Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Minutes - Final

Assembly

Ryan Tunseth, President
Kelly Cooper, Vice President
Nate Berga
Willy Dunne
Cindy Ecklund
Dale Eicher
Brent Hibbert
Lenora Niesen
Sarge Truesdell

Tuesday, October 6, 2026 **6:00 PM** **Betty J. Glick Assembly Chambers**
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.

ROLL CALL

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

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

Excused: 2 - Cindy Ecklund, and Nate Berga

Also present were:

Peter A. Micciche, Borough Mayor
Brandi Harbaugh, Finance Director
Sean Kelley, Borough Attorney
Michele Turner, Borough Clerk
Sue Ellen Essert, Deputy Borough Clerk

COMMITTEE REPORTS

Assembly Member Eicher stated the Finance Committee met and discussed its agenda items. *[6 Present: Cooper, Dunne, Eicher, Hibbert, Truesdell, Tunseth / 3*

Absent: Berga, Ecklund, Niesen]

Assembly Member Hibbert stated the Lands Committee met and discussed its agenda item. *[6 Present: Cooper, Dunne, Eicher, Hibbert, Truesdell, Tunseth / 3 Absent: Berga, Ecklund, Niesen]*

Assembly Member Truesdell stated the Policies and Procedures Committee met and discussed its agenda items. *[6 Present: Cooper, Dunne, Eicher, Hibbert, Truesdell, Tunseth / 3 Absent: Berga, Ecklund, Niesen]*

Assembly Member Dunne stated the Legislative Committee met and discussed its agenda item. *[6 Present: Cooper, Dunne, Eicher, Hibbert, Truesdell, Tunseth / 3 Absent: Berga, Ecklund, Niesen]*

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.

KPB-8010 September 15, 2026 Regular Assembly Meeting Minutes

approved

NEW BUSINESS

2026-047 A Resolution Authorizing the Expansion of New Central Peninsula Hospital Services for the Development of an Ear, Nose and Throat Service Line (Mayor)

adopted

2026-048 A Resolution Designating the Investment and Allocation Plan for the Borough's Land Trust Investment Fund and Establishing Appropriate Benchmarks to Measure Performance as of November 1, 2026 and for Calendar Year 2027 (Mayor)

[Clerk's Note: A 30-minute presentation was given during Finance Committee by Blake Phillips of Alaska Permanent Capital Management.]

adopted

2026-049 A Resolution Supporting the Eastland Trails Project in the

Cottonwood/Eastland Unit of Kachemak Bay State Park (Dunne)

[Clerk's Note: A seventh Whereas clause in Resolution 2026-049 was added to read:
"WHEREAS, the trail development provides for adequate separation between the trailhead and the residential communities in the area of Ratone Street and Elmer's Way; and"

SECTION 1 in Resolution 2026-049 was amended to read: "That the Assembly supports the development of the Eastland Trails in the Cottonwood Eastland Unit of the Kachemak Bay State Park. The Kenai Peninsula Borough supports the effort by nonprofit organizations to develop the Eastland Trails and cannot include Borough funding support because the Borough does not have general recreation and trails powers."]

Adopted as Amended

2026-19-13 An Ordinance Approving a Capital Improvement Project and Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund for a New Fire Alarm System at Central Peninsula Hospital (Mayor)

This Budget Ordinance was introduced and set for public hearing.

2026-19-14 Appropriating Supplemental Funds from the North Peninsula Recreation Service Area Capital Project Fund for the Nikiski Pool Well Replacement Project (Mayor)

This Budget Ordinance was introduced and set for public hearing.

KPB-8011 Approving a Right-of-Way Vacation; KPB File 2026-092V
Submitted by: No Surveyor / Joseph and Isabel Vesely
Request: Vacate Keyros Avenue as Dedicated by Pettifoggers Place Subdivision Keyros Addition, Plat KN 2005-16 Cohoe Area

[Clerk's Note: At its regular meeting of September 14, 2026, the Planning Commission unanimously approved the referenced petition to vacate.]

approved

KPB-8012 Approval of Precinct Boards, Canvass Board, and Absentee Voting Officials for the November 3, 2026 Regular Municipal Election (Borough Clerk)

approved

KPB-8028 Confirming an Appointment to the Resilience and Security Advisory Commission (Mayor)
Rollin Byron McCord, Central Seat, Term Expires 9/30/2028

approved

KPB-8027 Confirming an Appointment to the Road Service Area (Mayor)
Kathryn Thomas, Western Region, Term Expires 9/30/2029

approved

Approval of the Agenda and Consent Agenda as Amended

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

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

Absent: 2 - Ecklund, and Berga

PRESENTATIONS WITH PRIOR NOTICE - None

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

President Tunseth called for public comment with none being offered.

MAYOR'S REPORT

Mayor's Report Cover Memo

KPB-8026 Mayor's Report Cover Memo

1. Assembly Requests/Responses

2. Agreements and Contracts

a. KPB-8017 Authorization to Award a Contract for ITB27-009 324 West Fairview Avenue Site Demolition

b. KPB-8018 Authorization to Award a Contract for ITB27-010 Bruno Road Bridge Improvements

c. KPB-8019 Authorization to Award a Contract for ITB27-015 Water Sample Analysis

d. KPB-8020 Authorization to Award a Contract for ITB27-016 Central Peninsula Landfill Transfer Site Dumpsters

e. KPB-8021 Authorization to Award a Contract for RFP27-005 Kalifornsky Beach

Elementary Septic and Leach Field Redesign

3. Other

a. KPB-8022 Certification of the 2026 Personal Property Supplemental Assessment Roll

b. KPB-8023 Tax Adjustment Request Approval

c. KPB-8024 Revenue-Expenditure Report – August 2026

d. KPB-8025 Budget Revisions - August 2026

ITEMS NOT COMPLETED FROM PRIOR AGENDA

PUBLIC HEARINGS ON ORDINANCES

2026-30 An Ordinance Amending Borough Code, KPB 5.18.900, Regarding Sales Tax Definitions (Mayor)

Truesdell moved to enact Ordinance 2026-30.

President Tunseth called for public comment with none being offered.

Truesdell moved to amend Section 2 of Ordinance 2026-30 to read as follows:

"5.18.900. Definitions.
…
"Person" means an individual, trust, estate, fiduciary, partnership, limited liability company, limited liability partnership, corporation, or any other legal entity. [INCLUDES INDIVIDUALS AND EVERY PERSON RECOGNIZED IN LAW AND EVERY GROUP OF PERSONS WHO ACT AS A UNIT.]
…
"Seller" means a person making sales of property, products, or services. [INCLUDES PERSONS WHO ARE VENDORS OF PROPERTY, PERSONS FURNISHING SERVICES, THE LESSORS OF RENTAL SPACE OR GOODS, AND ALL PERSONS MAKING SALES, INCLUDING SPACE OR GOODS, AND ALL PERSONS MAKING SALES, INCLUDING CONSIGNEES AND PERSONS WHO CONDUCT SALES WHERE ITEMS WILL BE SOLD FOR A COMMISSION OR FEE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CHAPTER, "SELLER" INCLUDES ALL PERSONS ENGAGING IN SALES OF FIREWORKS REGARDLESS OF THE LENGTH OF TIME, DURATION, OR VOLUME OF SUCH SALES IN AHY CALENDAR YEAR.]
…"

The motion to amend Ordinance 2026-30 carried by the following vote:

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

Absent: 2 - Ecklund, and Berga

The motion to enact Ordinance 2026-30 as amended carried by the following vote:

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

Absent: 2 - Ecklund, and Berga

2026-31 An Ordinance Amending KPB 2.56.060 to Adopt the Seldovia Comprehensive Plan as the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Seldovia (Mayor)

Truesdell moved to enact Ordinance 2026-31.

President Tunseth called for public comment with none being offered.

The motion to enact Ordinance 2026-31 carried by the following vote:

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

Absent: 2 - Ecklund, and Berga

2026-32 An Ordinance Amending Borough Code, KPB 21.20.300, Regarding Motion Procedure in Hearing Officer Appeals (Mayor)

Truesdell moved to enact Ordinance 2026-32.

President Tunseth called for public comment with none being offered.

The motion to enact Ordinance 2026-32 carried by the following vote:

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

Absent: 2 - Ecklund, and Berga

UNFINISHED BUSINESS

PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Tunseth called for public comment with none being offered.

ASSEMBLY COMMENTS

Assembly Member Dunne stated he attended the Kachemak Bay National Estuarine Research Reserve meeting on September 11, 2026, and announced that the next meeting of the Resilience and Security Advisory Council was on October 14, 2026. Mr. Dunne also stated he attended the International Day of Peace event in Homer on September 20, 2026.

Assembly Member Niesen stated she was excited to hear that a director had been

selected for the North Peninsula Recreation Center.

Assembly Member Hibbert wished everyone a good evening.

Assembly Member Eicher reminded everyone that winter was approaching and it was time to switch to winter tires.

Assembly Member Truesdell stated he attended the October 5, 2026, school board meeting via Zoom and provided a brief update. Mr. Truesdell also wished his son a happy 25th birthday.

Vice President Cooper thanked the Clerk's Office for their hard work preparing for the upcoming election while continuing to manage their daily responsibilities. She also shared that she had received positive feedback from members of her community regarding their recent interactions with the Clerk's Office.

President Tunseth thanked the Clerk's Office staff for their work preparing for the upcoming election and recognized the challenges associated with moving the Borough's election to November. Mr. Tunseth also thanked the Mayor and his project staff for the updates and their hard work.

INFORMATIONAL MATERIALS AND REPORTS

KPB-8029 Cook Inlet Regional Citizens Advisory Council September Report

ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. Next meeting Information:

October 20, 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 6:55 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of October 6, 2026.

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Michele Turner, MMC, Borough Clerk

Approved by the Assembly: _____