



Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor 

FROM: Marcus A. Mueller, Acting Planning Director 

DATE: May 11, 2020

RE: Ordinance 2020-25, An Ordinance Establishing The Resilience & Security Advisory Commission For the Kenai Peninsula Borough

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled June 8, 2020 meeting.

A motion passed by unanimous vote (11 Yes, 0 No, 1 absent) to recommend approval of Ordinance 2020-25.

In the Ordinance, please add the following WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of June 8, 2020 recommended approval by unanimous vote.

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM E. PUBLIC HEARINGS

2. Ordinance 2020-025: Establishing the Resilience & Security Advisory Commission for the Kenai Peninsula Borough

Staff report presented by Marcus Mueller

PC Meeting June 8, 2020

On May 5, 2020, Ordinance 2020-25 establishing the Resilience & Security Advisory Commission for the Kenai Peninsula Borough was introduced to the Assembly. The ordinance sets up to form a commission that would advise the administration and assembly on developing sustainability solutions for the Kenai Peninsula Borough to promote the economic security, safety, self-reliance, and wellbeing of its inhabitants, while maintaining the ability of future generation to do the same. Mr. Mueller briefly reviewed purpose and scope of the commission, the duties of the commission and membership of the commission as identified in the ordinance.

END OF STAFF REPORT

Chairman Martin asked if anyone from the public wished to comment on this item.

Lori Langstrom: Ms. Langstrom is a founding member of the grassroots organization called Sustainable Seward. She and Kaitlin Vadla have worked together on this project. She noted that a copy of a PowerPoint presentation given to the Assembly was in the meeting packet. She stated that she was there to introduce herself to the commissioners and take a moment to answer any questions they may have about the materials in the packet. Ms. Langstrom noted that the idea of this commission came out of the recently updated KPB Comprehensive Plan. Over the last six months there have been a number of organizations across the borough that have been working on getting this commission established. The cities of Seward, Soldotna, Homer, Kenai and Seldovia all passed resolutions of support for this commission. They also have resolutions/letters of support from the Cooper Landing, Kachemak Bay and Kalifornsky APCs, as well as Kachemak City. She believed that the Resilience & Security Advisory Commission would be an excellent group to interface with area planners, borough staff and the public to find sustainable mitigation efforts for the future on a range of topics such as energy & food security and improving the efficiencies of buildings and transportation. As an example of improving building efficiencies, she noted that Anchorage is projected to save 3 million in energy cost annually from school facility energy upgrades.

Kaitlin Vadla: Ms. Vadla stated that both she and Ms. Langstrom desired to have a discussion with the Planning Commission, get their feedback on this project as well as answer any questions the commission may have. She noted that these types of commission are very common. Much of the language used in the ordinance was pulled from the Fairbanks Sustainability Commission and similar commissions in Anchorage, Juneau, Whitehorse as well as several communities from the lower 48. This type of commission is not designed to serve as another political body but to serve as a body of researchers and experts to leverage state and federal grant monies. The commission would serve as problem solving group to save money and assist in helping local governments establish sustainability solutions.

Commission Ecklund had a question for staff or Ms. Langstrom regarding language in the ordinance. It was mentioned that the Anchorage School District will recognize substantial saving. However, she did not see where school facilities were specifically mentioned in the ordinance. In her experience, the Assembly and the School Board operate as separate entities. She wondered how you would encompass school cost savings into this ordinance. Ms. Langstrom replied that schools were included in the 148 borough owned facilities noted in the ordinance. Mr. Mueller agreed with Ms. Langstrom's assessment and stated that the borough owned and maintained KPBSD facilities and discussions regarding KPB facility management includes school facilities. Ms. Ecklund asked Mr. Mueller if energy saving project funding for schools would come out of the borough budget or school district budget. Mr. Mueller replied that KPB provides the funding for the KPBSD. When it comes to maintenance vs. capital costs those are split out a little bit differently but the KPB is definitely involved in the financing of both types of projects. Ms. Vadla replied that a commission like this could help with things such as building life cycle cost analysis, identifying what the cost saving of certain energy efficiency improvements could have over the life of the building.

See and hearing no one else from the public wishing to comment, Chairman Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Ecklund moved, seconded by Commissioner Whitney to forward to the Assembly a recommendation to approve Ordinance 2020-25, authorizing the establishment of the Resilience & Security Advisory Commission for the Kenai Peninsula Borough.

Commissioner Ecklund stated that she is very happy to see this moving forward. She recognized that a lot of work went into this. She was glad that this did not end up stuck on a shelf and that you persevered through the pandemic and Zoom meetings to get this done. She was aware that there are areas of the KPB Comprehensive plan that supports efforts like this. She is very happy to support this ordinance.

Commissioner Bentz stated that she fully supports this ordinance and hopes that it moves through the Assembly. She is excited that there is a policy document in the borough comprehensive plan but a resiliency commission could really help the words to become actions resulting in a tangible increase in resiliency in our coastal communities. There have been numerous organizations working towards this type of commission and she feels that the borough has an important role to coordinate these ongoing efforts. She believes that an active and accountable public sector is critical to address climate change issues.

MOTION PASSED BY MAJORITY VOTE: Yes-10, No-0, 2-Absent

Yes: Brantley, Venuti, Ruffner, Whitney, Ernst, Ecklund, Morgan, Carluccio, Bentz, Martin
Absent: Foster, Fikes (Commissioner Fikes lost connection to the meeting)

AGENDA ITEM E. PUBLIC HEARINGS

3. Ordinance 2020-030: Authorizing cooperative leases of space at the Kenai River Center building with the State of Alaska Departments of Fish & Game and Natural Resources

Staff report presented by Marcus Mueller

PC Meeting June 8, 2020

The ordinance would authorize cooperative leases at the Kenai River Center with the State of Alaska Fish & Game and Natural Resource departments. We are coming to the end of the 15-year interagency leases. In 2005, the KPB entered into a set of leases and the two parties identified in the ordinance wish to continue to utilize space at the Kenai River Center. The leases are for a 15-year term. Along with the leases is a shared services agreement that did not get into the meeting packet. The shared service agreement, which is reviewed every year, covers janitorial and security services, facility maintenance, contract services, utility costs, shared office supplies/equipment, casualty insurance for the property and a long term capital repair and replacement fund. The proposed budget figures that go with the shared services agreement for the upcoming fiscal year are \$118,723.00. The costs will be shared as follows: 67% Borough, 22% AK Dept. of Fish & Game and 11% AK DNR State Parks. This agreement is in draft form and is currently going through agency review. There are vacant office spaces in the building we are working diligently to fill those vacancies. Most recently, there have been conversations with DNR Division of Forestry to place a local forester in the building.

END OF STAFF REPORT

Chairman Martin asked if anyone from the public wished to comment on this item. See and hearing no one from the public wishing to comment, Chairman Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Ecklund to forward to the Assembly the recommendation to approve Ordinance 2020-030 authorizing cooperative leases of space at the Kenai River Center building with the State of Alaska Departments of Fish & Game and Natural Resources.