Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Final

Assembly

Ryan Tunseth, President
Kelly Cooper, Vice President
Willy Dunne
Cindy Ecklund
Dale Eicher
Brent Hibbert
Lenora Niesen
Sarge Truesdell
Vacant, District 7

Tuesday, August 4, 2026 **6:00 PM** **Homer - Kenai Peninsula College, Kachemak Bay Campus**
533 E. Pioneer Avenue, Homer
Meeting ID: 897 1694 8642 Passcode: 075938
https://yourkpb.zoom.us/j/89716948642?pwd=fEb3zpJksgh1maera2nn3XZRWIfPat.1

Meeting ID: 897 1694 8642 Passcode: 075938

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

The invocation was given by Frank Alioto, Chaplain for Central Emergency Services (via Zoom).

ROLL CALL

[Clerk's Note: Assembly Member Ecklund attended via Zoom.]

Present: 7 - Ryan Tunseth, Kelly Cooper, Cindy Ecklund, Willy Dunne, Dale Eicher, Lenora Niesen, and Sarge Truesdell

Excused: 1 - Michael Hicks

COMMITTEE REPORTS

Assembly Member Niesen stated the Finance Committee met and discussed its agenda items.
[6 Present: Cooper, Dunne, Eicher, Niesen, Truesdell, Tunseth / 2 Absent: Ecklund, Hicks]
Assembly Member Dunne stated the Lands Committee met and discussed its agenda items.
[6 Present: Cooper, Dunne, Eicher, Niesen, Truesdell, Tunseth / 2 Absent: Ecklund, Hicks]

Assembly Member Truesdell stated the Policies and Procedures Committee met and discussed its agenda items.
[6 Present: Cooper, Dunne, Eicher, Niesen, Truesdell, Tunseth / 2 Absent: Ecklund, Hicks]

APPROVAL OF AGENDA AND CONSENT AGENDA

Cooper moved to approve the agenda and consent agenda.

Copies have been made available to the public, Borough Clerk Michele Turner noted by title only the resolutions, ordinances and other new business items that were on the consent agenda.

APPROVAL OF MINUTES

KPB-7876 July 7, 2026 Regular Assembly Meeting Minutes

approved

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

2026-19-01 An Ordinance Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Cohoe Acres and Caribou Crossing Subdivision Projects. (Mayor)

This Budget Ordinance was enacted.

2026-19-02 An Ordinance Appropriating Funds from the General Fund for Utilities, Maintenance, and Insurance Costs of the Nikolaevsk, Seward, Sterling, and Tustumena Surplus School Facilities for Fiscal Year 2027 (Mayor)

This Budget Ordinance was enacted.

NEW BUSINESS

2026-044 A Resolution Accepting the Resignation of Assembly Member Michael Hicks and Declaring a Vacancy on the Assembly (Tunseth)

This Resolution was adopted.

2025-19-48 An Ordinance Recording FY2026 Expenditures Paid by the State of Alaska Department of Administration, Division of Retirement & Benefits on behalf of the Kenai Peninsula Borough toward the Borough's Unfunded PERS Liability (Mayor)

This Budget Ordinance was introduced and set for public hearing.

2026-19-04 An Ordinance Appropriating Supplemental Funds from the Nikiski

Senior Service Area Fund to Provide for a Financial Audit of the Nikiski Senior Citizens, Inc. for Fiscal Year 2025 (Mayor)

[Clerk's Note: Assembly Member Niesen declared a conflict as she was a Nikiski Senior Citizens, Inc. board member. President Tunseth ruled a conflict existed and Ms. Niesen abstained from the discussion and vote.]

This Budget Ordinance was introduced and set for public hearing.

Yes: 6 - Tunseth, Cooper, Ecklund, Dunne, Eicher, and Truesdell

Excused: 1 - Hicks

Abstain: 1 - Niesen

2026-19-05 An Ordinance Appropriating Funds from the General Fund for the McNeil Canyon School Waterline Replacement Project (Mayor)

This Budget Ordinance was introduced and set for public hearing.

2026-19-03 An Ordinance Approving a Capital Improvement Project and Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund for Development of Central Peninsula Hospital's Dermatology Clinic (Mayor)

This Budget Ordinance was introduced and set for public hearing.

2026-19-06 An Ordinance Appropriating Grant Funds for a Capital Improvement Project at Central Peninsula Landfill (Mayor)

This Budget Ordinance was introduced and set for public hearing.

2026-28 An Ordinance Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

This Ordinance was introduced and set for public hearing.

2026-27 An Ordinance Authorizing the Kenai Peninsula Borough to Enter Into a Long-Term Lease Agreement with the City of Seward for Operation and Management of a Surplus School Facility in Seward (Mayor)

This Ordinance was introduced and set for public hearing.

. 2026-26 An Ordinance Amending KPB Code, KPB 1.20.100 and KPB 4.30.010, to Establish Term Limits for School Board Members Subject to Voter Approval (Eicher, Tunseth, Mayor, Niesen,) (Hearing on 09/01/26)

This Ordinance was introduced and set for public hearing.

KPB-7886 Approving a Right-Of-Way Vacation; KPB File 2026-062V
Submitted By: Peninsula Surveying / Douglas and Cherie Inglis
Request: Vacates Tillygirl Avenue between Alex Shadell Street and BG Davis Street and BG Davis Street from proposed cul-de-sac south of Lot 16E Outlook Sub Add No 1 Amended HM83-123 and proposed cul-de-sac north of Lot 13 Outlook Sub Add No 1 Amended HM83-123 and adjacent easements, Anchor Point Area (Referred to Lands Committee)

[Clerk's Note: At its regular meeting of July 20, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

approved

KPB-7887 Fixing the Time and Place for the Assembly's Special Committee to Hold a Community Meeting and Hear Interested Persons Favoring or Opposing Citizen Service Area Petition 2026-01, Establishing the Sterling Recreation Service Area (Tunseth) (Referred to Policies and Procedures Committee)

approved

KPB-7879 Confirming an Appointment to Eastern Peninsula Highway Emergency Service Area Board (Mayor)
Keith Klingen, Board Seat B, Term Expires 10/2028

approved

Approval of the Agenda and Consent Agenda as amended

President Tunseth called for public comment with none being offered.

The motion to approve the agenda and consent agenda as amended carried by the following vote:

Yes: 7 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, and Truesdell

Excused: 1 - Hicks

PRESENTATIONS WITH PRIOR NOTICE

1. KPB-7877 South Peninsula Hospital Quarterly Report, Ryan Smith, Chief Executive Officer (10 minutes)

[Clerk's Note: Ryan Smith, Chief Executive Officer of South Peninsula Hospital, gave a presentation to the Assembly.]

2. KPB-7878 The Landfill Diversion Project, Homer Drawdown, Aaron Ford,

Community Organizer, Cook Inletkeeper (10 minutes)

[Clerk's Note: Jan Kaiser, Lasse Holmes, Soph Nielson and Aaron Ford gave a presentation to the Assembly.]

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Tunseth called for public comment.

Andy Wink, Gig Harber Washington, addressed the Assembly regarding the 2026 KPEDD Housing Assessment.
Mark Marette, Homer, addressed the Assembly regarding the Kachemak Selo School and recycling.
Mako Haggerty, addressed the Assembly regarding the Land Affordibility Program (LAP) and the Homer Drawdown project.
Brent Johnson, addressed the Assembly regarding the Homer Drawdown project and recycling.

There being no one else to speak, the public comment period was closed.

MAYOR'S REPORT

Mayor's Report Cover Memo

KPB-7880 Mayor's Memo

1. Assembly Requests/Responses - None

2. Agreements and Contracts

a. KPB-7881 Authorization to Award a Contract for ITB27-002 Oil Well Road-Unnamed Creek Culvert

3. Other

a. KPB-7882 Tax Adjustment Request Approval

b. KPB-7883 Investment Report quarter end June 30, 2026

c. KPB-7884 Budget Revisions-June 2026

d. KPB-7885 Revenue-expenditure Report-June 2026

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

2026-25 An Ordinance Amending Borough Code, KPB Chapter 10.04, Regarding Solid Waste Disposal Fees and Providing for Collection of Interest and Penalties (Mayor)

Truesdell moved to enact Ordinance 2026-25.

President Tunseth called for public comment with none being offered.

Eicher moved to amend Ordinance 2026-25 as follows:

Section 2. 10.04.075 (B) to read, "Interest at the rate of ten percent per annum will accrue on each invoice due but not paid within [thirty] sixty days of the invoice date."

Assembly Member Cooper spoke in opposition to the amendment.

The motion to amend Ordinance 2026-25 carried by the following vote:

Yes: 4 - Dunne, Eicher, Niesen, and Truesdell

No: 3 - Tunseth, Cooper, and Ecklund

Excused: 1 - Hicks

The motion to enact Ordinance 2026-25 as amended carried by the following vote:

Yes: 7 - Tunseth, Cooper, Ecklund, Dunne, Eicher, Niesen, and Truesdell

Excused: 1 - Hicks

UNFINISHED BUSINESS

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment.

Mark Marette, Homer, addressed the Assembly regarding his property flooding.
Mike Smith, addressed the Assembly regarding property easements.
Alex Koplin, addressed the Assembly regarding mayoral run-off process.

There being no one else who wished to speak, the public comment period was closed.

ASSEMBLY COMMENTS

Assembly Member Eicher acknowledged the one-year anniversary of his father's passing.

Assembly Member Dunne thanked the Kachemak Bay Campus for hosting the meeting and the City of Homer for providing dinner. Mr. Dunne announced several public meetings: Coffee with Chief Parker on August 6, 2026, at 9:00 a.m. at the

McNeil Canyon Fire Station; the Seldovia City Council meeting on August 10, 2026, at 6:00 p.m.; the Seldovia Recreational Service Area Board meeting on August 11, 2026, at 5:15 p.m.; and the Resilience and Security Advisory Commission meeting on August 12, 2026, at 6:00 p.m. Mr. Dunne thanked everyone for their comments and reminded the public that the Kachemak Bay Run for Recovery was August 29, 2026.

Assembly Member Ecklund thanked everyone for a productive meeting and expressed appreciation to the Kachemak Bay Campus for hosting and the City of Homer for providing dinner.

Assembly Member Truesdell thanked the Homer for hosting the meeting and wished everyone a successful school year.

Assembly Member Niesen thanked the Kachemak Bay Campus for hosting the meeting and the City of Homer for providing dinner. Ms. Niesen also thanked the Nikiski Community Council for organizing Nikiski Days and expressed her appreciation to Mr. Hicks for his service on the Assembly.

Vice President Cooper thanked the Kachemak Bay Campus for the use of its facility and the City of Homer for providing dinner. Ms. Cooper announced that early voting for the Alaska State Primary Election was underway at Homer City Hall and noted that candidate packets were available for the November Borough election in the Borough Clerk's Office. Ms. Cooper also spoke in support of the Borough's Land Affordability Program (LAP).

President Tunseth thanked the Kachemak Bay Campus for hosting the meeting and the City of Homer for providing dinner. Mr. Tunseth thanked the presenters for their informational presentations and expressed his appreciation to the Mayor's staff and Borough Clerk Turner for their hard work.

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. August 18, 2026 6:00 PM
Regular Assembly Meeting
Betty J. Glick Assembly Chambers
Borough Administration Building
Remote participation available through Zoom
Meeting ID: 897 1694 8642 Passcode: 075938

ADJOURNMENT

With no further business to come before the assembly, President Tunseth adjourned the meeting at 8:12 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of August 4, 2026.

_____

Michele Turner, MMC, Borough Clerk

Approved by the Assembly: _____