYDOWN Planning Commission Recommendation](#)

5. [2021-05](#) An Ordinance Authorizing the Negotiated Lease of Office Space at the Western Emergency Service Area Fire Department, Ninilchik Station (Mayor)

Attachments: [Ordinance 2021-05](#)
[Memo](#)
[LAYDOWN Service Area Board Recommendations](#)
[Lease](#)
[Appendix A](#)
[Space Lease Exhibit](#)

UNFINISHED BUSINESS

NEW BUSINESS

1. Resolutions

Resolutions referred to Finance Committee

- *a.** [2021-010](#) A Resolution Approving Additional Positions in the Central Emergency, Nikiski Fire, Kachemak Emergency and Western Emergency Service Areas Using Existing Available FY21 Funds (Mayor)
- Attachments:* [Resolution 2021-010](#)
 [LAYDOWN Amendment Memo 021621](#)
 [LAYDOWN Amendment Memo Dunne 021621](#)
 [LAYDOWN Service Area Board Recommendation](#)
 [Memo](#)
- *b.** [2021-011](#) A Resolution Accepting Emergency Response Training Manikin Equipment from the Southern Region Emergency Medical Services Council, Inc. on Behalf of Nikiski Fire Service Area (Mayor)
- Attachments:* [Resolution 2021-011](#)
 [Memo](#)
 [Equipment Award Letter](#)
- *c.** [2021-016](#) A Resolution Authorizing the Kenai Peninsula Borough Mayor to Submit a Bond Reimbursement Application to the Alaska Department of Education and Early Development for the Approval of Additional Projects in the Bond Reimbursement Program for Bonds Sold in 2014 (Mayor)
- Attachments:* [Resolution 2021-016](#)
 [Memo](#)
 [LAYDOWN Amendment Memo 021621](#)

Resolutions referred to Policies and Procedures Committee

- *d.** [2021-012](#) A Resolution Approving Mutual Aid and Automatic Aid Agreements and Operational Plans Between Western Emergency Service Area and Central Emergency Service Area for Fire and Emergency Response Services (Mayor)
- Attachments:* [Resolution 2021-012](#)
 [Memo](#)
 [Mutual Aid Agreement](#)
 [Mutual Aid Operations Plan](#)
 [Auto Aid Agreement](#)
 [Auto Aid Operations Plan](#)
 [WESA - CES Map 1 of 2](#)
 [WESA - CES Map 2 of 2](#)

- *e. [2021-013](#) A Resolution Approving Mutual Aid and Automatic Aid Agreements and Operational Plans Between Western Emergency Service Area and Kachemak Emergency Service Area for Fire Response Services (Mayor)

Attachments: [Resolution 2021-013](#)
[Memo](#)
[Mutual Aid Agreement](#)
[Mutual Aid Operations Plan](#)
[Auto Aid Agreement](#)
[Auto Aid Operations Plan](#)
[WESA - KESA Map 1 of 2](#)
[WESA - KESA Map 2 of 2](#)

- *f. [2021-014](#) A Resolution Approving Mutual Aid and Automatic Aid Agreements and Operational Plans Between Western Emergency Service Area and the Homer Volunteer Fire Department for Fire Response Services (Mayor)

Attachments: [Resolution 2021-014](#)
[Memo](#)
[Mutual Aid Agreement](#)
[Mutual Aid Operations Plan](#)
[Auto Aid Agreement](#)
[Auto Aid Operations Plan](#)
[Auto Aid Map \(1of3\) West](#)
[Auto Aid Map \(2of3\) West](#)
[Auto Aid Map \(3of3\)](#)

Resolutions referred to Legislative Committee

- *g. [2021-015](#) A Resolution Encouraging Alaska Representatives and Governor Dunleavy to Fully Fund the State's Budget for Abandoned Vehicle Removal within the Kenai Peninsula Borough (Cox, Johnson, Mayor)

Attachments: [Resolution 2021-015](#)

2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

- *a. [2020-19-19](#) An Ordinance Accepting and Appropriating Funding from the State of Alaska in the Amount of \$426,303 for Fiscal Year 2021 and Approving Projects to be Completed for Community Purposes Under the State's 2019/2020 and 2020/2021 Community Assistance Programs (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2020-19-19](#)
[Memo](#)
[DCCED Letter](#)
[Reference Copy - Ordinance 2020-19-12](#)
[Reference Copy - Resolution 2020-018](#)
[Reference Copy - Resolution 2013-022](#)
[Reference Copy - Resolution 2019-064](#)

- *b. [2020-19-20](#) An Ordinance Appropriating \$63,791.65 from the Equipment Replacement Fund for Imagery Acquisition and Approving a Sole Source Award to EagleView™ for the Purchase and Implementation of Pictometry Imagery (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2020-19-20](#)
[Memo](#)
[EagleView Quote](#)
[Reference Copy - Resolution 2020-051](#)
[Reference Copy - Resolution 2003-008](#)

- *c. [2020-19-21](#) An Ordinance Appropriating General Fund Fund Balance for Design Development of Phase I of the Homer High School Roof Replacement (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2020-19-21](#)
[Memo](#)

- *d. [2020-19-22](#) An Ordinance Accepting and Appropriating \$9,600 from the State of Alaska Division of Forestry to Supplement Costs to Manage the Slash Disposal Site Located in Cooper Landing (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2020-19-22](#)
[Memo](#)
[Alaska Division of Forestry E-Mail](#)

- *e. [2021-07](#) An Ordinance Accepting Emergency Response Equipment from the Nikiski Firefighters Association, Inc. on Behalf of Nikiski Fire Service Area (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2021-07](#)
[Memo](#)
[NFA Equipment Award \(Marathon\) January 2021](#)

Ordinances for Introduction and referred to the Lands Committee

- *f. [2021-08](#) An Ordinance Authorizing Leases of Space at the Kenai River Center Building with the State of Alaska Department of Fish and Game and Department of Natural Resources and Repealing Ordinance 2020-30 (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2021-08](#)
[Memo](#)
[Lease DNR](#)
[Lease ADFG](#)
[Reference Copy - Ordinance 2020-30](#)

- *g. [2021-09](#) An Ordinance Authorizing a Community Trail Management Agreement with Snomads, Inc. (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2021-09](#)
[Memo](#)
[Trail Management Agreement](#)
[Trail Management Plan](#)
[Map](#)

3. Other

- a. [KPB-2979](#) Petition to Vacate a Segment of a 100' Right-of-Way Adjoining the East Boundary of Lot 1 Block 6 and the West Boundary of Lot 7 Block 3 Caribou Island Amended (Plat SW-37)

[Clerk's Note: The Planning Commission approved the referenced petition at its January 25, 2021 meeting, by majority vote.]

Attachments:

[Petition to Vacate](#)

[Public Comments](#)

[LAYDOWN Public Comment](#)

[LAYDOWN Applicant Video 1](#)

[LAYDOWN Applicant Video 2](#)

MAYOR'S REPORT

- [KPB-2987](#) Mayor's Report Cover Memo

Attachments:

[Cover Memo](#)

1. Assembly Requests/Responses - None.

2. Agreements and Contracts

- a. [KPB-2988](#) Sole Source: Lateral Medical Corporation SimJunior Patient Simulator

Attachments:

[Sole Source - Lateral Medical](#)

3. Other

- b. [KPB-2989](#) Capital Project Reports - December 31, 2020

Attachments:

[Capital Project Reports - December 31, 2020](#)

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

ASSEMBLY COMMENTS

PENDING LEGISLATION

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

1. [2021-06](#) Amending KPB 16.04 - Establishment of Service Areas to Establish Residency Requirements for Appointed Service Area Board Members (Mayor) (Hearing on 03/02/21)

Attachments: [Ordinance 2021-06](#)
[Memo](#)

2. [2020-19-07](#) An Ordinance Appropriating Refinanced 2013 Bear Creek Fire Service Area General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

Attachments: [Ordinance 2020-19-07](#)
[Memo](#)
[Admin's Request to Table \(Dealt with on 12/01/20\)](#)
[Amendment Memo \(Dealt with 10/13/20\)](#)
[Reference copy: Resolution 2020-044](#)
[Reference copy: Resolution 2012-091](#)

3. [2020-19-08](#) An Ordinance Appropriating Refinanced 2013 School General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

Attachments: [Ordinance 2020-19-08](#)
[Memo](#)
[Admin's Request to Table \(Dealt with on 12/01/20\)](#)
[Amendment Memo \(Dealt with 10/13/20\)](#)
[Reference copy: Resolution 2013-071](#)
[Reference copy: Resolution 2020-042](#)

4. [2020-19-09](#) An Ordinance Appropriating Refinanced 2011 Hospital General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

Attachments: [Ordinance 2020-19-09](#)
[Memo](#)
[Admin's Request to Table \(Dealt with on 12/01/20\)](#)
[Amendment Memo \(Dealt with 10/13/20\)](#)
[Reference copy: Resolution 2011-073](#)
[Reference copy: Resolution 2020-043](#)

INFORMATIONAL MATERIALS AND REPORTS

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. March 2, 2021 Regular Assembly Meeting

This meeting will be held through Zoom

Meeting ID: 938 6524 5999 Passcode: 886199

And in person from the Betty J. Glick Assembly
Chambers, Borough Administration Building

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 through Zoom, the Meeting ID: 938 6524 5999 Passcode: 886199 and in-person from the Betty J. Glick Assembly Chambers, Borough Administration Building, Soldotna, Alaska. COVID-19 mitigation protocols will be observed. To join the meeting from a computer, visit <https://zoom.us/j/93865245999>. To attend the Zoom meeting by telephone call toll free 1-888-788-0099 or 1-877-853-5247 and enter the Meeting ID: 938 6524 5999 Passcode: 886199. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at kpb.us: "Meeting and Public Notices" "Current Assembly Agenda".

Copies of the agenda and ordinances to be considered can be viewed on the website referenced above or at the Public Bulletin Board located on the window right of the double doors in the back of the Borough Administration Building. 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 summaries, ordinances and resolutions.