



# 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*

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Tuesday, September 3, 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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Meeting ID: 895 1103 3332 Passcode: 193069

### 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-6271: August 6, 2024 Regular Assembly Meeting Minutes

KPB-6272: Commending Winners of the 34th Caring for the Kenai Competition and Recipients of the 2024 President's Environmental Youth Award

KPB-6291: Mayor's Proclamation Declaring September 2024 as "Hunger Action Month"

Resolution 2024-037: Establishing a Tourism Industry Working Group Tourism-Related Impacts

Resolution 2024-038: Approving a 2024 Revised Memorandum of Agreement Between the Kenai Peninsula Borough and the Cities

Resolution 2024-039: Adopting Joint Resolution No. 2024-002 of the Assembly of the Kenai Peninsula Borough and the Councils of the City of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, Supporting Cook Inlet Finfish Meetings be Held in Soldotna and Rotated Thereafter

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 2024-19-09: Repair and Replacement of the Water Service Line at North Peninsula Recreational Service Area's Pool Facility

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-6284: Petition to Vacate the Rowen Circle Right-of-Way in Stariski Meadows HM97-62

KPB-6285: Confirming an Appointment the Road Service Area Board

KPB-6288: Confirming an Appointment to the Seldovia Recreational Service Area Board

KPB-6286: Confirming Appointments to the Advisory Planning Commission

## ACTION ITEMS ELIGIBLE TO BE ADDED TO THE CONSENT AGENDA:

Ordinance 2023-19-56: Appropriating Funds from the General Fund for the Kenai Peninsula Borough Municipal Solid Waste Landfill Closure and Postclosure Care and Associated Liability

Ordinance 2024-19-03: Deobligating and Appropriating Program Funds and Approving a Scope of Work Change for the Healthy and Equitable Communities Program Grant to Support the Home Addressing Project

Ordinance 2024-19-04: Accepting and Appropriating Grant Funds in the Amount of \$450,000 from the State of Alaska on Behalf of Bear Creek Fire Service Area for Asphalt Paving and Associated Site Improvements at the Bear Creek Fire Station

Ordinance 2024-19-05: Re-Appropriating Funds to Provide for the Seward-Bear Creek Flood Service Area Contract to Restore the Revetment

Ordinance 2024-22: Authorizing the Assessor to Accept One (1) Late-Filed Senior Citizen Exemption



## Application

Ordinance 2024-24: Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings

**APPROVAL OF MINUTES**

- \*1. [KPB-6271](#) August 6, 2024 Regular Assembly Meeting Minutes

Attachments: [August 6, 2024 Regular Assembly Meeting Minutes](#)

**COMMENDING RESOLUTIONS AND PROCLAMATIONS**

- \*1. [KPB-6272](#) A Resolution Commending the Winners of the 34th Caring for the Kenai Competition and Recipients of the 2024 President's Environmental Youth Award (Cox, Mayor)

Attachments: [2024 Caring for the Kenai](#)

2. [KPB-6291](#) Mayor's Proclamation Declaring September 2024 as "Hunger Action Month"

Attachments: [Mayor's Proclamation - Hunger Action Month 09.03.24](#)

**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-6274](#) Legislative Update with Senator Jesse Bjorkman

**MAYOR'S REPORT**

[KPB-6289](#) Mayors Cover Memo

Attachments: [Mayor's Report 09.03.24](#)

1. Assembly Requests/Responses

None

2. Agreements and Contracts

- a. [KPB-6275](#) Authorization to Award a Contract for ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation

Attachments: [Authorization to Award Contract ITB25-005 Kenai Safe Egress Spruce Bark Bee](#)

- b. [KPB-6276](#) Authorization to Award a Contract for ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2  
*Attachments:* [Authorization to Award Contract - ITB25-007 Panoramic Drive Gravel Road Proj](#)
- c. [KPB-6277](#) Authorization to Award a Contract for ITB25-010 CES Fire Station #1 Quality Control Testing  
*Attachments:* [Authorization to Award Contract ITB25-010 CES Fire Station #1 Air Quality Con](#)
- d. [KPB-6278](#) Authorization to Award a Contract for RFP24-020 Road Improvement Assessment District Projects FY25  
*Attachments:* [Authorization to Award Contract - RFP24-020 FY25 RIAD Projects 07.31.24](#)
3. Other
- a. [KPB-6279](#) Request for Determination by Mayor that an Emergency Is Imminent for Procurement and OEM Contingency Fund Purposes—Seward/Bear Creek Area  
*Attachments:* [Request for Determination by Mayor that an Emergency Is Imminent for Procure](#)
- b. [KPB-6280](#) Capital Project Reports – June 30, 2024  
*Attachments:* [Capital Project Reports - June 30, 2024](#)
- c. [KPB-6281](#) Budget Revisions – July 2024  
*Attachments:* [Budget Revisions - July 2024](#)
- d. [KPB-6282](#) Revenue-Expenditure Report – July 2024  
*Attachments:* [Revenue-Expenditure Report - July 2024](#)
- e. [KPB-6283](#) Tax Adjustment Request Approval  
*Attachments:* [Tax Adjustment Request Approval 08.15.24](#)

## **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. [2023-19-56](#) An Ordinance Appropriating Funds from the General Fund for the Kenai Peninsula Borough Municipal Solid Waste Landfill Closure and Postclosure Care and Associated Liability (Mayor)  
  
*Attachments:* [Ordinance 2023-19-56](#)  
[Memo](#)
2. [2024-19-03](#) An Ordinance Deobligating and Appropriating Program Funds and Approving a Scope of Work Change for the Healthy and Equitable Communities Program Grant to Support the Home Addressing Project (Mayor)  
  
*Attachments:* [Ordinance 2024-19-03](#)  
[Memo](#)
3. [2024-19-04](#) An Ordinance Accepting and Appropriating Grant Funds in the Amount of \$450,000 from the State of Alaska on behalf of Bear Creek Fire Service Area for asphalt paving and associated site improvements at the Bear Creek Fire Station (Mayor)  
  
*Attachments:* [Ordinance 2024-19-04](#)  
[Memo](#)  
[Advisory Board Recommendations](#)
4. [2024-19-05](#) An Ordinance Re-Appropriating Funds to Provide for the Seward-Bear Creek Flood Service Area Contract to Restore the Revetment (Mayor)  
  
*Attachments:* [Ordinance 2024-19-05](#)  
[Memo](#)
5. [2024-22](#) An Ordinance Authorizing the Assessor to Accept One (1) Late-Filed Senior Citizen Exemption Filed After March 31 and Providing an Exception to KPB 5.12.040 (Mayor)  
  
*Attachments:* [Ordinance 2024-22](#)  
[Memo](#)

Ordinances referred to Lands Committee

6.     [2024-24](#)     An Ordinance Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

Attachments:     [Ordinance 2024-24](#)  
                          [LAYDOWN Amendment Memo 1](#)  
                          [LAYDOWN Amendment Memo 2](#)  
                          [Memo](#)  
                          [Exhibit A - Retention Parcels](#)  
                          [Exhibit A Parcel Maps](#)  
                          [Exhibit B - Sale Parcels](#)  
                          [Exhibit B Parcel Maps](#)  
                          [Tax Foreclosure Vicinity Map](#)  
                          [Advisory Board Recommendations](#)

7.     [2024-25](#)     An Ordinance Amending KPB 21.18.025 to Address Adoptions and Deletions of Anadromous Waters within the South District of the KPB 21.18 Appendix that have been Identified in the "Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish" Published by the Alaska Department of Fish and Game (Mayor)

Attachments:     [Ordinance 2024-25](#)  
                          [Memo](#)  
                          [Proposed Appendix South District](#)  
                          [Maps South District](#)  
                          [Advisory Board Recommendations](#)

## UNFINISHED BUSINESS

## NEW BUSINESS

### 1. Resolutions

Resolutions referred to Finance Committee

- \*a.     [2024-037](#)     A Resolution Establishing a Tourism Industry Working Group to Evaluate the Balance Between Positive and Negative Tourism-Related Impacts on Kenai Peninsula Borough Costs and Services (Mayor, Cooper)

Attachments:     [Resolution 2024-037](#)  
                          [Memo](#)

## Resolutions referred to Policies and Procedures Committee

- \*b. [2024-038](#) A Resolution Approving a 2024 Revised Memorandum of Agreement Between the Kenai Peninsula Borough and the Cities of Homer, Kenai, Seldovia, Seward and Soldotna, for the Purpose of Intergovernmental Administration of Borough and City Elections (Johnson at the Request of the Borough Clerk)

Attachments:[Resolution 2024-038](#)[Memo](#)[2024 Revised MOA](#)[Soldotna Reso 2024-023](#)[Kenai Reso 2024-36](#)[Homer Reso 24-084](#)

- \*c. [2024-039](#) A Resolution Adopting Joint Resolution No. 2024-002 of the Assembly of the Kenai Peninsula Borough and the Councils of the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, Supporting the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish Meetings be Held in Soldotna, Alaska, and Rotated Thereafter Among the Three Primary Affected Boroughs (Anchorage, Mat-Su and Kenai Peninsula) to Provide Resource Stakeholders with the Opportunity to be Present at Public Discussions Affecting the Management of their Resources (Mayor)

Attachments:[Resolution 2024-039](#)[Memo](#)[Joint Resolution\\_JR2024-002](#)[Joint Resolution-Board of Fish Meeting Proposal](#)[LAYDOWN Soldotna R2024-026](#)

## 2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

- \*a. [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) (Hearing on 09/17/24)

Attachments:

[Ordinance 2024-19-06](#)

[Memo](#)

[Reference Copy O2016-15](#)

[Reference Copy R2016-067](#)

- \*b. [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) (Hearing on 09/17/24)

Attachments:

[Ordinance 2024-19-07](#)

[Memo](#)

[Purchase Agreement](#)

[Vicinity Map](#)

- \*c. [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) (Hearing 09/17/24)

Attachments:

[Ordinance 2024-19-08](#)

[Memo](#)

- \*d. [2024-19-09](#) 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 09/17/24)

Attachments:

[Ordinance 2024-19-09](#)

[Memo](#)

[Statement of Probable Cost](#)

[Reference Copy R2013-022](#)

- \*e. [2024-19-10](#) An Ordinance Redirecting Previously Appropriated Solid Waste Capital Project Funds for Projects at Solid Waste Facilities in Seward and Homer (Mayor) (Hearing on 09/17/24)

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

- \*f. [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) (Hearing on 09/17/24)

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

### 3. Other

Other items referred to Lands Committee

- \*a. [KPB-6284](#) Petition to Vacate the Rowen Circle Right-of-Way in Stariski Meadows HM97-62 Adjacent to Lots 13-16 and 45-47 in the Happy Valley Area

[Clerk's Note: At its regularly scheduled meeting of August 12, 2024 the Kenai Peninsula Borough Planning Commission approved the proposed vacation by unanimous consent.]

Attachments: [Assembly Memo ROWV Rowen Circle](#)

Other items referred to Policies and Procedures Committee

- \*b. [KPB-6285](#) Confirming an Appointment the Road Service Area Board (Mayor)

Road Service Area  
James Fellman, Central Seat, Term Expires 10/2027  
Edward Holsten, East Seat, Term Expires 10/2027

Attachments: [Appointments to Road Service Area Board](#)

- \*c. [KPB-6288](#) Confirming an Appointment to the Seldovia Recreational Service Area Board (Mayor)

Seldovia Recreational Service Area  
Piper Paulish, Seat A, Term Expires 10/2027

Attachments: [Appointment to Seldovia Recreational Service Area Board](#)

- \*d. [KPB-6286](#) Confirming Appointments to the Advisory Planning Commissions (Mayor)

Anchor Point  
Jeff Kirchner, Seat G, Term Expires 09/30/2027

Cooper Landing  
David Story, Seat E, Term Expires 09/30/2027  
Kathryn Recken, Seat F, Term Expires 09/30/2027

Funny River  
Allen Rasmusen, Seat C, Term Expires 09/30/2027

Attachments: [Appointments to Advisory Planning Commissions](#)

## PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

### ASSEMBLY COMMENTS

### PENDING LEGISLATION

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

- [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](#)



[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

1. [KPB-6287](#) 2024 Community Meeting Schedule

Attachments:

[2024 Community Meeting Schedule](#)

## ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. Next meeting Information

## ADJOURNMENT

*The next meeting of the Kenai Peninsula Borough Assembly will be held on January 21, 2014, at 6:00 P.M. in the Borough Assembly Chambers, Soldotna, Alaska.*

*This meeting will be broadcast on KDLL-FM 91.9 (Central Peninsula), KBBF-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](http://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](http://www.kpb.us) for copies of the agenda, meeting minutes, ordinances and resolutions.*



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Minutes - Draft

### Assembly

*Brent Johnson, President*

*Tyson Cox, Vice President*

*Kelly Cooper*

*Cindy Ecklund*

*Bill Elam*

*Brent Hibbert*

*Peter Ribbens*

*Ryan Tunseth*

*Mike Tupper*

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Tuesday, August 6, 2024

6:00 PM

Council Chambers, Homer City Hall  
491 E. Pioneer Avenue, Homer

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Meeting ID: 895 1103 3332 Passcode: 193069

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

The invocation was given by Frank Alioto Chaplain for Central Emergency Services.

### ROLL CALL

**Present:** 9 - Brent Hibbert, Cindy Ecklund, Mike Tupper, Brent Johnson, Tyson Cox, Ryan Tunseth, Kelly Cooper, Peter Ribbens, and Bill Elam

Also present were:

Peter A. Micciche, Borough Mayor  
Brandi Harbaugh, Finance Director  
Sean Kelley, Borough Attorney  
Michele Turner, Borough Clerk  
Jason Kasper, Deputy Borough Clerk

### COMMITTEE REPORTS

Assembly Member Ribbens stated the Finance Committee met and discussed its agenda items.

*[9 Present: Cox, Cooper, Ecklund, Elam (arrived 1:10 pm), Hibbert, Ribbens, Tunseth, Tupper, Johnson]*

Assembly Member Ecklund stated the Lands Committee met and discussed its agenda items.

*[9 Present: Cox, Cooper, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson]*

Assembly Member Chesley stated the Policies and Procedures Committee met and discussed its agenda items.

*[9 Present: Cox, Cooper, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson]*

Assembly President Johnson stated the Committee of the Whole met and discussed its agenda items.

*[9 Present: Cox, Cooper, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson]*

Cox moved to approve the agenda and consent agenda.

## APPROVAL OF 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-6210](#) July 9, 2024 Regular Assembly Meeting Minutes  
approved.

[KPB-6229](#) Commending the Kachemak Bay National Estuarine Research Reserve's 25th Anniversary (Johnson, Mayor)  
This Commending Resolution was adopted.

[KPB-6254](#) A Resolution Commending Kristen Faulkner for Winning an Olympic Gold Medal in Cycling (Johnson, Mayor)

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

[2023-19-55](#) An Ordinance Recording FY2024 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)

[Clerk's Note: Section 1 was amended to read, "That FY2024 revenue budgets are increased by the following amounts to reflect funds the Department of Administration, Division of Retirement & Benefits received on behalf of the Kenai Peninsula Borough:

General fund \$238,175.00 | Nikiski Fire Service Area \$71,153.00 | Bear Creek Fire Service Area \$6,091.00 | Western Emergency Service Area \$27,086.00 | Central

Emergency Services \$146,216.00 | Kachemak Emergency Service Area \$18,996.00  
 | North Peninsula Recreation Service Area \$17,350.00 | Road Service Area  
\$18,510.00 | School Maintenance \$108,813.00 | Land Trust \$12,485.00 | Seward  
 Bear Creek Flood Service Area \$4,013.00 | 911 Emergency Communications  
\$48,047.00 | Solid Waste \$43,446.00 | Risk Management \$11,262.19 | Fund  
\$771,643.19” and

Section 2 was amended to read, "That \$771,643.19 is appropriated to the following accounts:

100-11110-00000-40221 \$ 97.00 | 100-11120-00000-40221 \$7,074.00  
100-11130-00000-40221 \$1.00 | 100-11140-00000-40221 \$3,954.00 |  
100-11210-00000-40221 \$9,018.00 | 100-11227-00000-40221 \$21,899.00 |  
100-11230-00000-40221 \$10,082.00 | 100-11231-00000-40221 \$30,764.00 |  
100-11232-00000-40221 \$6,495.00 | 100-11233-00000-40221 \$2,438.00 |  
100-11235-00000-40221 \$2,044.00 | 100-11250-00000-40221 \$9,773.00 |  
100-11310-00000-40221 \$15,071.00 | 100-11410-00000-40221 \$9,265.00 |  
100-11430-00000-40221 \$17,820.00 | 100-11440-00000-40221 \$11,533.00 |  
100-11441-00000-40221 \$7,783.00 | 100-11510-00000-40221 \$20,556.00 |  
100-11520-00000-40221 \$25,555.00 | 100-21110-00000-40221 \$17,578.00 |  
100-21135-00000-40221 \$9,375.00 | 206-51110-00000-40221 \$71,153.00 |  
207-51210-00000-40221 \$6,091.00 | 209-51410-00000-40221 \$27,086.00 |  
211-51610-00000-40221 \$146,216.00 | 212-51810-00000-40221 \$18,996.00 |  
225-61110-00000-40221 \$17,350.00 | 236-33950-00000-40221 \$18,510.00 |  
241-11235-00000-40221 \$2,040.00 | 241-41010-00000-40221 \$106,773.00 |  
250-21210-00000-40221 \$12,485.00 | 259-21212-00000-40221 \$4,013.00 |  
264-11255-00000-40221 \$48,047.00 | 290-32010-00000-40221 \$11,262.00 |  
290-32122-00000-40221 \$24,254.00 | 290-32310-00000-40221 \$7,621.00 |  
290-32570-00000-40221 \$309.00 | 700-11234-00000-40221 \$11,262.19 | \$  
771,643.19”

**This Budget Ordinance was enacted as amended.**

#### 2024-19-02

An Ordinance Re-Appropriating Funds to Provide for KPB Public Relations, Tourism Promotion, and Economic Development (Mayor)

**This Budget Ordinance was enacted.**

#### 2024-18

An Ordinance Authorizing the Assessor to Accept One Late-Filed Disabled Veteran Disability Documentation Filed After March 31 and Providing an Exception to KPB 5.12.040(B) (Mayor)

**This Ordinance was enacted.**

#### 2024-21

An Ordinance Accepting Emergency Response Equipment from the Bear Creek Volunteer Fire & EMS, Inc. ("BCV") on Behalf of Bear

Creek Fire Service Area and Reconveying Used Equipment Back to BCV (Mayor)

**This Ordinance was enacted.**

#### New Business

[2024-033](#) A Resolution Authorizing the Mayor to Execute the Fiscal Year 2025 Alaska Land Mobile Radio Communication System Membership Agreements (Mayor)

**This Resolution was adopted.**

[2024-034](#) A Resolution Authorizing a Sole Source Award to Phillips Scales for Services and Materials (Mayor)

**This Resolution was adopted.**

[2024-035](#) A Resolution Authorizing the Mayor to Execute a Joint Funding Agreement with the U.S. Department of the Interior, U.S. Geological Survey to Cooperatively Maintain the Stream River Gages and Gaging Stations (Mayor)

**This Resolution was adopted.**

[2024-036](#) A Resolution Declaring the Kenai Peninsula Borough's Official Intent to Reimburse Itself from Proceeds of a Tax-Exempt Financing for Certain Expenditures Made/Or to Be Made in Connection with Capital Improvements to the South Peninsula Hospital and Campus, all Located in the South Kenai Peninsula Hospital Service Area (Mayor)

**This Resolution was adopted.**

[2023-19-56](#) An Ordinance Appropriating Funds from the General Fund for the Kenai Peninsula Borough Municipal Solid Waste Landfill Closure and Postclosure Care and Associated Liability (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[2024-19-03](#) An Ordinance Deobligating and Appropriating Program Funds and Approving a Scope of Work Change for the Healthy and Equitable Communities Program Grant to Support the Home Addressing Project (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[2024-19-04](#) An Ordinance Accepting and Appropriating Grant Funds in the Amount of \$450,000 from the State of Alaska on behalf of Bear Creek Fire

Service Area for asphalt paving and associated site improvements at the Bear Creek Fire Station (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[2024-19-05](#) An Ordinance Re-Appropriating Funds to Provide for the Seward-Bear Creek Flood Service Area Contract to Restore the Revetment (Mayor)

**This Budget Ordinance was introduced and set for public hearing.**

[2024-16](#) An Ordinance Approving the Use of Funds for the Costs of Distributing Promotional Information about Ballot Proposition No. 1 Seeking Voter Approval for the Issuance of Bonds to Pay for the South Peninsula Hospital and Campus Expansion, Renovation, and Acquisition Projects to Ensure Compliance with Legal Restrictions on the Use of Borough Funds and Assets Related to Ballot Propositions (Mayor) (Shortened Hearing on 08/06/24)

**This Ordinance was introduced and set for public hearing.**

[2024-22](#) An Ordinance Authorizing the Assessor to Accept One (1) Late-Filed Senior Citizen Exemption Filed After March 31 and Providing an Exception to KPB 5.12.040 (Mayor)

**This Ordinance was introduced and set for public hearing.**

[2024-24](#) An Ordinance Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

**This Ordinance was introduced and set for public hearing.**

[2024-25](#) An Ordinance Amending KPB 21.18.025 to Address Adoptions and Deletions of Anadromous Waters within the South District of the KPB 21.18 Appendix that have been Identified in the "Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish" Published by the Alaska Department of Fish and Game (Mayor)

**This Ordinance was introduced and set for public hearing.**

[KPB-6224](#) Approving the Proposition Summary to be included in the Voter Pamphlet for Proposition No. 1: South Peninsula Hospital Service Area General Obligation Bonds

**approved.**

[KPB-6225](#) Confirming an Appointment to the Planning Commission (Mayor)

Paul J. Whitney, City of Soldotna Seat, Term Expires 07/31/27  
approved.

[KPB-6226](#) Confirming the Appointment to Service Area Board (Mayor)

Eastern Peninsula Emergency  
Judy Ingersoll, Seat D, Term Expires 10/2026  
approved.

[KPB-6227](#) Confirming an Appointment to the Advisory Planning Commission  
(Mayor)

Funny River  
Donavan Fritz, Seat A, Term Expires 09/30/26  
approved.

[2024-23](#) WITHDRAWN BY SPONSOR An Ordinance Amending KPB  
5.12.060 Regarding Appellants Requesting a Board of Equalization  
Hearing Date Change and Reconsideration by the Board (Johnson)  
(Hearing on 09/03/24)

#### Approval of the Agenda and Consent Agenda

President Johnson called for public comment

**Katherine Schake**, Kachemak Bay National Estuarine Research Reserve Manager  
thanked the Assembly for the Commending Resolution.

**Alana Greear**, provided at brief update regdring the Homer Senior Center and  
thanked the borough for their continued support.

**Derotha Ferrero**, South Peninsula Hospital spoke in support of Ordinance 2024-16  
and the Propositon Summary for Proposition 2 - South Peninsula Hospital Service  
Area General Obligation Bonds.

**Scott Adams**, spoke in opposition to Resolution 2024-16 and Ordinance 2024-16.

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

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



Yes: 9 - Hibbert, Ecklund, Tupper, Johnson, Cox, Tunseth, Cooper, Ribbens, and Elam

## COMMENDING RESOLUTIONS AND PROCLAMATIONS

[KPB-6229](#) Commending the Kachemak Bay National Estuarine Research Reserve's 25th Anniversary (Johnson, Mayor)

*[Clerk's Note: President Johnson presented the Commending Resolution to Katherine Schake, Manager of Kachemak Bay National Estuarine Research Reserve.]*

[KPB-6254](#) A Resolution Commending Kristen Faulkner for Winning an Olympic Gold Medal in Cycling (Johnson, Mayor)

*[Clerk's Note: Mayor Micciche read the Commending Resolution.]*

## PRESENTATIONS WITH PRIOR NOTICE

1. [KPB-6208](#) South Peninsula Hospital Quarterly Report, Ryan Smith CEO

2. [KPB-6209](#) Kachemak Bay Recovery Connection, Willy Dunne

*[Clerk's Note: A presentation was given by Jaclyn Rainwater and Willy Dunne.]*

## MAYOR'S REPORT

[KPB-6228](#) Mayors Cover Memo

1. Assembly Requests/Responses

2. Agreements and Contracts

a. [KPB-6230](#) Authorization to Award a Contract for ITB25-002 Brushing Vegetation Control - South Region, Units 3, 4 & 5

b. [KPB-6231](#) Authorization to Award a Contract for ITB25-003 Brushing Vegetation Control - West Region, Units 2, 6 & 7

c. [KPB-6232](#) Authorization to Award a Contract for ITB25-004 Brushing Vegetation Control - Central Region, Units 1, 2 & 10

d. [KPB-6233](#) Authorization to Award a Contract for ITB24-051 Gravel Road Projects - North Region, Unit 2

e. [KPB-6234](#) Authorization to Award a Contract for ITB24-052 Gravel Road Projects - South Region, Units 5, 7 & 8

- f. [KPB-6235](#) Authorization to Award a Contract for ITB24-053 Gravel Road Projects - West Region, Units 1 & 2
  - g. [KPB-6236](#) Authorization to Award a Contract for ITB24-054 Gravel Road Projects - Central Region, Unit 4
  - h. [KPB-6212](#) Authorization to Award a Contract ITB24-055 CES Fire Station #1 Construction
  - i. [KPB-6213](#) Authorization to Award a Contract ITB24-058 Seclusion Street and Robin, Lourdes & Roberts Avenues West Capital Improvement Project
  - j. [KPB-6214](#) Authorization to Award a Contract ITB24-061 Goodrich Street and Center Avenue Capital Improvement Project
  - k. [KPB-6215](#) Authorization to Award a Contract ITB25-001 Brushing Vegetation Control - N1, 2 & 3
3. Other
- a. [KPB-6216](#) Budget Revisions – June 2024
  - b. [KPB-6217](#) Revenue-Expenditure Report – June 2024
  - c. [KPB-6218](#) Litigation Status Report – Quarter Ending 6/30/24
  - d. [KPB-6219](#) Tax Adjustment Request Approval
  - e. [KPB-6220](#) FY24-4Q Grant Reports

#### **PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

President Johnson called for public comment.

**Alex Koplin**, Homer addressed the Assembly regarding funding education, borough and city elections. He thanked Mr. Tupper and Ms. Cooper for their service on the Assembly.

**Therese Lewendowski**, Homer addressed the Assembly regarding senior exemptions and the voter pamphlet.

**Milli Martin**, Homer thanked Mr. Tupper for his service as well as the entire Assembly.

**Paul Seaton**, Homer addressed the Assembly regarding the opioid problem and encouraged everyone to have an advance directive.

**Scott Adams**, Homer spoke in opposition to Resolution 2024-036, Ordinance 2024-16 and senior exemptions.

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

## ITEMS NOT COMPLETED FROM PRIOR AGENDA

### PUBLIC HEARINGS ON ORDINANCES

[2024-20](#) An Ordinance Amending KPB 2.56.007 to Incorporate the Funny River Community Plan as an Element of the 2019 Kenai Peninsula Borough Comprehensive Plan for that Portion of the Borough (Mayor)

**Ecklund moved to enact Ordinance 2024-20.**

President Johnson called for public comment.

The following people spoke in support of Ordinance 2024-20:

**Glenda Radvansky**, Funny River

**Jim Harpring**, Funny River

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

**The motion to enact Ordinance 2024-20 carried by the following vote:**

**Yes:** 9 - Hibbert, Ecklund, Tupper, Johnson, Cox, Tunseth, Cooper, Ribbens, and Elam

## UNFINISHED BUSINESS

### PUBLIC COMMENTS AND PUBLIC PRESENTATIONS

President Johnson called for public comment with none being offered.

### ASSEMBLY COMMENTS

Assembly Member Hibbert thanked Homer for their hospitality and for both presentations.

Assembly Member Tunseth echoed his thanks to the City of Homer and the Council Members. He reminded everyone to be cautious on the roads as school starts on August 21. He provided an update of the last school board meeting. Mr. Tunseth stated he attending the last Oilers' game of the season where the King of the River

Food Drive was also held that had over 50,000 pounds of food donated and the City of Kenai was the winner. He wished his wife a happy birthday.

Assembly Member Ribben thanked the City of Homer as well and stated he looked forward to camping on the beach. He stated the service area was a powerful tool for communities that desire to have specific services in their area. Mr. Ribbens also discussed capital improvements such as those proposed at South Peninsula Hospital, stating that it would pay dividends for decades to come.

Vice President Cox thanked the City of Homer for hosting the Assembly. He reminded everyone of school starting as well, and to please watch out for kids. He reminded everyone that soon, school representatives would be presenting to the Assembly.

Assembly Member Tupper thanked the City of Homer for hosting the Assembly, as well as the Assembly and Administration for traveling to Homer.

Assembly Member Cooper thanked the City of Homer for hosting the Assembly. She thanked Guy Rosi, Kachemak City Council Member for attending the meeting. She congratulated Melissa Jacobson for her promotion to Homer City Manager. Ms. Cooper also thanked Franco Venuti for his service on the Homer Planning Commission and the borough Planning Commission.

Assembly Member Ecklund thanked the City of Homer for setting a fine example for hosting the Assembly. She stated she was hoping the meetings with all the borough cities, councils and mayors could begin again. Ms. Ecklund reminded everyone to be careful on the roads when school starts and remember that sports start before the first day of school. She asked everyone to sign up to be a substitute teacher.

Assembly Member Elam appreciated the warm hosting of the City of Homer. He stated he attending the Central Emergency Services ground breaking ceremony. He thanked the Funny River Advisory Planning Commission for all their hard work. Mr. Elam stated he attended his son's soccer games and it was great to see the community involvement in those events. He wished is son, James happy birthday.

President Johnson appreciated having dinner with Homer City Council Members and the Mayor. He shared that Homer formed a Public Utility District, which funded the building the hospital. He thanked Brian and Lisa Gabriel for their ingenuity in seine fishing and stated they were taking that idea to the Board of Fish.

## INFORMATIONAL MATERIALS AND REPORTS

## ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

1. September 3, 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

With no further business to come before the assembly, President Johnson adjourned the meeting at 8:15 p.m.

I certify the above represents accurate minutes of the Kenai Peninsula Borough Assembly meeting of August 6, 2024.

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk

Approved by the Assembly: \_\_\_\_\_

Introduced by: Cox, Mayor  
Date: 09/03/24  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
COMMENDING RESOLUTION**

**A RESOLUTION COMMENDING THE WINNERS OF THE 34<sup>TH</sup> CARING FOR THE  
KENAI COMPETITION AND RECIPIENTS OF THE 2024 PRESIDENT’S  
ENVIRONMENTAL YOUTH AWARD**

**WHEREAS,** the Environmental Protection Agency, in partnership with the White House Council on Environmental Quality, announced Tuesday that the winners of the 34<sup>th</sup> Caring for the Kenai Competition had been selected to receive the prestigious President’s Environmental Youth Award (PEYA); and

**WHEREAS,** the PEYA Program has recognized outstanding community-level environmental projects by K-12 youth for more than 50 years; and

**WHEREAS,** a team from Girl Scout Troop 210 made up of Caitlyn Eskelin (KCHS), Emma Hindman (River City Academy), Kadie Newkirk (Connections) and Lyberty Stockman (SoHi) claimed 1<sup>st</sup> Place honors in this year’s CFK and were nominated and selected for the PEYA award; and

**WHEREAS,** to help prevent manmade wildfires, the girls built and deployed a bucket lending tree near a water source at campgrounds in the Kenai National Wildlife Refuge, for campers to fill, douse fires, and return the bucket for someone else to use; and

**WHEREAS,** it marks the 8<sup>th</sup> time that youth from the Kenai Peninsula community have been chosen as distinguished PEYA recipients; and

**WHEREAS,** the students are invited to attend an awards presentation in Washington D.C. August 1<sup>st</sup>;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI  
PENINSULA BOROUGH:**

**SECTION 1.** That the Kenai Peninsula Borough Assembly recognizes and commends Caitlyn Eskelin (KCHS), Emma Hindman (River City Academy), Kadie Newkirk (Connections) and Lyberty Stockman (SoHi) for the innovative spirit, hard work, and commitment they displayed executing their bucket tree fire prevention project, winning first place in the 2024 Caring for the Kenai program and being awarded the President’s Environmental Youth Award (PEYA),

**SECTION 2.** That a copy of this resolution will be presented to Caitlyn Eskelin, Emma Hindman, Kadie Newkirk, and Lyberty Stockman (SoHi), and program creator Merrill Sikorski with the appreciation and thanks of the Assembly.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF SEPTEMBER, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

# Kenai Peninsula Borough

## Alaska

### Proclamation

**WHEREAS**, with deep concern for the more than 44 million Americans nationwide who face difficulty assuring where their families' next meal will come from, including nearly 100,000 Alaskans—30,110 of whom are children—who face food insecurity, the Kenai Peninsula Borough joins with the Kenai Peninsula Food Bank to support the National Hunger Awareness campaign to feed the hungry; and

**WHEREAS**, more than 22,100 individuals on the Kenai Peninsula rely on food provided by the members of the Kenai Peninsula Food Bank annually; and

**WHEREAS**, over 19% of the children in the Kenai Peninsula Borough struggle with food insecurity; and

**WHEREAS**, the Kenai Peninsula Borough is committed to raising awareness and inspiring action to combat hunger in every part of our Borough and to provide additional resources that citizens of the Kenai Peninsula Borough need; and

**WHEREAS**, the Kenai Peninsula Borough is committed to working with the Kenai Peninsula Food Bank to educate people about the role and importance of food banks in addressing hunger and raising awareness of the need to devote more resources and attention to hunger issues; and

**WHEREAS**, Kenai Peninsula Food Bank, in partnership with over 45 other nonprofit organizations, distributed more than 1.2 million pounds of food across the Peninsula in 2023 through its network of food pantries, soup kitchens, shelters, and other community organizations; served over 23,800 people using government commodities, and even more through food donations; distributed over 4,500 senior boxes; and served over 22,000 meals on-site through remote distribution; and

**WHEREAS**, the Kenai Peninsula Food Bank will host numerous events throughout the month of September to bring awareness and attention to encourage involvement in efforts to end hunger in their local community:

**NOW THEREFORE**, I, Peter A. Micciche, Mayor of the Kenai Peninsula Borough, do hereby proclaim the month of September 2024, as

### *Hunger Action Month*

in the Kenai Peninsula Borough, and encourage its citizens and businesses to join in supporting the members of the Kenai Peninsula Food Bank during this national campaign to provide additional resources for the hungry Alaskans they serve and for its year-round efforts to Feed the Hungry.



Peter A. Micciche  
Kenai Peninsula Borough Mayor





# CPGH, Inc. Quarterly Report

Prepared for  
The Kenai Peninsula Borough  
Assembly and Administration  
September 3, 2024

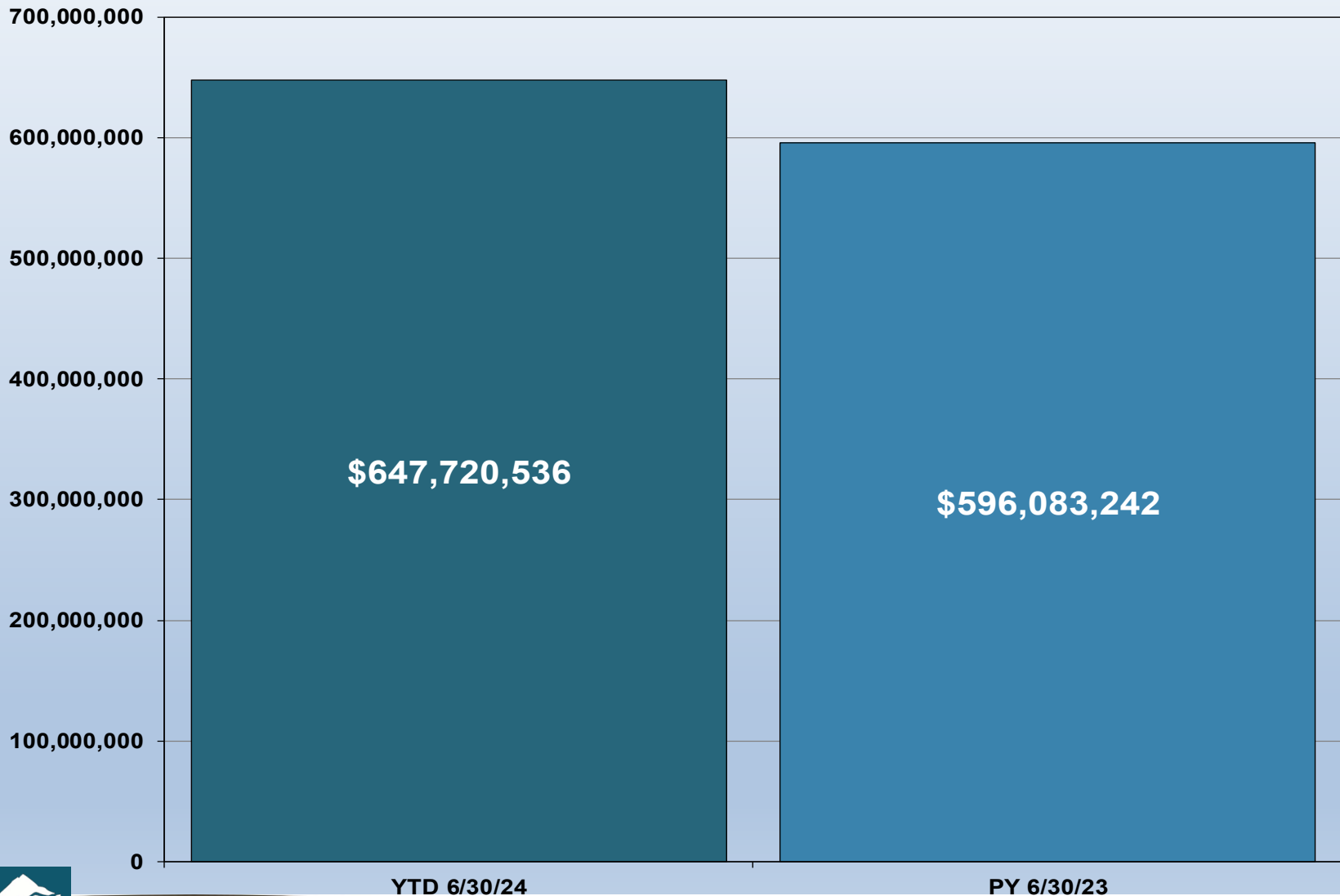


# Presentation Agenda

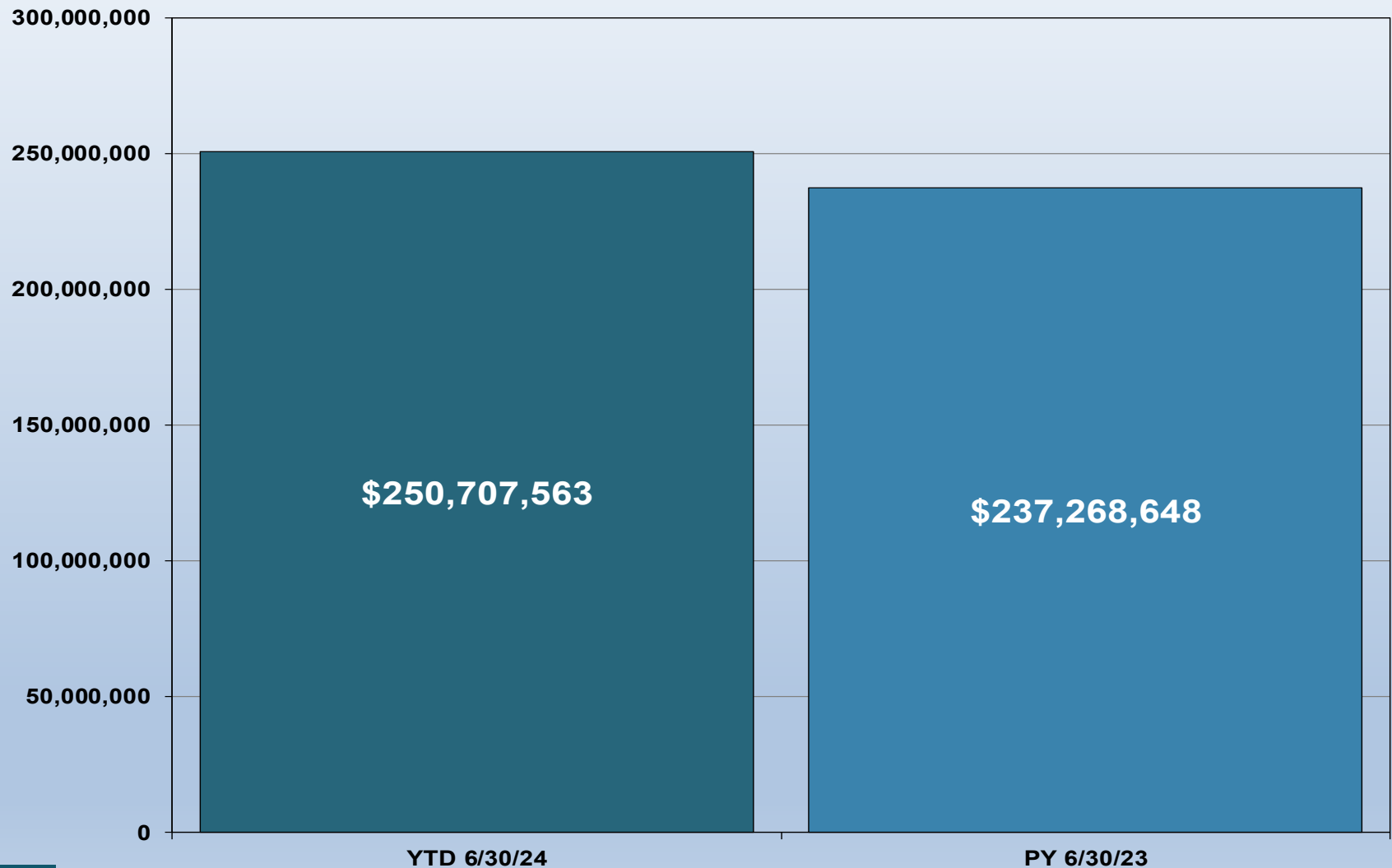
- Finance Report (Unaudited-Draft) as of June 30, 2024
- Community Benefit Program and Bad Debt FY24
- PREF Update
- Statistical Review FY24
- Bonds & Community Benefits – A 13-Year Lookback
- New Staff at CPGH, Inc.



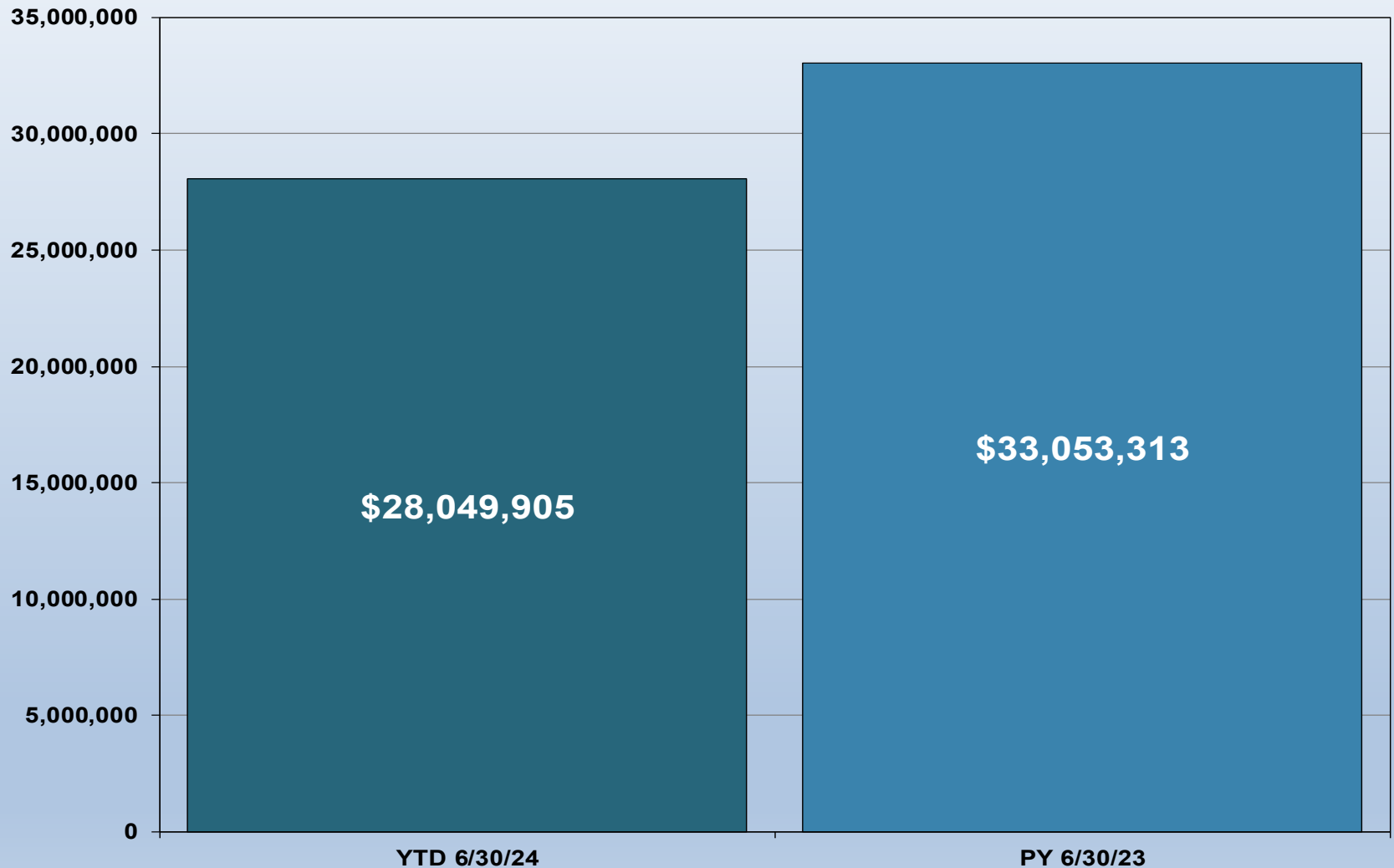
# CPH Gross Patient Revenue – FY2024



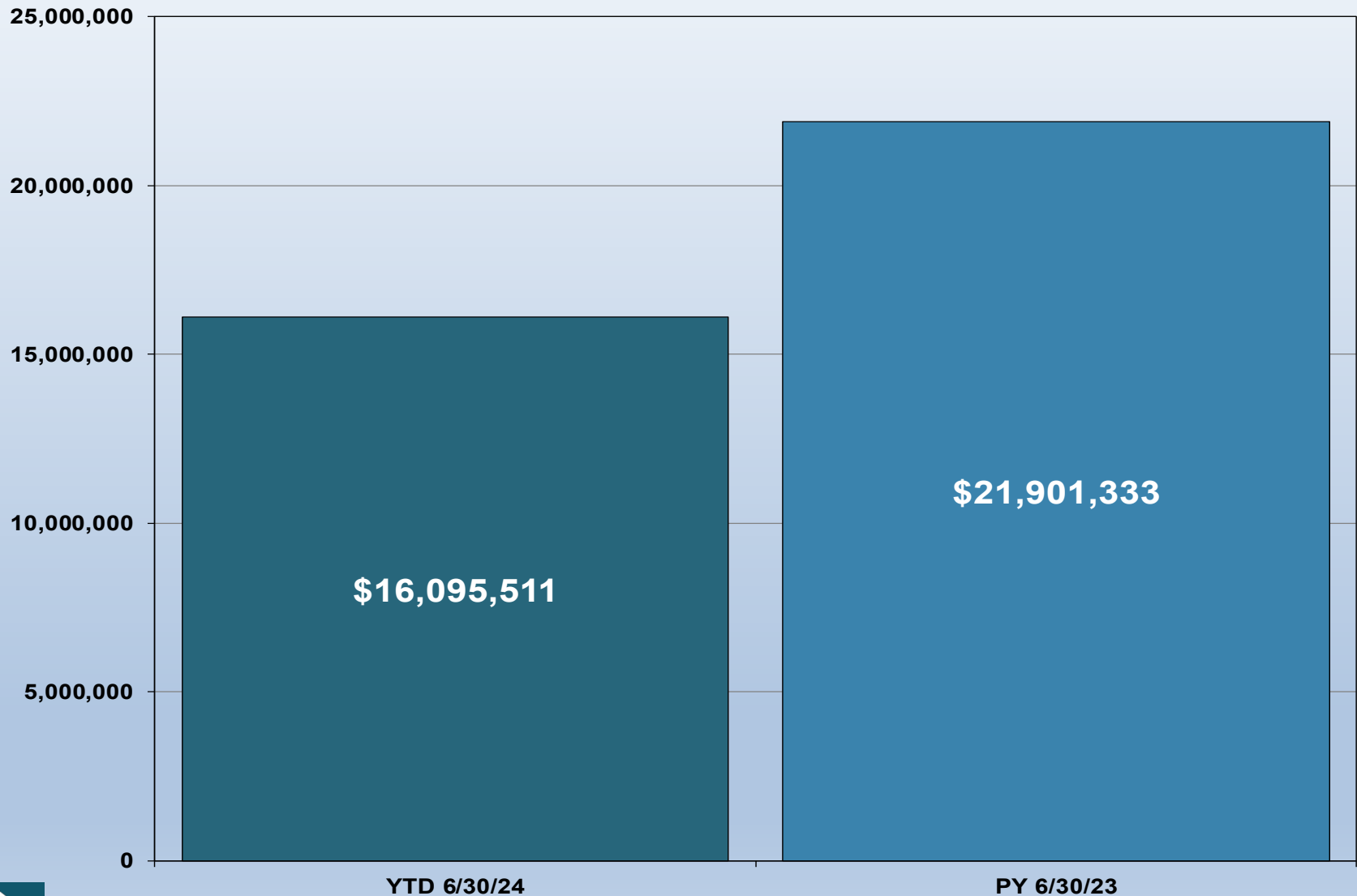
# CPH Net Patient Revenue – FY2024



# Operating Income / (Loss) – FY2024

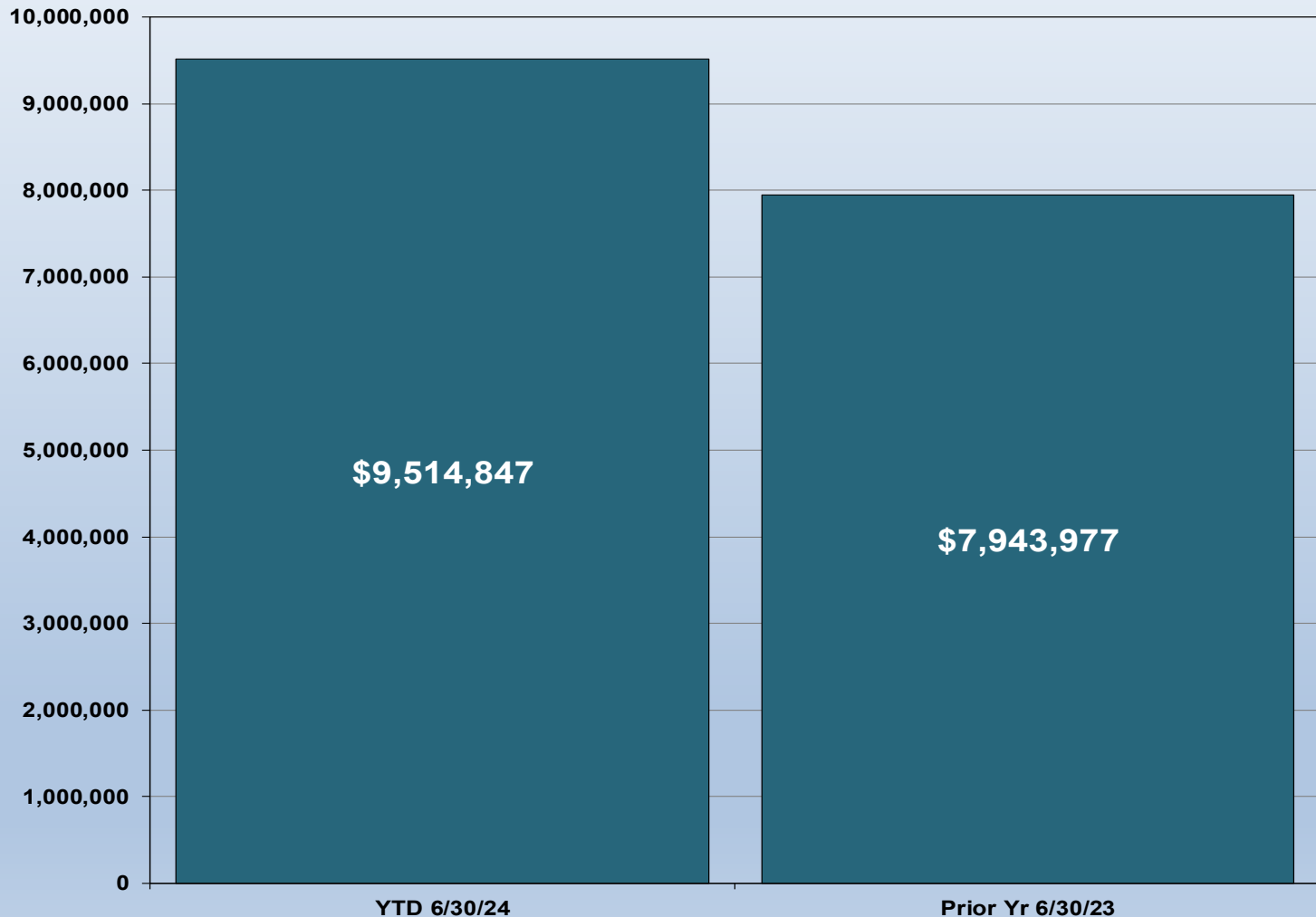


# CPH Net Income / (Loss) – FY2024



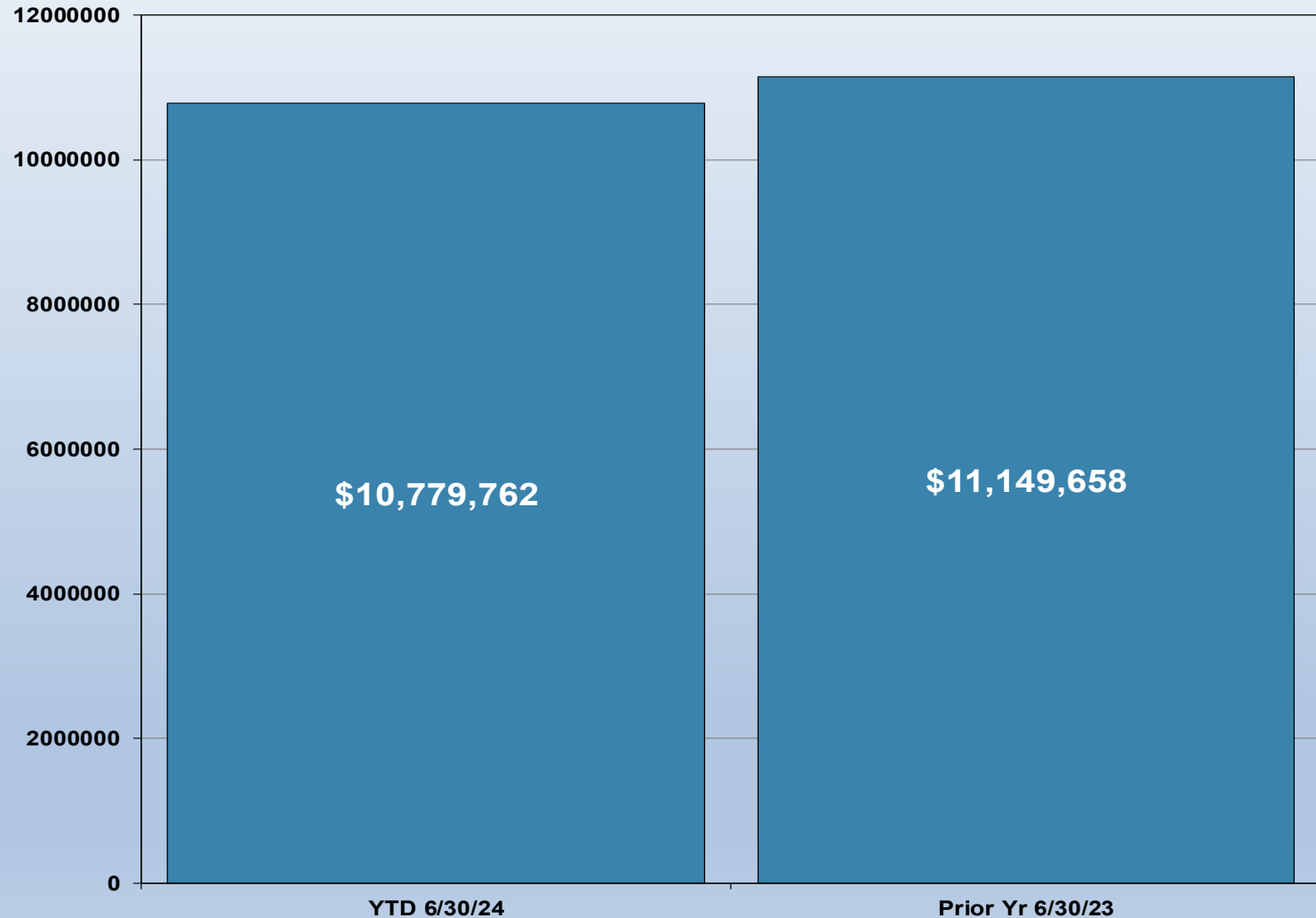
# Uncompensated Care – FY2024

## Community Benefits Program



# Uncompensated Care – FY2024

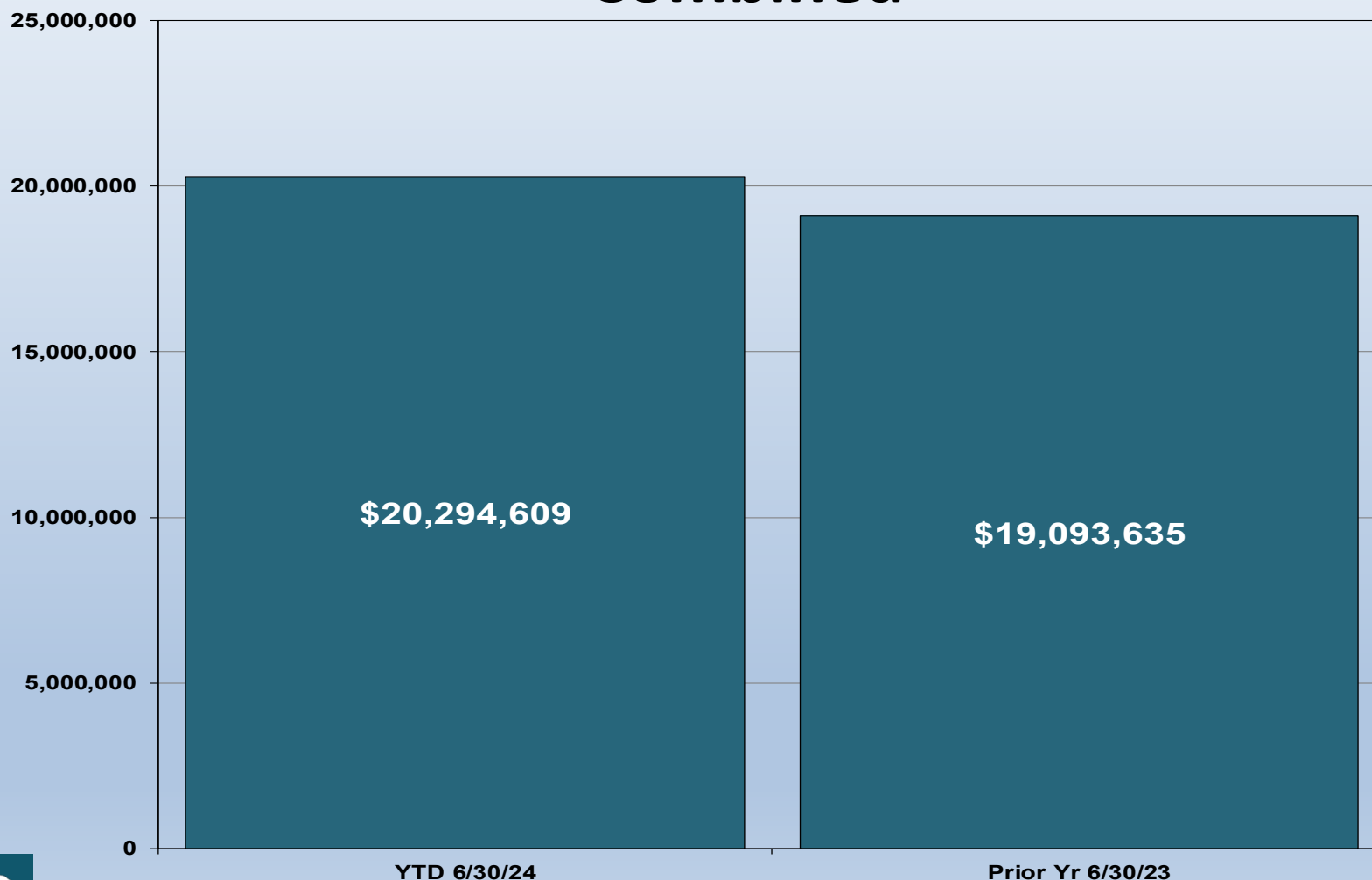
## Bad Debt





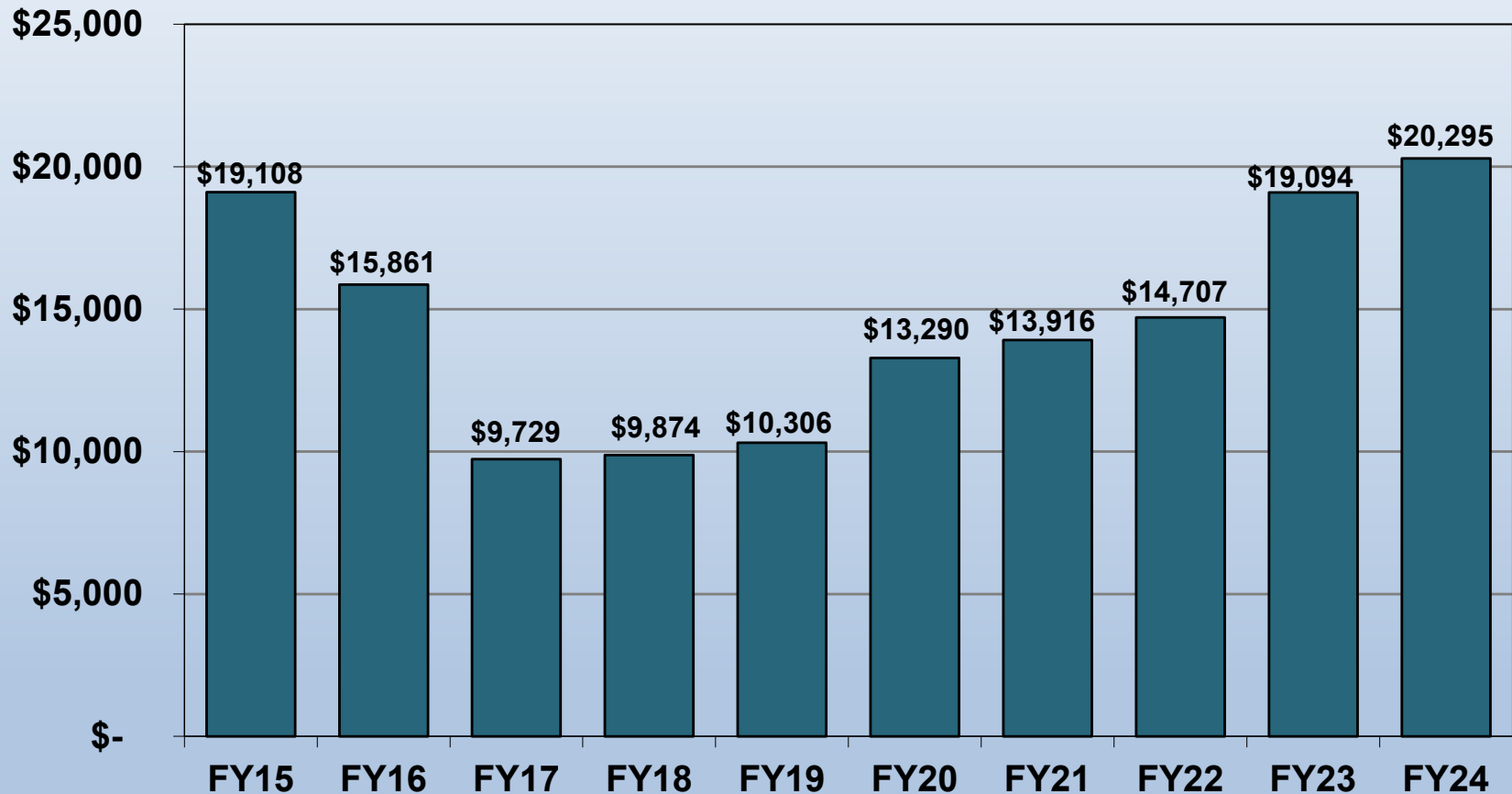
# Uncompensated Care – FY2024

## Community Benefits Program & Bad Debt Combined



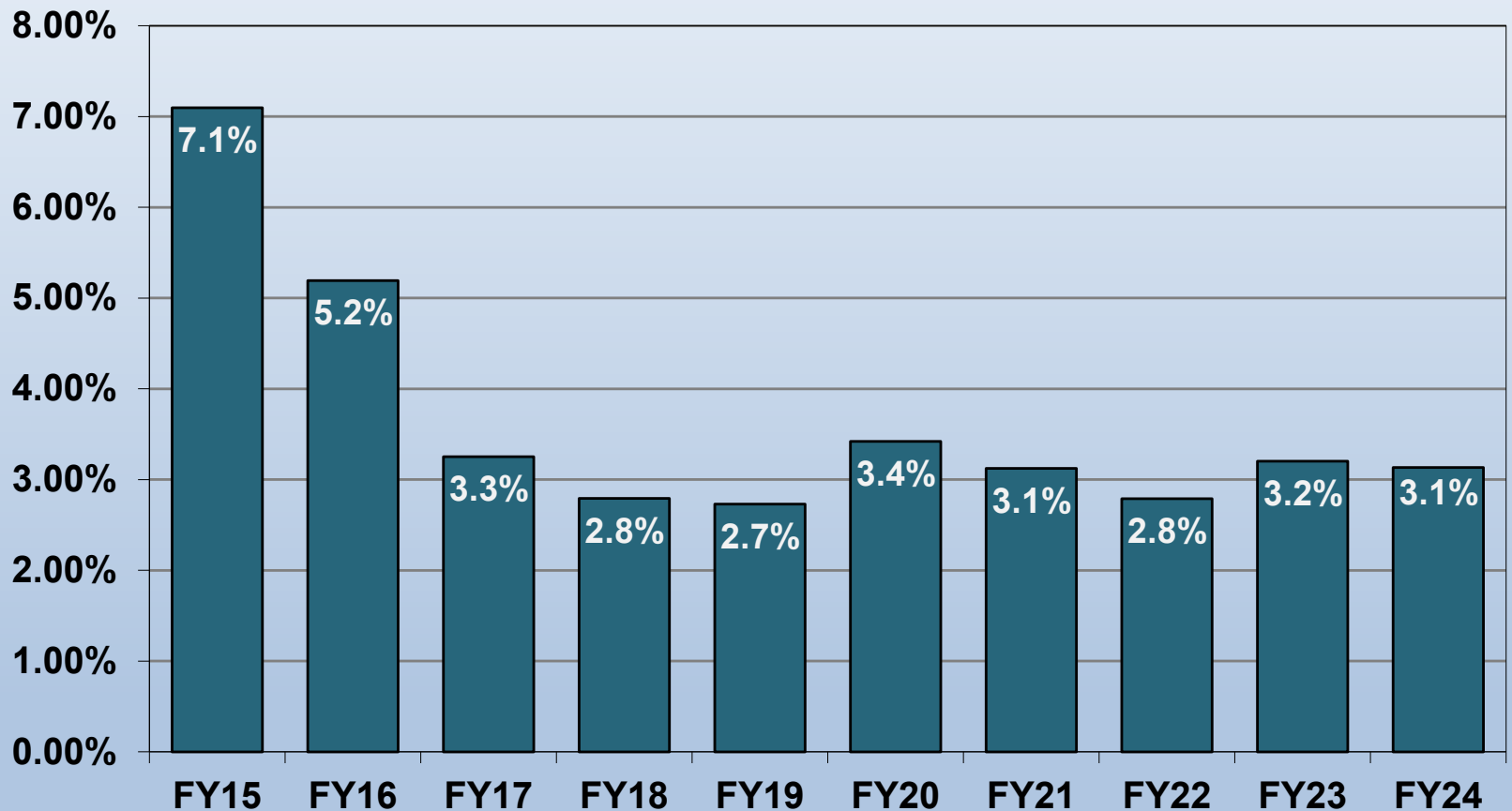
# Uncompensated Care Trend

(Community Benefits Program & Bad Debt, in thousands of Dollars)



# Uncompensated Care Trend

(Community Benefits Program & Bad Debt as Percentage of Gross Revenue)

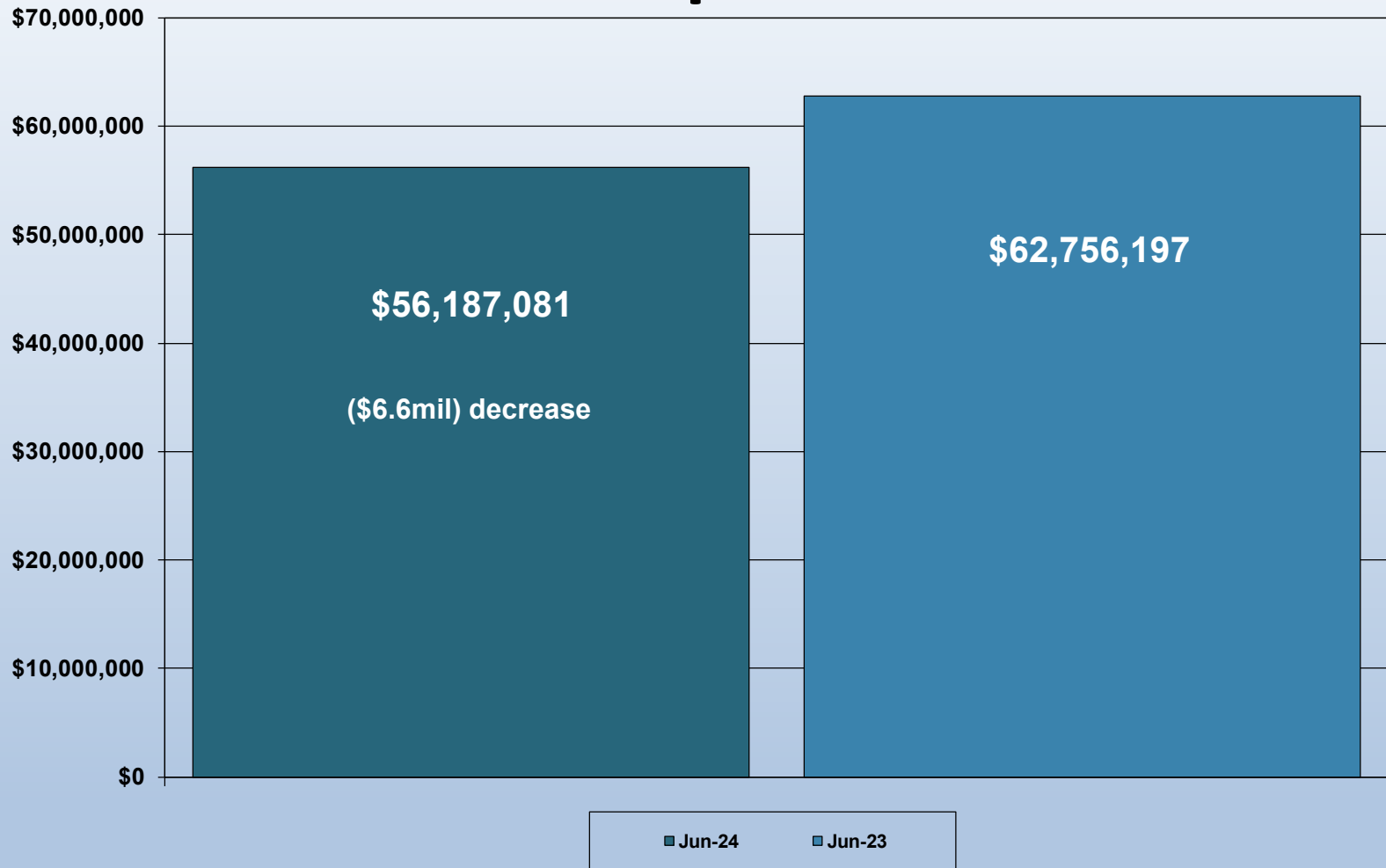


# Community Benefits Program & Bad Debt FY 2024

- \$20.3 Million in uncompensated care provided to community members YTD.
- Community Benefits Program Brochure and application available at the following website:
  - <https://www.cpgh.org/financial>
- Want to do a quick check to see if you qualify for a Community Benefit Discount?
  - <https://www.cpgh.org/check>



# Cash & Cash Equivalents FY2024



**Total of \$9.3 million transferred out of Operating Cash beyond normal business through 6/30/2024.**  
**This includes:**

- \$9.3 million in Net Cash Transfers to Plant Replacement Fund



# Transfers to Plant Replacement & Expansion Fund

- PREF account balance at 6/30/2024 = \$75,618,801
- CPH Days Operating Cash on Hand at 6/30/2024 = 81.58 days
- Amount transferred to PREF in FY24 as of 6/30/2024 = \$9,318,667
  - \$7,409,265 in September 2023 for quarter ending 6/30/23
  - \$1,909,402 in October 2023 for quarter ending 9/30/2023



# Statistical Review July 1, 2023 – June 30, 2024

Year over Year FYTD24 - June 30, 2024 Comparison			
	FYTD24	Prior FYTD23	Difference
Acute Care Patient Days	11,023	11,378	(355)
Swing Bed Days	4,617	4,126	491
Births	385	340	45
Serenity House Census Days	4,156	4,126	30
Total Hospital Outpatient Visits	187,334	178,343	8,991
Surgery Cases	5,500	5,095	405
Oncology/Infusion Units	41,540	38,710	2,830
Emergency Room Visits	17,081	17,044	37
Laboratory Total Billed Procedures	297,172	296,546	626
Pathology Procedures	11,625	11,316	309
Radiology Procedures	23,800	23,721	79
CT Scans	12,785	12,021	764
MRI Procedures	4,927	4,572	355
Mammography/Bone Density Procedures	5,199	4,841	358
Pharmacy Doses Dispensed	3,578,169	2,912,622	665,547
Physical Therapy Units	59,758	56,609	3,149
Occupational Therapy Units	14,600	12,315	2,285
Speech Therapy Units	9,611	7,734	1,877
Family Practice Clinic Visits	11,971	11,477	494
Specialty Clinic Visits	39,259	34,767	4,492
Specialty Clinic Surgical Cases	4,115	3,750	365
Cath Lab Procedures	1,280	187	1,093
Urgent Care Visits	8,087	6,807	1,280



# Bonds and Community Benefit

## A 13-year Lookback

- Since 2011, CPH has paid \$46,555,375 in General Obligation Bonds on behalf of the Taxpayers
- Since 2011, CPH has provided \$88,060,896 through the Community Benefit Program
- Total of \$134,616,271 Combined

Description	Date of Issue	Amount Issued	Maturity Date (FY)	Annual Pymt FY25	Principal Outstanding 06/30/24
GO Bonds 2003	12/10/2003	47,985,000	2004-2024	-	-
Revenue Bonds 2014	2/20/2014	32,490,000	2014-2029	2,955,312	15,095,000
Revenue Bonds 2017	11/29/2017	28,955,000	2018-2038	2,057,976	23,985,000
	<b>Total:</b>	<b>109,430,000</b>	<b>Total:</b>	<b>5,013,288</b>	<b>39,080,000</b>

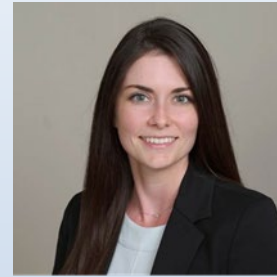
Estimated GO Bond Debt Paid on Behalf of Taxpayers Since 2011	46,555,375
Community Benefit to Taxpayers Since 2011	88,060,896
<b>Total Bond and Charity Care Paid:</b>	<b><u>134,616,271</u></b>



# New Staff at CPGH, Inc.



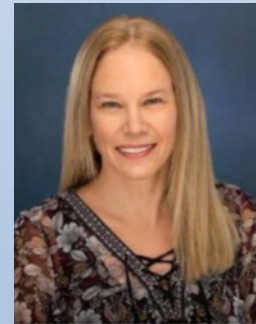
Jefferson Wassen, DO  
Family Practice Physician



Rachelle Blanc, DO  
Family Practice Physician



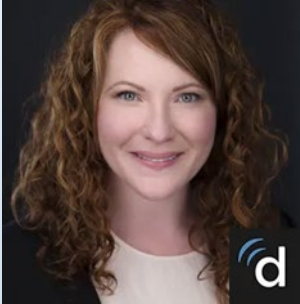
Eric Berger, MD  
Internal Medicine Physician



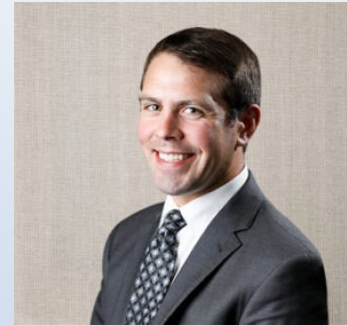
Naomi Arenson, MD  
Neurologist



# New Staff at CPGH, Inc.



Michelle Moyer, DO, MSW  
Psychiatrist



Samual Adams  
Orthopaedic Spine Surgeon



Marshall Pearson  
Chief Information Officer

# QUESTIONS?



# Kenai Peninsula Borough

## Office of the Borough Mayor

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### MAYOR'S REPORT TO THE ASSEMBLY

TO: Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

FROM: Peter A. Micciche, Kenai Peninsula Borough Mayor

DATE: September 3, 2024



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#### Assembly Request / Response

*None*

#### Agreements and Contracts

- a. Authorization to Award a Contract for ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation
- b. Authorization to Award a Contract for ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2
- c. Authorization to Award a Contract for ITB25-010 CES Fire Station #1 Quality Control Testing
- d. Authorization to Award a Contract for RFP24-020 Road Improvement Assessment District Projects FY25

#### Other

- a. Request for Determination by Mayor that an Emergency Is Imminent for Procurement and OEM Contingency Fund Purposes—Seward/Bear Creek Area
- b. Capital Project Reports – June 30, 2024
- c. Budget Revisions – July 2024
- d. Revenue-Expenditure Report – July 2024
- e. Tax Adjustment Request Approval

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Robert Ruffner, Planning Director *RR*

**DATE:** July 26, 2024

**RE:** Authorization to Award a Contract for ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation. Bid packets were released on July 8, 2024 and the Invitation to Bid was advertised in the Anchorage Daily News on July 8, 2024.

The project consists of providing all labor & materials T for land surveying of identified parcels in addition to selectively cutting/felling all dead standing spruce trees of all size classes as well as spruce that are currently bark beetle infested.

On the due date of July 18, 2024, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$86,999.00 was submitted by Stumpy’s Tree Service, Kasilof, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 262-21320-24SBB-43011.

*A. Micciche*  
\_\_\_\_\_  
Peter A. Micciche, Borough Mayor

7/29/2024  
\_\_\_\_\_  
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>262-21320-24SBB-43011</u>
Amount:	<u>\$86,999.00</u>
By: <i>cg</i> <i>BA</i>	Date: <u>7/29/2024</u>

NOTES: NA


# KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

## BID TAB FOR: ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation

CONTRACTOR	LOCATION	BASE BID
Stumpy's Tree Service	Kasilof, Alaska	\$86,999.00
Evergreen Alaska, Inc.	Kasilof, Alaska	\$94,800.00
Doug Koch Professional Tree Service	Kenai, Alaska	\$97,400.00
American Landscaping	Anchorage, Alaska	\$321,000.00
Gage Tree Service	Wasilla, Alaska	\$375,000.00

DUE DATE: July 18, 2024

KPB OFFICIAL:

  
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Scott Griebel, Roads Director *SG*

**DATE:** August 14, 2024

**RE:** Authorization to Award a Contract for ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2. Bid packets were released on July 26, 2024 and the Invitation to Bid was advertised on Bid Express on July 26, 2024.

The project consists of providing all labor, materials, and equipment for gravel upgrade of Panoramic Drive located near mile 88 of the Sterling Highway. The project will begin at the end of the pavement on Panoramic Drive and continue east 2,180 feet and end at the intersection of Panoramic Drive and Marriot Drive.

On the due date of August 7, 2024, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$54,515.00 was submitted by Foster Construction, LLC, Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 434-33950-25GRV-43011.

*P. Micciche*  
Peter A. Micciche, Borough Mayor

8/15/2024  
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	434-33950-25GRV-43011
Amount	\$54,515.00
By: <i>CS</i> <i>BA</i>	Date: 8/14/2024
NOTES: Req#: R25-001014	


# KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

## **BID TAB FOR: ITB25-007 Panoramic Drive Gravel Road Proejct - Central Region, Unit 2**

CONTRACTOR	LOCATION	BASE BID
Foster Construction, LLC	Soldotna, Alaska	\$54,515.00
Hammond Trucking & Excavation, Inc.	Soldotna, Alaska	\$58,140.32
Great Northern Construction & Management	Soldotna, Alaska	\$88,560.00
Alaksa Marine Excavation, LLC	Anchor Point, Alaska	\$93,554.00
Chumley's Inc.	Nikiski, Alaska	\$448,000.00

DUE DATE: August 7, 2024

KPB OFFICIAL:

  
John Hedges, Purchasing & Contracting Director



Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Carmen Vick, Project Manager *CV*

**DATE:** August 19, 2024

**RE:** Authorization to Award a Contract for ITB25-010 CES Fire Station #1 Quality Control Testing

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-010 CES Fire Station #1 Quality Control Testing. Bid packets were released on August 2, 2024 and the Invitation to Bid was advertised on Bid Express on August 2, 2024.

The project consists of Quality Control Testing / Reporting per Testing Control Outline, Project Manual Specifications and Drawing Sets. Consultant will coordinate with General Contractor, Principal Architect and Owner Representative to obtain samples, perform tests and report results. Consultant will coordinate based on project schedule. Site of construction is 265 Wilson Lane, Soldotna, Alaska 99669.

On the due date of August 13, 2024, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$45,160.00 was submitted by HDL Engineering Consultants, LLC, Anchorage, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 443-51610-23CES-49101.

*A Micciche*  
Peter A. Micciche, Borough Mayor

8/19/2024  
Date

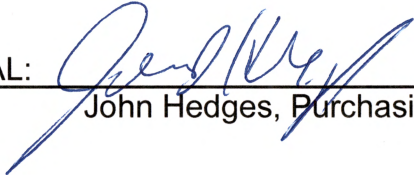
FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	443-51610-23CES-49101
Amount	\$45,160.00
By: <i>CV BH</i>	Date: 8/19/2024
NOTES: NA	

**KENAI PENINSULA BOROUGH  
PURCHASING & CONTRACTING**

**BID TAB FOR: ITB25-010 CES Fire Station #1 Quality Control Testing**

CONTRACTOR	LOCATION	BASE BID
HDL Engineering Consultants, LLC	Anchorage, Alaska	\$45,160.00
R&M Consultants, Inc.	Anchorage, Alaska	\$52,917.60

DUE DATE: August 13, 2024

KPB OFFICIAL:   
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Kevin Kinnie, Project Manager *kk*

**DATE:** July 31, 2024

**RE:** Authorization to Award a Contract for RFP24-020 Road Improvement Assessment District Projects FY25

On April 17,2024, the Kenai Peninsula Borough Purchasing & Contracting Department formally solicited proposals for RFP24-020 Road Improvement Assessment District Projects FY25. The request for proposals was advertised on Bid Express on April 17, 2024.

The project consists of providing a design basis report for two asphalt road projects; (1) Deville Road; (2) Ravenwood St North, and three gravel road projects; (1) Hoot Owl Mini Ranches, (2) Suchaview Road, and (3) Toklat Way in the Road Service Area (RSA) Capital Improvement Project (CIP).

On the due date of May 1, 2024, four (4) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
McLane Consulting, Inc.	Soldotna Alaska	326
Larson Engineering & Design, PC	Kenai, Alaska	310
Nelson Engineering	Kenai, Alaska	278
PND Engineers, Inc.	Anchorage, Alaska	251

At this time, only two of the gravel roads projects, Toklat Way and Suchaview Road are being awarded. The additional project will be awarded via Change Orde, subject to the appropriation of funding, not to exceed \$33,676.00.

The highest-ranking proposal, which includes a cost factor, was submitted by McLane Consulting, Inc. with a lump sum cost proposal for these two roads in the amount of \$17,891.00. The proposal review committee recommends award of a contract to McLane Consulting, Inc., Soldotna, Alaska. Your approval for this award is hereby requested.

Funding of this contract will be charged to account number 237-33950-00000-43011.

*A. Micciche*  
\_\_\_\_\_  
Peter A. Micciche, Borough Mayor

7/31/2024  
\_\_\_\_\_  
Date

NOTES: Req# R25-000901

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	237-33950-00000-43011
Amount	\$17,891.00
By: <i>CJ BH</i>	Date: 7/31/2024

**Kenai Peninsula Borough**  
**Seward-Bear Creek Flood Service Area**

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**MEMORANDUM**

**TO:** Peter A. Micciche, Mayor

**FROM:** Nick Chapman, SBCFSA Program Manager  
Paul McBride, Preparedness Manager

**COPY:** Brandi Harbaugh, Finance Director  
John Hedges, Purchasing & Contracting Director  
Sean Kelley, Borough Attorney  
Brenda Ahlberg, Emergency Manager

**DATE:** August 7, 2024

**RE:** Request for Determination by Mayor that an Emergency is Imminent for Procurement and OEM Contingency Fund Purposes – Seward/Bear Creek Area

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Pursuant to KPB 5.28.290 and the FY25 adopted budget, it is respectfully requested that the Mayor determine, in writing, that an imminent emergency threatening public health, safety, property or welfare requires contracts be awarded without delay or competition and authorize use of OEM's 100.11250.25F1A.43999 fund ("Contingency Fund") to respond to this emergency.

The justification for this request is based on a high level of precipitation experienced over the last 48 hours causing creeks to rise and resulting in intermittent flooding impacting residential and commercial properties and public infrastructure in the Seward/Bear Creek area. Based on current information, and if predicted weather patterns hold, we do not believe this event will require a disaster declaration, but we will continue to monitor and update the situation. Nonetheless, there presently exists an imminent emergency situation threatening public health, safety, welfare, and property that necessitates this request.

**MAYOR APPROVAL**

Based on the foregoing, I hereby determine that an emergency threatening public health, safety, property, or welfare is imminent and that immediate response is justified. Services necessary to respond to this request may be procured without delay pursuant to KPB 5.28.90 and I further authorize use of OEM's Contingency Fund to respond to this imminent emergency.

Date: 08/07/24

Signature:   
Peter A. Micciche, Borough Mayor

# Kenai Peninsula Borough

## Finance Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members of the Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Borough Mayor *PAM*

**THRU:** Brandi Harbaugh, Finance Director *BH*

**FROM:** Sarah Hostetter, Payroll Accountant *SH*

**DATE:** August 9, 2024

**RE:** Capital Project Reports – June 30, 2024

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Attached are the quarterly project reports for the Borough's capital project funds:

Fund 400 - Borough and Grant Funded School Capital Projects Fund  
Fund 401 - Bond Funded Capital Projects Fund  
Fund 407 - General Government Capital Projects Fund  
Fund 411 - Solid Waste Capital Projects Fund  
Fund 434 - Road Service Area Capital Projects Fund  
Fund 441 - Nikiski Fire Service Area Capital Projects Fund  
Fund 442 - Bear Creek Fire Service Area Capital Projects Fund  
Fund 443 - Central Emergency Service Area Capital Projects Fund  
Fund 444 - Western Emergency Service Area Capital Projects Fund  
Fund 446 - Kachemak Emergency Service Area Capital Projects Fund  
Fund 455 - Communication Center 911 Capital Projects Fund  
Fund 459 - North Peninsula Recreation Service Area Capital Projects Fund  
Fund 490 - Central Peninsula Hospital Capital Projects Fund  
Fund 491 - South Peninsula Hospital Capital Projects Fund

## School Revenue Projects - Fund 400

Balances through June 30, 2024

Project	Year	Site Number	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
13DSG	2013	78050	A/W Design Improvements	\$ 200,000	\$ 107,382	\$ 16,402	\$ 109,020	\$ 90,980
14000	2014	78050	A/W Auditorium Lighting	75,000	7,561	-	67,439	7,561
17860	2017	78050	A/W Generator/Hardware	100,000	695	-	99,305	695
18802	2018	78050	A/W Asphalt/Sidewalk Repair	150,000	43,090	43,090	150,000	0
18851	2018	78010	A/W Portables/Outbuildings	75,000	305	305	75,000	-
18860	2018	78050	A/W Generator/Hardware	75,000	1,905	-	73,095	1,905
19714	2019	78050	A/W Window/Siding Replacement	150,000	54,668	54,668	150,000	-
19782	2019	78050	A/W ADA Upgrades	75,000	6,446	6,446	75,000	-
19802	2019	78050	A/W Asphalt/Sidewalk Repair	150,000	78,390	78,170	149,781	219
19803	2019	78050	A/W Elevator Upgrades	50,000	50,000	34,511	34,511	15,489
19860	2019	78050	A/W Generator/Hardware	50,000	4,275	-	45,725	4,275
19801	2019	72010	Homer High Boiler Replacement	425,000	2,854	-	422,146	2,854
KSELO	2019	71065	KSELO New School Construction	13,010,000	12,801,426	10,308	218,882	12,791,118
20728	2020	78050	A/W Doors/Entries	100,000	6,562	6,562	100,000	-
20756	2020	78050	A/W Asbestos Removal/Repair	75,000	43,675	31,906	63,231	11,769
20780	2020	78050	A/W Playground Upgrades	75,000	23,087	23,087	75,000	-
20782	2020	78050	A/W ADA Upgrades	75,000	18,841	18,841	75,000	-
20801	2020	78050	A/W HVAC/DDC/Boiler Upgrades	1,225,000	77,549	8,944	1,156,395	68,605
20803	2020	78050	A/W Elevator Upgrades	50,000	50,000	-	-	50,000
20856	2020	78050	A/W Security/Safety	100,000	963	963	100,000	-
20CON	2020	7(1/2)010	Chapman Remodel/Homer HS DDC	1,000,000	63,079	5,930	942,850	57,150
21714	2021	78050	A/W Window/Siding Replacement	100,000	100,000	100,000	100,000	-
21756	2021	78050	A/W Asbestos Removal/Repair	75,000	74,651	74,651	75,000	-
21759	2021	78050	A/W Water Quality Improvements	50,000	28,704	4,808	26,104	23,896
21801	2021	78050	A/W HVAC/DDC/Boiler Upgrades	75,000	18,836	18,836	75,000	-
21802	2021	78050	A/W Asphalt/Sidewalk Repair	100,000	48,748	48,014	99,266	734
21803	2021	78050	A/W Elevator Upgrades	75,000	75,000	-	-	75,000
21851	2021	78010	A/W Portables/Outbuildings	71,598	3,893	-	67,705	3,893
21ADA	2021	78050	A/W ADA Upgrades	75,000	75,000	73,985	73,985	1,015
21DRS	2021	78050	A/W Doors/Entries	100,000	100,000	7,303	7,303	92,697
22000	2022	78050	A/W Auditorium Lighting	300,000	295,671	710	5,039	294,961
22714	2022	78050	A/W Building Envelope Upgrades	200,000	200,000	200,000	200,000	-
22758	2022	78050	A/W Electrical/Lighting	150,000	5,060	5,060	150,000	-
22801	2022	78050	A/W HVAC/DDC/Boiler Upgrades	850,000	172,981	159,562	836,581	13,419
22851	2022	78010	A/W Portables/Outbuildings	133,000	14,790	-	118,210	14,790
22856	2022	78050	A/W Security/Safety	175,000	167,064	90,955	98,891	76,109
22DSG	2022	78050	A/W Assessment/Design	300,000	155,929	105,433	249,504	50,496
HHSRF	2022	72010	Homer High Roof Phase 2 & 3	1,690,000	1,305,665	635,964	1,020,299	669,701
SLF03	2022	72010	Homer High Roof Replace - ARPA	2,184,028	786,393	786,393	2,184,028	-
SLF04	2022	72051	West Homer El Siding - ARPA	431,621	330,770	330,770	431,621	-
23714	2023	78050	A/W Building Envelope Upgrades	155,000	155,000	19,481	19,481	135,519
23727	2023	78050	A/W Bleacher Replacement	60,000	1,192	-	58,808	1,192
23755	2023	78050	A/W Flooring Upgrades	100,000	40,601	35,835	95,235	4,766
23759	2023	78050	A/W Water Quality Improvements	40,000	36,250	14,733	18,483	21,517
23780	2023	78050	A/W Playground Upgrades	25,000	25,000	25,000	25,000	-
23801	2023	78050	A/W HVAC/DDC/Boiler Upgrades	400,000	400,000	400,000	400,000	-
23802	2023	78050	A/W Asphalt/Sidewalk Repair	155,000	4,045	4,045	155,000	-
23803	2023	78050	A/W Elevator Upgrades	50,000	50,000	-	-	50,000
23851	2023	78010	A/W Portables/Outbuildings	350,000	213,159	164,046	300,887	49,113
23855	2023	78050	A/W Locker Replacement	250,000	81,969	272	168,303	81,697
23856	2023	78050	A/W Security/Safety	150,000	150,000	34,229	34,229	115,771
23860	2023	78050	A/W Generator/Hardware	50,000	43,354	75	6,721	43,279
23861	2023	78050	A/W Auditorium Lighting	300,000	300,000	-	-	300,000
23DSG	2023	78050	A/W Assessment/Design	100,000	92,553	-	7,447	92,553
23HWI	2023	72051	West Homer El Water Infiltration	110,000	110,000	-	-	110,000
SLF07	2023	75030	Seward Middle Siding	250,000	250,000	4,011	4,011	245,989
24711	2024	78050	A/W Roof Repair	75,000	75,000	-	-	75,000
24714	2024	78050	A/W Building Envelope Upgrades	50,000	50,000	-	-	50,000
24755	2024	78050	A/W Flooring Upgrades	225,000	225,000	178,029	178,029	46,971
24756	2024	78050	A/W Asbestos Removal/Repair	200,000	200,000	76,339	76,339	123,661
24758	2024	78050	A/W Electrical/Lighting	125,000	125,000	74,899	74,899	50,101
24759	2024	78050	A/W Water Quality Improvements	30,000	30,000	-	-	30,000
24780	2024	78050	A/W Playground Upgrades	75,000	75,000	16,294	16,294	58,706
24781	2024	78050	A/W Pool Repair	30,000	30,000	12,367	12,367	17,633
24801	2024	78050	A/W HVAC/DDC/Boiler Upgrades	1,125,000	1,125,000	572,373	572,373	552,627
24802	2024	78050	A/W Asphalt/Sidewalk Repair	720,000	720,000	210,975	210,975	509,025
24855	2024	78050	A/W Locker Replacement	150,000	150,000	-	-	150,000
24856	2024	78050	A/W Security/Safety	250,000	250,000	-	-	250,000
24860	2024	78050	A/W Generator/Hardware	150,000	150,000	-	-	150,000
24862	2024	78050	A/W Drainage and Interior Reno	590,402	590,402	564,378	564,378	26,024
SLF08	2024	71040	Hope Roof Replacement	77,436	77,436	65,506	65,506	11,930

Project Totals	\$ 30,838,085	\$ 23,227,868	\$ 5,455,464	\$ 13,065,681	\$ 17,772,404
Beginning Fund Balance 7/1/23					\$ 8,085,670
Funds Provided:					
FY24 Transfer from General Fund				\$ 4,000,000	
Local Contribution - KPBSD Design				107,382	
AK Dept of Education & Early Development				9,850,187	
US Dept of Treasury - APRA Funds				1,444,599	
Auction Proceeds				7,621	
Total Funds Provided					15,409,789
Funds applied - current year expenditures					(5,455,464)
Funds obligated to existing projects					(17,772,404)
Projects completed, cancelled or other funding source identified					90,547 *
Funds available for appropriation and for future capital expansion plans					\$ 358,137

# School Bond Projects - Fund 401

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
14SCH	2014	FY14 School Roofs/Homer Field	\$ 61	\$ 61	\$ -	\$ -	\$ 61
23SCH	2023	FY23 School Bonds	34,087,915	33,766,225	1,507,415	1,829,105	32,258,810
24SCH	2024	FY14 Roof Bonds/Hope Roof 2024	497,310	497,310	-	-	497,310
Project Totals			<u>\$ 34,585,285</u>	<u>\$ 34,263,595</u>	<u>\$ 1,507,415</u>	<u>\$ 1,829,105</u>	<u>\$ 32,756,180</u>

	Bonds	Interest	Local - GF	Total
Beginning Fund Balance 7/1/23	\$ 34,223,357	\$ 786,481	\$ 40,239	\$ 35,050,076
Funds Provided:				
14SCH FY14 School Roofs/Homer Field	-	-	-	-
23SCH FY23 School Bonds	-	1,059,334	-	1,059,334
24SCH FY14 Roof Bonds/Hope Roof 2024	-	31,198	-	31,198
Total Funds Provided	-	1,090,532	-	1,090,532
Funds applied - current year expenditures:				
14SCH FY14 School Roofs/Homer Field	-	-	-	-
23SCH FY23 School Bonds	(1,507,415)	-	-	(1,507,415)
24SCH FY14 Roof Bonds/Hope Roof 2024	-	-	-	-
Total Funds Applied - current year expenditures	(1,507,415)	-	-	(1,507,415)
Funds obligated to existing projects:				
14SCH FY14 School Roofs/Homer Field	(61)	-	-	(61)
23SCH FY23 School Bonds	(32,258,810)	-	-	(32,258,810)
24SCH FY14 Roof Bonds/Hope Roof 2024	(457,071)	-	(40,239)	(497,310)
Total funds obligated to existing projects	(32,715,942)	-	(40,239)	(32,756,180)
Projects completed or cancelled	-	-	-	-
Funds avail. for approp. and for future capital expansion plans	<u>\$ -</u>	<u>\$ 1,877,013</u>	<u>\$ -</u>	<u>\$ 1,877,013</u>

Resolution 2023-003 authorized the issuance of bonds, not to exceed 65,550,000, for the financing of certain educational capital improvements. 23SCH is Phase I of the issuance, and projects include:

23S01	Soldotna Elementary Replacement
23S02	Soldotna Prep Renovation
23S03	Seward High Track/Field Replacement
23S04	Kenai High Field Concession
23S05	Kenai Middle Security/Food Service Renovation
23S06	North Star El Roof Replacement
23S07	Parent Student Drop Off Improvement
23S08	Nikiski Track/Field Replacement
23S09	Maintenance Shop
23S10	Soldotna Siding Project
23S11	Mountain View El Roof
23S12	Homer High School Front Entrance Improvements
23S13	Hope Roof

# General Government Projects - Fund 407

Balances through June 30, 2024

Project	Year	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
19407	2019	Card Entry Security System	\$ 150,000	\$ 5,560	\$ 3,850	\$ 148,290	\$ 1,710
22471	2022	OEM-ERC Server Room A/C Unit	28,000	909	-	27,092	909 *
22472	2022	OEM-Radio Communications	125,000	110,685	32,207	46,522	78,478 *
22473	2022	Poppy Ln Building Entry Remodel	145,123	8,377	8,377	145,123	- *
22474	2022	B/W Access Cntrl Improvements	180,000	10,586	6,568	175,982	4,018
22SIR	2022	Siren Warning System Replacement	700,000	690,240	101,328	111,088	588,912
23436	2023	River Center Boiler/Mechanical Sys	460,000	449,987	220,435	230,448	229,552 *
23471	2023	ERC Power Supply	100,000	98,573	70,244	71,671	28,329 *
23472	2023	BAB Roof Replacement	1,061,287	977,753	264,954	348,489	712,799
23473	2023	BAB Chiller Replacement	190,000	179,494	169,415	179,921	10,079
23VOT	2023	ADA Voting Equipment Upgrade	275,185	275,185	275,185	275,185	- *
24RCD	2024	Records Center Control Panel	34,755	34,755	28,189	28,189	6,566
24SPC	2024	Special Assessment Software	126,000	126,000	40,397	40,397	85,603
SLF09	2024	Borough Building Roof Replacement	575,256	575,256	575,255	575,255	1 *
Project Totals			\$ 4,150,606	\$ 3,543,358	\$ 1,796,403	\$ 2,403,652	\$ 1,746,954
Beginning Fund Balance 7/1/23							\$ 3,102,731
Funds Provided:							
FY24 Transfer from General Fund						\$ 265,755	
FY24 Transfer from General Fund - PILT						32,207	
US Dept of Treasury - APRA Funds						575,256	
Total Funds Provided							873,218
Funds applied - current year expenditures							(1,796,403)
Funds obligated to existing projects							(1,746,954)
Projects completed or cancelled							337,268 *
Funds available for appropriation and for future capital expansion plans							\$ 769,860



# Solid Waste Projects - Fund 411

Balances through June 30, 2024

Project	Year	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
17SWB	2017	SW CPL Equip/Plan/Design/Construction	\$ 5,999,365	\$ 5,414	\$ 5,414	\$ 5,999,365	\$ -
18CDE	2018	FY18 C/D Cell Expansion	350,000	147	-	349,853	147
22FIR	2022	CPL Building Fire Detection System	40,000	40,000	-	-	40,000
22LIT	2022	AW Facility Lighting	90,000	35,429	2,886	57,457	32,543
22SUR	2022	Transfer Site Surveillance	100,000	100,000	-	-	100,000
SLF02	2022	Leachate Improvements - ARPA Funds	5,160,000	2,082,471	268,990	3,346,519	1,813,481
HOMMF	2022	Homer Monofill Cut/Fill Project	326,446	130,919	51,390	246,917	79,529
23491	2023	SWD Master Plan	300,000	299,649	297,332	297,683	2,317
23492	2023	CPL Gas/Leachate Materials	150,000	150,000	108,122	108,122	41,878
23493	2023	CPL Gas Collection Design	100,000	100,000	-	-	100,000
23497	2023	Leachate Liners	457,648	58,008	-	399,640	58,008
LEACH	2023	Leachate Improvements - EPA Grant	4,217,481	2,058,201	638,179	2,797,459	1,420,022
24491	2024	South Peninsula Monofill Site	250,000	250,000	-	-	250,000
24492	2024	Homer Transfer Repairs/Improvements	200,000	200,000	61,400	61,400	138,600
24493	2024	CPL Site Security Improvements	200,000	200,000	-	-	200,000
24494	2024	Toolcat and Accessories	124,198	124,198	124,198	124,198	-
24495	2024	CPL C/D Excavation & Expansion	100,000	100,000	97,847	97,847	2,153
24496	2024	Utility Vehicle	60,000	60,000	36,541	36,541	23,459
24497	2024	Transfer Site Improvements Design	100,000	100,000	-	-	100,000
24498	2024	Hydroseeder	80,000	80,000	-	-	80,000
24499	2024	CPL Baler Building Boiler Replacement	138,202	138,202	12,990	12,990	125,212
24500	2024	Seward Monofill Excavation	100,000	100,000	-	-	100,000
24501	2024	Tire Replacement	35,000	35,000	33,560	33,560	1,440
24502	2024	FY24 Dumpster Repair/Replace	120,000	120,000	20,397	20,397	99,603
Project Totals			\$ 18,798,340	\$ 6,567,637	\$ 1,759,246	\$ 13,989,948	\$ 4,808,392

	Capt Proj Fund	Closure/Post	17SWB Bond	Total
Beginning Fund Balance 7/1/23	\$ 2,597,765	\$ 10,565,992	\$ 9,458	\$ 13,173,214
Funds Provided:				
FY24 Transfer from Operating/Gen Fund	1,125,000	9,301,060		
LEACH Environmental Protection Agency	1,200,720			
SLF02 US Dept. of Treasury - ARPA Funds	2,082,471			
FY24 Interest Earnings	502,010			
FY24 Transfer for Closure/Post		1,820,206		
FY24 Interest Earnings on Bond Proceeds			7,655	16,039,122
Funds applied - current year expenditures	(1,753,831)	(90,919)	(5,414)	(1,850,164)
Funds obligated to existing projects	(4,808,392)	-	-	(4,808,392)
Projects completed or cancelled	2,464	-	-	2,464
Funds available for approp. and future capital expansion plans	\$ 948,206			948,206
Closure/post closure liability		\$ 21,596,339		21,596,339
Funds restricted for SWD bond			\$ 11,698	11,698
Ending fund balance				\$ 22,556,244

## Road Service Area Projects - Fund 434

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
Grant Funded Projects							
14JAC	2014	Jacobs Ladder Repair	\$ 100,000	\$ 16,427	\$ 14,943	\$ 98,516	\$ 1,484 *
16NRD	2016	North Road Extension	7,023,591	552,460	393,209	6,864,340	159,251
21SAL	2021	Fish Passage/Old Exit Glacier	385,000	332,176	241,137	293,961	91,039
2020 Road CIP Projects (warranty purposes only)							
S7WAL	2020	Walters St/Wilderness Ln	917,124	9,571	800	908,352	8,772
2021 Road CIP Projects (\$2,552,400)							
21CIP	2021	B/W FY21 Local Funds	170,709	170,709	-	-	170,709 *
C2MRR	2021	Moose River Dr/River Ridge Rd	108,579	98,179	78,611	89,011	19,568
S7MAN	2021	Mansfield Ave	886,617	6,709	(14,518)	865,391	21,227
		Projects completed prior to FY24	1,386,495	-	-	1,386,495	-
			2,552,400				
2022 Road CIP Projects (\$3,531,000)							
22CIP	2022	B/W FY22 Local Funds	-	-	-	-	-
S8BSR	2022	Basargin Road	1,075,522	1,011,518	795,272	859,276	216,246
N3DUK	2022	Duke Street	349,221	312,283	290,381	327,320	21,901
W7AND	2022	St Andrews Road	373,256	340,871	86,204	118,588	254,667
C5SPO	2022	Sports Lake/Hakala/Cotman	709,045	586,163	506,760	629,642	79,403
N3POL	2022	Poolside Ave	459,531	422,858	422,858	459,531	- *
		Projects completed prior to FY24	564,426	-	-	564,426	-
			3,531,000				
2023 Road CIP Projects (\$1,965,550)							
23CIP	2023	B/W FY23 Local Funds	553,121	553,121	-	-	553,121
C5PAR	2023	Parkway/Sylvan/Northern Lights	425,060	401,273	336,125	359,913	65,147
N3LIS	2023	Lisburn Ave	506,059	476,365	352,463	382,158	123,902
W6GOO	2023	Goodrich/Center/Retirement	91,560	91,560	49,733	49,733	41,827
W1GRI	2023	Griffing CT/Way/Territorial	313,250	287,306	268,089	294,033	19,217
N4MCG	2023	McGahan Dr	76,500	76,500	24,507	24,507	51,993
			1,965,550				
2024 Road CIP Projects (\$150,000)							
24CIP	2024	B/W FY24 Local Funds	-	-	-	-	-
S8BSN	2024	Basargin Road	10,477	10,477	-	-	10,477
C3SEC	2024	Seclusion/Robin/Lourdes/Robert	139,523	139,523	92,463	92,463	47,060
			150,000				
Service Area Funded - Other Projects							
21GRV	2021	FY21 Borough Gravel Projects	300,000	15,139	-	284,861	15,139
22GRV	2022	FY22 Borough Gravel Projects	300,000	17,647	-	282,353	17,647
23GRV	2023	FY23 Borough Gravel Projects	300,000	77,986	56,076	278,089	21,911
23BRG	2023	FY23 Bridges Projects	300,000	300,000	-	-	300,000
DRAIN	2023	Eastway Drainage Improvements	300,000	299,308	227,270	227,961	72,039
24GRV	2024	FY24 Borough Gravel Projects	500,000	500,000	427,708	427,708	72,292
24BRG	2024	FY23 Bridges Projects	300,000	300,000	-	-	300,000
Project Totals			\$18,924,665	\$ 7,406,128	\$ 4,650,090	\$ 16,168,627	\$ 2,756,038

Beginning Fund Balance 7/1/23

\$ 10,780,090

Funds Provided:

FY24 Transfer from Operating Fund

\$ 2,200,000

FY24 Interest Earnings

508,087

DCCED Boro Wide Improvement

14,943

US Dept. of Transportation

552,460

US Dept. of Commerce

130,788

Total Funds Provided

3,406,278

Funds applied - current year expenditures

(4,650,090)

Funds obligated to existing projects

(2,756,038)

Projects completed or cancelled by Service Area Board Action

172,193 \*

Funds available for appropriation and for future capital expansion plans

\$ 6,952,433

## Nikiski Fire Service Area Projects - Fund 441

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance	
22411	2022	FY22 SCBA/Radio Communications	\$ 300,000	\$ 1,734	\$ -	\$ 298,266	\$ 1,734	*
22413	2022	Response Vehicle/Plow	72,858	13,571	-	59,287	13,571	*
23411	2023	FY23 SCBA/Radio Communications	300,000	133,434	124,691	291,257	8,743	
23412	2023	Lighting Upgrade St 2 Phase 2	2,142	2,142	2,142	2,142	-	*
21VAC	2023	Vaccine/Testing/Recovery - Signage	37,370	37,370	-	-	37,370	*
24411	2024	Fire Engine for Station 3	581,500	581,500	580,707	580,707	793	
24412	2024	Drager Gas Detection Monitors	40,000	40,000	34,997	34,997	5,004	
Project Totals			<u>\$ 1,333,870</u>	<u>\$ 809,751</u>	<u>\$ 742,536</u>	<u>\$ 1,266,655</u>	<u>\$ 67,215</u>	

Beginning Fund Balance 7/1/23		\$	819,278
Funds Provided:			
	FY24 Transfer from Operating Fund	\$	260,000
	FY24 Interest Earnings		26,440
23411	FY24 Transfer from General Fund - PILT		8,339
	Total Funds Provided		294,780
Funds applied - current year expenditures			(742,536)
Funds obligated to existing projects			(67,215)
Projects completed or cancelled by Service Area Board Action			52,675 *
Funds available for appropriation and for future capital expansion plans		\$	356,982

## Bear Creek Fire Service Area Projects - Fund 442

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance	
20421	2020	Turnout Gear	\$ 10,820	\$ 10,518	\$ 10,409	\$ 10,710	\$ 110	*
21421	2021	Heavy Rescue Engine	400,000	3,775	2,604	398,829	1,171	
22421	2022	FY22 SCBA/Radio Communications	192,500	90,427	90,427	192,500	-	
23421	2023	FY23 SCBA/Radio Communications	192,500	192,500	132,971	132,971	59,529	
23422	2023	Ambulance	250,000	250,000	-	-	250,000	
24421	2024	Tanker Replacement	500,000	500,000	-	-	500,000	
Project Totals			<u>\$ 1,545,820</u>	<u>\$ 1,047,220</u>	<u>\$ 236,411</u>	<u>\$ 735,010</u>	<u>\$ 810,810</u>	
Beginning Fund Balance 7/1/23							\$ 708,038	
Funds Provided:								
FY24 Transfer from Operating Fund						\$ 300,000		
FY24 Interest Earnings						48,486		
22421	FY24 Transfer from General Fund - PILT					73,029		
23421	FY24 Transfer from General Fund - PILT					<u>175,000</u>		
Total Funds Provided							596,515	
Funds applied - current year expenditures							(236,411)	
Funds obligated to existing projects							(810,810)	
Projects completed or cancelled by Service Area Board Action							<u>110</u>	*
Funds available for appropriation and for future capital expansion plans							<u>\$ 257,443</u>	

# Central Emergency Service Area Projects - Fund 443

Balances through June 30, 2024

Project	Year	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance	
16CES	2016	Emergency Response Vehicles	\$ 2,785,629	\$ 2,139	\$ 2,139	\$ 2,785,629	\$ -	*
19461	2019	SCBA Compressor	450,000	145,701	81,125	385,424	64,576	
19469	2019	Training Site Phase 2 Expansion	150,000	6,064	-	143,936	6,064	*
20461	2020	Station 1 Land Acquisition	791,795	19,524	-	772,271	19,524	
20CES	2020	Emergency Response Vehicles	1,611,196	864	864	1,611,196	-	*
22464	2022	FY22 Station 1 Relocation	1,000,000	948,161	73,505	125,344	874,656	
23461	2023	FY23 SCBA/Radio Communications	575,000	280,808	218,759	512,952	62,048	
23462	2023	Stations 5 & 6 Interior LED Lighting	125,000	125,000	-	-	125,000	
23464	2023	FY23 Station 1 Relocation	250,000	250,000	-	-	250,000	
23465	2023	Security Doors	175,000	175,000	-	-	175,000	
23466	2023	Stations 4 & 6 Bay Floor Resurface	200,000	200,000	-	-	200,000	
23467	2023	Interior/Flooring Updates	50,000	50,000	16,204	16,204	33,796	
23469	2023	Training Site Phase 3	100,000	99,377	95,682	96,304	3,696	*
21VAC	2023	Vaccine/Testing/Recovery - Signage	40,400	39,658	-	742	39,658	*
23CES	2023	Station 1 New Construction	21,498,201	21,304,057	1,109,517	1,303,661	20,194,540	
24461	2024	Fire Live Training Props	150,000	150,000	-	-	150,000	
Project Totals			\$ 29,952,221	\$ 23,796,352	\$ 1,597,795	\$ 7,753,664	\$ 22,198,557	

	Capt Proj Fund	16/20CES Bond	23CES Bond	Total
Beginning Fund Balance 7/1/23	\$ 2,738,197	\$ 19,261	\$ 16,588,148	\$ 19,345,606
Funds Provided:				
FY24 Transfer from Operating Fund	700,000		5,000,000	
FY24 Interest Earnings	220,659			
FY24 Interest Earnings on Bond Proceeds		894	507,405	6,428,958
Funds applied - current year expenditures	(485,274)	(3,003)	(1,109,517)	(1,597,795)
Funds obligated to existing projects	(2,004,018)	-	(20,194,540)	(22,198,557)
Projects completed or cancelled by Service Area Board Action	49,417	-	-	49,417 *
Funds avail. for approp. and for future capital expansion plans	\$ 1,218,981			1,218,981
Funds restricted for 16/20 CES bonds		\$ 17,153		17,153
Funds restricted for 23CES bonds			\$ 791,495	791,495
Ending fund balance				\$ 2,027,629

## Western Emergency Service Area Projects - Fund 444

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
23441	2023	FY23 SCBA/Radio Communications	\$ 245,000	\$ 50,517	\$ 32,573	\$ 227,056	\$ 17,944 *
23443	2023	Command Vehicle	60,000	60,000	-	-	60,000
Project Totals			<u>\$ 305,000</u>	<u>\$ 110,517</u>	<u>\$ 32,573</u>	<u>\$ 227,056</u>	<u>\$ 77,944</u>

Beginning Fund Balance 7/1/23	\$ 100,875
Funds Provided:	
FY24 Transfer from Operating Fund	\$ 75,000
FY24 Interest Earnings	<u>6,715</u>
Total Funds Provided	81,715
Funds applied - current year expenditures	(32,573)
Funds obligated to existing projects	(77,944)
Projects completed or cancelled by Service Area Board Action	<u>17,944 *</u>
Funds available for appropriation and for future capital expansion plans	<u>\$ 90,017</u>

# Kachemak Emergency Service Area Projects - Fund 446

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance	
17482	2017	ST 2 Water Tank/Generator	\$ 24,755	\$ 6,717	\$ -	\$ 18,038	\$ 6,717	*
23481	2023	Ambulance/Medic 2	293,204	293,204	291,032	291,032	2,173	*
23485	2023	FY23 SCBA/Radio Communications	273,805	97,255	85,018	261,568	12,237	
23486	2023	Snow Machine / SnowBulance	20,000	20,000	5,050	5,050	14,950	*
21VAC	2023	Vaccine/Testing/Recovery - Signage	10,100	10,100	-	-	10,100	*
24481	2024	Command Vehicle with Plow	80,000	80,000	-	-	80,000	
24482	2024	Utility Vehicle with Plow	80,000	80,000	-	-	80,000	
Project Totals			<u>\$ 781,864</u>	<u>\$ 587,276</u>	<u>\$ 381,100</u>	<u>\$ 575,688</u>	<u>\$ 206,176</u>	

Beginning Fund Balance 7/1/23	\$ 487,084	
Funds Provided:		
FY24 Transfer from Operating Fund	\$ 271,000	
FY24 Interest Earnings	<u>29,918</u>	
Total Funds Provided		300,918
Funds applied - current year expenditures		(381,100)
Funds obligated to existing projects		(206,176)
Projects completed or cancelled by Service Area Board Action		<u>33,939</u> *
Funds available for appropriation and for future capital expansion plans		<u>\$ 234,666</u>

# Communication Center 911 Projects - Fund 455

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance	
23431	2023	ERC Uninterruptible Power	\$ 100,000	\$ 98,573	\$ 70,244	\$ 71,671	\$ 28,329	*
23432	2023	Router/Switch Replacement	18,000	18,000	-	-	18,000	
23434	2023	Distribution Switches	28,000	28,000	24,749	24,749	3,251	*
24432	2024	Router/Switch Replacement	4,000	4,000	-	-	4,000	
24433	2024	Workstation Equipment	17,890	17,890	17,594	17,594	296	*
24434	2024	Uninterruptible Power Supply	9,000	9,000	8,590	8,590	410	*
24436	2024	Data Storage	34,000	34,000	33,462	33,462	538	*
Totals			<u>\$ 210,890</u>	<u>\$ 209,463</u>	<u>\$ 154,639</u>	<u>\$ 156,067</u>	<u>\$ 54,823</u>	

Beginning Fund Balance 7/1/23 \$ 609,614

Funds Provided:

FY24 Transfer from Operating Fund

\$ 200,921

FY24 Interest Earnings

8,658

Total Funds Provided

209,579

Funds applied - current year expenditures

(154,639)

Funds obligated to existing projects

(54,823)

Projects completed or cancelled

32,823 \*

Funds available for appropriation and for future capital expansion plans

\$ 642,553



# North Peninsula Recreation Projects - Fund 459

Balances through June 30, 2024

Project	Year	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
23451	2023	Truck/Plow	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ 65,000
23452	2023	Asphalt Resurfacing	62,000	62,000	-	-	62,000
23453	2023	Pool Sidewalks	150,000	137,185	99,574	112,388	37,612 *
23454	2023	Pool Boilers Replacement	817,950	784,848	678,162	711,264	106,686 *
23455	2023	Trail Groomer	26,000	26,000	-	-	26,000
24451	2024	Pool Floor & Front Desk Replace	291,000	291,000	8,049	8,049	282,951
24452	2024	Pool & Spa Circulation Pumps	126,000	126,000	-	-	126,000
Project Totals			\$ 1,537,950	\$ 1,492,033	\$ 785,784	\$ 831,701	\$ 706,249

Beginning Fund Balance 7/1/23	\$ 1,421,544
Funds Provided:	
FY24 Transfer from Operating Fund	\$ 700,000
FY24 Interest Earnings	80,304
Total Funds Provided	780,304
Funds applied - current year expenditures	(785,784)
Funds obligated to existing projects	(706,249)
Projects completed or cancelled by Service Area Board Action	144,298 *
Funds available for appropriation and for future capital expansion plans	\$ 854,113

# Central Peninsula Hospital Projects - Fund 490

Balances through June 30, 2024

Project	Year	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
Funds Provided by Bond Proceeds							
14CPH	2014	CPH Specialty Clinic	\$ 41,249,563	\$ 80,974	\$ 80,974	\$ 41,249,563	\$ - *
18CPH	2018	CPH OB/Cath Lab	29,140,645	23,379	23,379	29,140,645	- *
Funds Provided by Hospital Plant Replacement Fund							
17OBL	2017	CPH OB/Cardiac Cath Lab	9,762,975	114,871	114,871	9,762,975	- *
22SFT	2022	Software Workday ERP	4,881,505	2,756,387	2,756,387	4,881,505	- *
Total Funds Provided by Hospital Plant Replacement Fund			14,644,480	2,871,258	2,871,258	14,644,480	-
Funds Provided by the Kenai Health Center Maint. Fund							
23HTL	2023	KHCTR Security Improvement	10,000	10,000	8,682	8,682	1,318 *
Project Totals			\$ 85,044,688	\$ 2,985,611	\$ 2,984,293	\$ 85,043,370	\$ 1,318

	Capt Proj Fund	KHCTR	CPH Bonds	Total
Beginning Fund Balance 7/1/23	\$ 783,584	\$ 958,126	\$ 964,751	\$ 2,706,461
Funds Provided:				
	FY24 Interest Earnings	97,915		
17OBL	CPH Local Contribution - OB / Card Cath Lab	114,871		
22SFT	CPH Local Contribution - Software Workday ERP	2,756,387		
	State Contributions KHCTR	38,135		
	Local Contributions KHCTR	23,373		
	FY24 Interest Earnings KHCTR	38,450		
	FY24 Interest Earnings on Bond Proceeds		35,246	3,104,378
Funds applied - current year expenditures	(2,879,940)	(8,000)	(104,353)	(2,992,293)
Funds obligated to existing projects	-	(1,318)	-	(1,318)
Projects completed or cancelled	-	1,318	-	1,318 *
Funds available for approp. and future capital projects	\$ 872,818			872,818
Funds restricted For Kenai Health Center Maintenance		\$ 1,050,085		1,050,085
Funds restricted for CPH Bonds			\$ 895,644	895,644
Ending fund balance				\$ 2,818,547

# South Peninsula Hospital Projects - Fund 491

Balances through June 30, 2024

Project	Year Appropriated	Project Description	Authorized Amount	FY24 Budget	Expend FY24	Total LTD Expenditures	Unexpended Balance
Funds Provided by Local Funds							
17SPM	2017	Bond - Homer Medical Center Remodel	\$ 3,007,999	\$ 1,478	\$ -	\$ 3,006,520	\$ 1,478
21SHC	2021	Roof Replacement	325,000	58,854	9,023	275,168	49,832 *
21SHD	2021	Nuclear Medicine System	303,673	303,673	-	-	303,673
21SHU	2021	Homer Medical Clinic Lobby Remodel	30,500	30,500	30,500	30,500	- *
21SHZ	2021	Various Minor Hospital Equip/Software	150,882	18,658	3,376	135,600	15,282 *
22SEC	2022	Security Upgrade	105,000	70,423	57,139	91,716	13,284
22SHB	2022	A/C Unit - Long Term Care/Rehab	1,450,000	1,224,323	1,224,323	1,450,000	-
22SHG	2022	Incident Management Software	81,760	13,838	-	67,923	13,838 *
22SHY	2022	Hot Water System Replacement	389,500	388,781	8,538	9,257	380,243
22SPR	2022	203 W Pioneer Av Bldg Repairs	18,294	18,294	18,294	18,294	- *
23SHA	2023	Imaging Nuc Med System Part 2	625,000	625,000	10,794	10,794	614,206
23SHD	2023	Pre-Op PACU Monitor Replacement	168,579	13,561	11,303	166,321	2,258 *
23SHF	2023	Lobby Door Replacement	110,000	72,854	70,482	107,628	2,372 *
23SHG	2023	OR Suite Surgical Light Replacement	97,573	17,072	9,976	90,477	7,096 *
23SHH	2023	Mammography Software	88,500	88,500	-	-	88,500 *
23SPH	2023	Pre Design Master Plan/Nuc Med/Pharm	659,783	406,079	151,555	405,259	254,524
24SHA	2024	Acute Care Patient Beds	63,419	63,419	63,419	63,419	0 *
24SHB	2024	OB Care Minor Equipment	56,874	56,874	28,968	28,968	27,906
24SHC	2024	Long Term Care Minor Equipment	195,680	195,680	173,975	173,975	21,705
24SHD	2024	Operating Room CORE 2 Console	24,200	24,200	21,177	21,177	3,023 *
24SHE	2024	Surgery Minor Equipment	451,299	451,299	421,433	421,433	29,866
24SHF	2024	ER Minor Equipment	118,228	118,228	66,357	66,357	51,871
24SHG	2024	Code Net Software	8,500	8,500	-	-	8,500
24SHH	2024	Transcranial Magnetic Stimulation Unit	148,470	148,470	148,470	148,470	- *
24SHI	2024	Physical Therapy Minor Equipment	40,654	40,654	5,721	5,721	34,933
24SHJ	2024	MR Microscopy Coil	35,000	35,000	19,032	19,032	15,968 *
24SHK	2024	Imaging Minor Equipment	275,579	275,579	245,747	245,747	29,832
24SHL	2024	Enhanced Mammography Software	97,324	97,324	-	-	97,324
24SHM	2024	DynaCAD Imaging Software	72,720	72,720	-	-	72,720
24SHN	2024	Meal Suite Software	10,786	10,786	-	-	10,786
24SHO	2024	Pediatric Nasopharyngoscope	12,004	12,004	-	-	12,004 *
24SHP	2024	Loading Dock Scissor Lift	15,150	15,150	-	-	15,150
24SHQ	2024	Materials Mgmt Door Auto Opener	25,250	25,250	6,017	6,017	19,233 *
24SHR	2024	Lab Hematology Analyzers	98,475	98,475	91,674	91,674	6,801 *
24SHS	2024	Lab Minor Equipment	95,142	95,142	93,240	93,240	1,902 *
24SHU	2024	203 W Pioneer Av Bldg Repairs	153,568	153,568	153,568	153,568	- *
24SHV	2024	Electronic Case Reporting Interface	9,090	9,090	-	-	9,090
24SHW	2024	IT Minor Hospital Equipment	108,070	108,070	91,623	91,623	16,447
Total Funds Provided by Local Funds			9,727,525	5,467,371	3,235,724	7,495,878	2,231,647
Funds Provided by Hospital Plant Replacement Fund							
21SHB	2021	Remodel Kachemak Prof Building	500,000	454,689	454,689	500,000	- *
22SPR	2022	203 W Pioneer Av Bldg Repairs	147,500	88,618	88,618	147,500	- *
23DES	2023	Design Infrastructure Deferred Maint	250,000	250,000	208,149	208,149	41,851
22SHB	2023	A/C Unit - Long Term Care/Rehab	627,416	627,416	348,636	348,636	278,780
23SHM	2023	Ultrasound Software/Hardware	60,532	17,211	17,211	60,532	- *
23SHQ	2023	Minor Hospital Equipment	107,608	56,831	-	50,777	56,831
23SHR	2023	SPH Annunciator Switch	613,020	613,020	-	-	613,020
24SHX	2024	Bariatric Floor Lift	9,188	9,188	9,188	9,188	- *
24SHY	2024	ER Room 4 Exam Door	12,625	12,625	-	-	12,625
24SHZ	2024	HMC Exam Rooms Renovation	126,870	126,870	19,750	19,750	107,120
SPHLE	2024	Earnest Money for Hohe ST Lease	145,000	145,000	-	-	145,000
Total Funds Provided by Hospital Plant Replacement Fund			2,599,760	2,401,469	1,146,242	1,344,533	1,255,227
Funds Provided by South Peninsula Hospital, Inc.							
22SPR	2022	203 W Pioneer Av Bldg Repairs	227,500	227,500	76,454	76,454	151,046 *
24EMR	2024	Electronic Medical Records Software	7,000,000	7,000,000	45,450	45,450	6,954,550
Project Totals			\$ 19,554,784	\$ 15,096,340	\$ 4,503,870	\$ 8,962,315	\$ 10,592,470
					<b>Capt Proj Fund</b>	<b>17SPH/M Bond</b>	<b>Total</b>
Beginning Fund Balance 7/1/23					\$ 4,551,565	\$ 23,254	\$ 4,574,818
Funds Provided:							
FY24 Transfer from Operating Fund					2,119,853		
FY24 Interest Earnings					247,286		
SPH Local Contributions for Plant Replacement Fund Projects					2,401,469		
SPH Inc. Contributions					7,227,500		11,996,108
Funds applied - current year expenditures					(4,503,870)	-	(4,503,870)
Funds obligated to existing projects					(10,590,991)	(1,478)	(10,592,470)
Projects completed or cancelled					389,155	-	389,155 *
Funds available for approp. and future capital expansion plans					\$ 1,841,966		1,841,966
Funds restricted for SPH Bonds						\$ 21,775	21,775
Ending fund balance							\$ 1,863,741

# Kenai Peninsula Borough

## Finance Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members of the Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Borough Mayor *PAM*

**THRU:** Brandi Harbaugh, Finance Director *BA*

**FROM:** Sarah Hostetter, Payroll Accountant *SH*

**DATE:** August 6, 2024

**RE:** Budget Revisions – July 2024

---

Attached is a budget revision listing for July 2024. The attached list contains budget revisions between major expenditure categories (i.e., maintenance & operations and capital outlay). Other minor transfers were processed between object codes within major expenditure categories.

**JULY 2024****INCREASE****DECREASE****FINANCE - SALES TAX**

To move software budget to the correct code.

100-11441-00000-42120 (Computer Software)		\$5,400.00
100-11441-00000-43019 (Software Maintenance)	\$5,400.00	

**INFORMATION TECHNOLOGY**

To move software budget to the correct code.

100-11231-00000-42120 (Computer Software)		\$4,900.00
100-11231-00000-43026 (Software Licensing)	\$4,900.00	

**MAINTENANCE DEPARTMENT**

To pay a previously unidentified software service agreement.

241-41010-00000-42310 (Repair & Maintenance Supplies)		\$3,889.00
241-41010-00000-43780 (Building & Grounds Maintenance)		\$3,889.00
241-41010-00000-43019 (Software Maintenance)	\$7,778.00	

**MAYOR'S OFFICE**

To purchase a conference camera/microphone. The item was ordered in FY24, but was not received before the fiscal year end.

100-11210-00000-40110 (Regular Wages)		\$1,250.00
100-11210-00000-48710 (Minor Office Equipment)	\$1,250.00	

**MAYOR'S OFFICE**

To purchase uniforms for the department.

100-11210-00000-40110 (Regular Wages)		\$1,000.00
100-11210-00000-42250 (Uniforms)	\$1,000.00	

**MAYOR'S OFFICE**

To pay for a lobbying consulting services contact.

100-11210-00000-40110 (Regular Wages)		\$41,000.00
100-11210-00000-43011 (Contract Services)	\$41,000.00	

**JULY 2024 CONTINUED****INCREASE    DECREASE****RISK MANAGEMENT**

To cover additional insurance premiums for FY25. Over-budgeted premiums will be used to offset the deficit.

700-11236-00000-43530 (Disability Insurance)	\$747.00
700-11237-00000-43511 (Fire & Extended Coverage)	\$80,360.00
700-11238-00000-43529 (Other Misc Coverage)	\$19,523.00
700-11238-00000-43528 (Aviation Liability)	\$6,431.00
700-11238-00000-43515 (CGL Excess Liability)	\$107,061.00

**SOLID WASTE - SEWARD TRANSFER**

To purchase a UPS that was budgeted for in FY24, but wasn't received before the fiscal year end.

290-32150-00000-43780 (Building & Grounds Maintenance)	\$1,098.28
290-32150-00000-48710 (Minor Office Equipment)	\$1,098.28

# Kenai Peninsula Borough

## Finance Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members of the Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Borough Mayor *PHM*

**THRU:** Brandi Harbaugh, Finance Director *BH*

**FROM:** Sarah Hostetter, Payroll Accountant *SH*

**DATE:** August 6, 2024

**RE:** Revenue-Expenditure Report – July 2024

---

Attached is the Revenue-Expenditure Report of the General Fund for the month of July 2024. Please note that 8.33% of the year has elapsed, 11.60% of budgeted revenues have been collected, and 1.57% of budgeted expenditures have been made.

# KENAI PENINSULA BOROUGH

## Revenue Report

For the Period

July 1 through July 31, 2024

ACCOUNT NUMBER	DESCRIPTION	ESTIMATED REVENUE	YEAR TO DATE RECEIPTS	MONTH TO DATE RECEIPTS	VARIANCE	% COLLECTED
31100	Real Property Tax	\$ 36,244,128	\$ 4,218,023	\$ 4,218,023	\$ (32,026,105)	11.64%
31200	Personal Property Tax	2,101,066	277,966	277,966	(1,823,100)	13.23%
31300	Oil Tax	6,958,780	6,876,572	6,876,572	(82,208)	98.82%
31400	Motor Vehicle Tax	642,580	-	-	(642,580)	0.00%
31510	Property Tax Penalty & Interest	746,815	8,567	8,567	(738,248)	1.15%
31610	Sales Tax	44,400,000	26,686	26,686	(44,373,314)	0.06%
33110	In Lieu Property Tax	3,100,000	-	-	(3,100,000)	0.00%
33117	Other Federal Revenue	140,000	-	-	(140,000)	0.00%
33220	Forestry Receipts	500,000	-	-	(500,000)	0.00%
34110	School Debt Reimbursement	1,795,641	-	-	(1,795,641)	0.00%
34221	Electricity & Phone Revenue	155,000	-	-	(155,000)	0.00%
34222	Fish Tax Revenue Sharing	500,000	-	-	(500,000)	0.00%
34210	Revenue Sharing	850,000	-	-	(850,000)	0.00%
37350	Interest on Investments	812,722	192,282	192,282	(620,440)	23.66%
39000	Other Local Revenue	297,235	25,157	25,157	(272,078)	8.46%
290	Solid Waste	1,027,000	6,428	6,428	(1,020,572)	0.63%
Total Revenues		\$ 100,270,967	\$ 11,631,682	\$ 11,631,682	\$ (88,639,285)	11.60%



KENAI PENINSULA BOROUGH  
Expenditure Report  
For the Period  
July 1 through July 31, 2024

DESCRIPTION	REVISED BUDGET	YEAR TO DATE EXPENDED	MONTH TO DATE EXPENDED	AMOUNT ENCUMBERED	AVAILABLE BALANCE	% EXPENDED
Assembly:						
Administration	\$ 646,838	\$ 57,436	\$ 57,436	\$ 196,650	\$ 392,752	8.88%
Clerk	664,699	17,579	17,579	20,571	626,549	2.64%
Elections	202,992	39,467	39,467	5,293	158,232	19.44%
Records Management	479,206	33,173	33,173	8,212	437,821	6.92%
Mayor Administration	1,108,382	33,926	33,926	11,000	1,063,456	3.06%
Purch/Contracting/Cap Proj	848,452	33,436	33,436	22,514	792,502	3.94%
Human Resources:						
Administration	913,368	79,497	79,497	6,872	826,999	8.70%
Print/Mail	220,493	12,175	12,175	38,003	170,315	5.52%
Custodial Maintenance	146,585	5,448	5,448	394	140,743	3.72%
Information Technology	2,963,502	307,613	307,613	12,709	2,643,181	10.38%
Emergency Management	1,079,815	52,040	52,040	13,886	1,013,889	4.82%
Legal Administration	1,205,372	35,610	35,610	29,865	1,139,897	2.95%
Finance:						
Administration	651,983	30,837	30,837	356	620,790	4.73%
Services	1,309,861	80,542	80,542	745	1,228,575	6.15%
Property Tax	1,223,836	185,501	185,501	13,837	1,024,498	15.16%
Sales Tax	1,209,309	56,593	56,593	5,873	1,146,843	4.68%
Assessing:						
Administration	1,695,147	172,393	172,393	55,807	1,466,947	10.17%
Appraisal	1,881,755	54,136	54,136	2,195	1,825,424	2.88%
Resource Planning:						
Administration	1,505,159	42,551	42,551	16,305	1,446,303	2.83%
GIS	922,674	84,393	84,393	2,352	835,929	9.15%
River Center	864,856	22,750	22,750	41,234	800,872	2.63%
Senior Citizens Grant Program	843,878	-	-	-	843,878	0.00%
School District	65,175,258	-	-	-	65,175,258	0.00%
Solid Waste Operations	12,934,002	171,604	171,604	4,773,345	7,989,052	1.33%
Economic Development	510,000	-	-	127,060	382,940	0.00%
Non-Departmental	1,360,286	236	236	27,878	1,332,172	0.02%
Total Expenditures	\$ 102,567,707	\$ 1,608,934	\$ 1,608,934	\$ 5,432,957	\$ 95,525,816	1.57%

Kenai Peninsula Borough  
Assessing Department

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**MEMORANDUM**

**TO:** Peter A. Micciche, Borough Mayor *PAM*  
**FROM:** Adeena Wilcox, Borough Assessor *AW*  
**DATE:** August 15, 2024  
**RE:** Tax Adjustment Request Approval

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Attached is a spreadsheet of tax adjustment requests required by changes to the assessment roll. These adjustments are being submitted to the Finance Department for processing.

Borough code 5.12.119 (D) authorizes the mayor to approve tax adjustment requests prepared by the borough assessor.

I hereby certify that I have reviewed the tax adjustment requests submitted for your signature and I find them to be proper and correct.

DATED: August 15, 2024

Adeena Wilcox  
Borough Assessor

**APPROVED**

*P.A. Micciche*  
\_\_\_\_\_  
Peter A. Micciche  
Borough Mayor

# AUGUST TARS

	2024	2023	2022	2021	2020
TAG 10 (assessed)	\$0				
(taxable)	(\$153,928)				
TAG 11 (assessed)					
(taxable)					
TAG 20 (assessed)	\$0				
(taxable)	(\$36,060)				
TAG 21 (assessed)					
(taxable)					
TAG 30 (assessed)	\$25,021	\$32,006	\$42,644		
(taxable)	(\$226,529)	\$32,006	\$42,644		
TAG 40 (assessed)					
(taxable)					
TAG 41 (assessed)	\$0				
(taxable)	(\$12,826)				
TAG 42 (assessed)					
(taxable)					
TAG 43 (assessed)					
(taxable)					
TAG 52 (assessed)	\$0				
(taxable)	(\$2)				
TAG 53 (assessed)					
(taxable)					
TAG 54 (assessed)					
(taxable)					
TAG 55 (assessed)	\$0				
(taxable)	(\$69,849)				
TAG 57 (assessed)					
(taxable)					
TAG 58 (assessed)	\$0				
(taxable)	(\$961,413)				
TAG 59 (assessed)	\$0				
(taxable)	(\$1,608)				
TAG 61 (assessed)					
(taxable)					
TAG 63 (assessed)					
(taxable)					
TAG 64 (assessed)					
(taxable)					
TAG 65 (assessed)					
(taxable)					
TAG 67 (assessed)	\$0				
(taxable)	(\$729)				
TAG 68 (assessed)	\$0				
(taxable)	(\$385,489)				
TAG 69 (assessed)					
(taxable)					
TAG 70 (assessed)	\$0				
(taxable)	(\$28,032)				
TAG 80 (assessed)					
(taxable)					
TAG 81 (assessed)	\$0				
(taxable)	(\$56,914)				
<b>TOTAL ASSESSED</b>	<b>\$25,021</b>	<b>\$32,006</b>	<b>\$42,644</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL TAXABLE</b>	<b>(\$1,933,379)</b>	<b>\$32,006</b>	<b>\$42,644</b>	<b>\$0</b>	<b>\$0</b>
<b>KPB FLAT TAX</b>	<b>(\$27,086)</b>	<b>(\$50)</b>			

# AUGUST TARS CITY VALUES

	2024	2023	2022	2021	2020
TAG 10 (assessed)	\$0				
(taxable)	(\$150,000)				
Seldovia Flat Tax					
TAG 20 (assessed)	\$0				
(taxable)	(\$200,000)				
Homer Flat Tax					
TAG 21 (assessed)					
(taxable)					
TAG 30 (assessed)	\$25,021	\$32,006	\$42,644		
(taxable)	(\$200,779)	\$32,006	\$42,644		
Disability Tax Credit					
TAG 40 (assessed)					
(taxable)					
TAG 41 (assessed)					
(taxable)					
TAG 70 (assessed)	\$0				
(taxable)	(\$100,000)				
Soldotna Flat Tax					
TAG 80 (assessed)					
(taxable)					
<b>TOTAL ASSESSED</b>	<b>\$25,021</b>	<b>\$32,006</b>	<b>\$42,644</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL TAXABLE</b>	<b>(\$650,779)</b>	<b>\$32,006</b>	<b>\$42,644</b>	<b>\$0</b>	<b>\$0</b>
KPB FLAT TAX	\$0	\$0	\$0	\$0	\$0

TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

81-24-003

PARCEL ID

68839

PRIMARY OWNER

EAST ROAD SERVICES

	CURRENT VALUE	CORRECTED VALUE
TAG	81	81
BOAT CLASS/COUNT		
PLANE CLASS/COUNT		
KPB ASSESSED (VT 1001)	\$1,153,948	\$1,153,948
KPB TAXABLE (VT 1003)	\$1,153,948	\$1,105,634
CITY ASSESSED (VT 1011)		
CITY TAXABLE (V 1013)		

EXPLANATION

MAIN ROLL FILER 2024. KPB \$100K EXMPT DID NOT APPLY.

KPB EXEMPTION PRORATED AMONGST PINS 101408, 103237, & 68839.

		CHANGE SUMMARY
	KPB ASSESSED	\$0
	KPB TAXABLE	(\$48,314)
	CITY ASSESSED	\$0
	CITY TAXABLE	\$0
	KPB FLAT TAX	\$0
	CITY FLAT TAX	\$0
DATE	07/31/24	
SUBMITTED BY	M PAYFER	
VERIFIED BY	C. FINLEY	

Cadastral Values			Expand to Filter Values	
Site	Class	Value Type	Attribute	Amount
Default - Default Value Group	Appraised	Improvement Market value	Secondary Attribute	Previous Amount
		TAG		\$1,153,948.00
		TAG.Id		81.00
	Assessed	Furniture, Fixtures & Equipment		81.00
		Personal Property Assessed Value		\$1,153,948.00
		Total Assessed Value - City		\$1,153,948.00
		Total Assessed Value - City		0
		Total City Optional Exempt Value		0
		Total City Optional Exempt Value		0
		City Taxable Value		\$1,153,948.00
Taxable		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
		81 - KACHEMAK EMERGENCY SERVICES		0
Exemption		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
		OP PP Boro \$100K Exc Value		\$1,153,948.00
Penalty Flag		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
		PP Boro Contig Flag		\$1.00
Exemption Value Borough		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
		Exemption Value Borough		0
Date		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000
		Year of Cadastre		2024.000000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR	<u>2024</u>	TAR NUMBER	<u>70-24-002</u>
PARCEL ID	<u>78248</u>		
PRIMARY OWNER	<u>ALASKA COMMUNICATIONS INTERNET LLC</u>		

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>70</u>	<u>70</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$5,053,093</u>	<u>\$5,053,093</u>
KPB TAXABLE (VT 1003)	<u>\$5,053,093</u>	<u>\$5,025,061</u>
CITY ASSESSED (VT 1011)	<u>\$5,053,093</u>	<u>\$5,053,093</u>
CITY TAXABLE (V 1013)	<u>\$5,053,093</u>	<u>\$4,953,093</u>

EXPLANATION	<u>2024 MAIN ROLL FILER. \$100K KPB CONTIG &amp;/or \$100K CITY EXEMPTION ERROR</u>
	<u></u>
	<u></u>

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
	KPB TAXABLE	<u>(\$28,032)</u>
	CITY ASSESSED	<u>\$0</u>
	CITY TAXABLE	<u>(\$100,000)</u>
	KPB FLAT TAX	<u>\$0</u>
	CITY FLAT TAX	<u>\$0</u>
DATE	<u>07/05/24</u>	
SUBMITTED BY	<u>M PAYFER</u>	
VERIFIED BY	<u>C. FINLEY</u>	

Cadastral Values		Value Type		Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
Site	Class	Improvement Market value						
Default - Default Value Group	Appraised	TAG				\$5,053,093.00	\$5,053,093.00	
		TAG.1d				70.00	70.00	
	Assessed	Furniture, Fixtures & Equipment						
		Personal Property Assessed Value				\$5,053,093.00	\$5,053,093.00	
		Total Assessed Value - City				\$5,053,093.00	\$5,053,093.00	
		Total Borough Optional Exempt Value					\$28,032.00	
		Total City Optional Exempt Value				0	\$100,000.00	
		Total Assessed Value - Borough				\$5,053,093.00	\$5,053,093.00	
	Taxable	City Taxable Value		70 - SOLDOTNA CITY		\$5,053,093.00	\$4,953,093.00	
		Taxable Value - Borough				\$5,053,093.00	\$5,025,061.00	
	Exemption	Exemption Value City				0	\$100,000.00	
		OP PP Bor \$100K Exe Value		70 - SOLDOTNA CITY			\$28,032.00 *	
		OP PP Soldotna \$100K Exe Value					\$100,000.00 *	
		Penalty Flag				\$1.00	\$1.00	
		PP Boro Contig Flag				1.00	1.00	
		PP City Contig Flag				0		
		Exemption Value Borough					\$28,032.00	
		Year of Cadastre				2024.0000000000	2024.0000000000	
	Date	Effective date of value change				20240101.0000000000	20240101.0000000000	



# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 20-24-016

PARCEL ID 78251

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>20</u>	<u>20</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$1,178,714</u>	<u>\$1,178,714</u>
KPB TAXABLE (VT 1003)	<u>\$1,178,714</u>	<u>\$1,172,175</u>
CITY ASSESSED (VT 1011)	<u>\$1,178,714</u>	<u>\$1,178,714</u>
CITY TAXABLE (V 1013)	<u>\$1,178,714</u>	<u>\$1,078,714</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
DATE <u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>M PAYFER</u>	KPB TAXABLE <u>(\$6,539)</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>(\$100,000)</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>

Cadastral Values		Expand to Filter Values		
Site	Class	Value Type	Attribute	Secondary Attribute
Default - Default Value Group	Appraised	Improvement Market value		Previous Amount
		TAG		\$1,178,714.00
	Assessed	TAG.Id		20.00
		Furniture, Fixtures & Equipment		20.00
		Personal Property Assessed Value		\$1,178,714.00
		Total Assessed Value - City		\$1,178,714.00
		Total Borough Optional Exempt Value		\$6,539.00
		Total City Optional Exempt Value		\$100,000.00
	Taxable	Total Assessed Value - Borough		\$1,178,714.00
		City Taxable Value	20 - HOMER CITY	\$1,178,714.00
	Exemption	Taxable Value - Borough		\$1,172,175.00
		Exemption Value City		0
		OP PP Bor \$100K Exc Value	20 - HOMER CITY	\$100,000.00
		OP PP Homer \$100K Exc Value		\$6,539.00 *
		Penalty Flag		\$1.00
		PP Borro Config Flag		1.00
		PP City Config Flag		1.00
		Exemption Value Borough		0
Date	Year of Cadastre		2024.0000000000	2024.0000000000
	Effective date of value change		20240101.0000000000	20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR	<u>2024</u>	TAR NUMBER	<u>41-24-004</u>
PARCEL ID	<u>92937</u>		
PRIMARY OWNER	<u>ALASKA COMMUNICATIONS INTERNET LLC</u>		

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>41</u>	<u>41</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$2,312,120</u>	<u>\$2,312,120</u>
KPB TAXABLE (VT 1003)	<u>\$2,312,120</u>	<u>\$2,299,294</u>
CITY ASSESSED (VT 1011)	<u>\$2,312,120</u>	<u>\$2,312,120</u>
CITY TAXABLE (V 1013)	<u>\$2,312,120</u>	<u>\$2,312,120</u>

EXPLANATION	<u>2024 MAIN ROLL FILER. \$100K KPB CONTIG &amp;/or \$100K CITY EXEMPTION ERROR</u>
	<u></u>
	<u></u>

	CHANGE SUMMARY
	KPB ASSESSED <u>\$0</u>
	KPB TAXABLE <u>(\$12,826)</u>
	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>
DATE	<u>07/05/24</u>
SUBMITTED BY	<u>M PAYFER</u>
VERIFIED BY	<u>C. FINLEY</u>

Cadastral Values		Expand to Filter Values	
Site	Class	Value Type	Amount
Default - Default Value Group	Appraised	Improvement Market value	\$2,312,120.00
		TAG	41.00
		TAG.Id	41.00
	Assessed	Furniture, Fixtures & Equipment	\$2,312,120.00
		Personal Property Assessed Value	\$2,312,120.00
		Total Assessed Value - City	\$2,312,120.00
		Total Borough Optional Exempt Value	\$12,876.00
		Total City Optional Exempt Value	0
	Taxable	Total Assessed Value - Borough	\$2,312,120.00
		City Taxable Value	\$2,312,120.00
		41 - SEWARD SPECIAL	\$2,312,120.00
	Exemption	Taxable Value - Borough	\$2,312,120.00
		Exemption Value City	0
		41 - SEWARD SPECIAL	0
		OP PP Bor \$100K Exe Value	\$12,876.00
		Penalty Flag	\$1.00
		PP Bor Contig Flag	1.00
		0	\$12,876.00
	Exemption Value Borough	2024.000000000000	2024.000000000000
	Year of Cadastral	20240101.000000000000	20240101.000000000000
Date	Effective date of value change		

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2023 TAR NUMBER 43-23-001

PARCEL ID 96487

PRIMARY OWNER HAYNES ANTHONY J

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>43</u>	<u>43</u>
BOAT CLASS/COUNT	<u>BC3-1</u>	<u>BC3-0</u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u></u>	<u></u>
KPB TAXABLE (VT 1003)	<u></u>	<u></u>
CITY ASSESSED (VT 1011)	<u></u>	<u></u>
CITY TAXABLE (V 1013)	<u></u>	<u></u>

EXPLANATION MANIFEST CLERICAL ERROR. 2023 SUPPLEMENTAL ROLLOVER ACCOUNT. PER

DMV REGISTRATION BOAT WAS SOLD APRIL 2022. ACCOUNT SHOULD HAVE BEEN CLOSED FOR

2023. TAR OFF 2023 AND CLOSE FOR 2024.

	CHANGE SUMMARY
DATE <u>08/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>CLYDE JOHNSON</u>	KPB TAXABLE <u>\$0</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX <u>(\$50)</u>
	CITY FLAT TAX <u>\$0</u>

Cadastral Values		Attribute		Expend to Filter Values	
Site	Class	Value Type	Attribute	Previous Amount	Amount
<b>Default - Default Value Group</b>					
	Appraised	Boat Personal Class 3 Count		1.00	
		Improvement Market Value		\$3,600.00	
	TAG			43.00	
	TAG.Id			43.00	
	Assessed	Boat Assessed Value		\$3,600.00	
		Boat Personal Class 3		\$3,600.00	
		Personal Property Assessed Value		0	
		Total Assessed Value - City		0	
		Total City Optional Exempt Value		0	
		Total Assessed Value - Borough		0	
	Taxable	City Taxable Value	43 - SEWARD/RR CRK FLD SVC AREA	0	
		Taxable Value - Borough		0	
	Exemption	Exemption Value City	43 - SEWARD/RR CRK FLD SVC AREA	0	
		Op PP Bor \$100K Exe Value		0	
		Op PPV 100K Exemption		\$100,000.00	\$100,000.00
		Op PPV Borough \$100K Exemption		\$100,000.00	\$100,000.00
		Op PPV City \$100K Exemption		\$100,000.00	\$100,000.00
		Op PPV City \$100K Exemption	43 - SEWARD/RR CRK FLD SVC AREA	\$100,000.00	\$100,000.00
		Penalty Flag		\$1.00	\$1.00
		Exemption Value Borough		0	0
	Date	Year of Cadastre		2023.0000000000	
		Effective date of value change		20230101.0000000000	

## MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 00096487

X      Typographical, computational or other similar error?  
*Identify & Describe:*  
 MANIFEST CLERICAL ERROR. 2023 SUPPLEMENTAL ROLLOVER ACCOUNT. PER  
 DMV REGISTRATION BOAT WAS SOLD APRIL 2022. ACCOUNT SHOULD HAVE  
 BEEN CLOSED FOR 2023. TAR OFF 2023 AND CLOSE FOR 2024.

X      Readily apparent from the assessment notice, tax  
 statement or other borough tax record?  
*Identify & Describe:*  
 MANIFEST CLERICAL ERROR. 2023 SUPPLEMENTAL ROLLOVER ACCOUNT. PER  
 DMV REGISTRATION BOAT WAS SOLD APRIL 2022. ACCOUNT SHOULD HAVE  
 BEEN CLOSED FOR 2023. TAR OFF 2023 AND CLOSE FOR 2024.

X      Made by a borough employee in the performance of  
 typing, record keeping, filing, measuring, or other  
 similar duties?  
*Identify & Describe:*  
 MANIFEST CLERICAL ERROR. 2023 SUPPLEMENTAL ROLLOVER ACCOUNT. PER  
 DMV REGISTRATION BOAT WAS SOLD APRIL 2022. ACCOUNT SHOULD HAVE  
 BEEN CLOSED FOR 2023. TAR OFF 2023 AND CLOSE FOR 2024.

Certified Value	Land	
	Improvements	
	Personal Property	\$0
	Total	\$0

Adjusted Value	Land	
	Improvements	
	Personal Property	\$0
	Total	\$0

Prepared by	<u>Clyde Johnson</u>	<u>8/5/2024</u> Date
Approved by	<u></u>	<u>8/5/24</u> Date
	Department Director	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 30-24-002

PARCEL ID 100387

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$225,403</u>	<u>\$225,403</u>
KPB TAXABLE (VT 1003)	<u>\$225,403</u>	<u>\$224,153</u>
CITY ASSESSED (VT 1011)	<u>\$225,403</u>	<u>\$225,403</u>
CITY TAXABLE (V 1013)	<u>\$225,403</u>	<u>\$125,403</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
DATE <u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>M PAYFER</u>	KPB TAXABLE <u>(\$1,250)</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>(\$100,000)</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>



Cadastral Values			Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Improvement Market value			\$225,403.00	\$225,403.00
		TAG			30.00	30.00
	Assessed	TAG.Id			30.00	30.00
		Furniture, Fixtures & Equipment			\$225,403.00	\$225,403.00
		Personal Property Assessed Value			\$225,403.00	\$225,403.00
		Total Assessed Value - City			\$225,403.00	\$225,403.00
	Total Borough Optional Exempt Value				\$1,250.00	\$1,250.00
	Total City Optional Exempt Value				0	\$100,000.00
	Total Assessed Value - Borough				\$225,403.00	\$225,403.00
	Taxable	City Taxable Value	30 - KENAI CITY		\$225,403.00	\$125,403.00
		Taxable Value - Borough			\$225,403.00	\$224,153.00
	Exemption	Exemption Value City			0	\$100,000.00
		OP PP Bor \$100K Exe Value	30 - KENAI CITY		\$1,250.00	\$1,250.00
		OP PP Kenai \$100K Exe Value				\$100,000.00
		Penalty Flag			\$1.00	\$1.00
		PP Bor Contig Flag			1.00	1.00
		PP City Contig Flag			1.00	1.00
	Exemption Value Borough				0	\$1,250.00
Date	Year of Cadastre				2024.0000000000	2024.0000000000
	Effective date of value change				20240101.0000000000	20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 55-24-003

PARCEL ID 100388

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>55</u>	<u>55</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$910,186</u>	<u>\$910,186</u>
KPB TAXABLE (VT 1003)	<u>\$910,186</u>	<u>\$905,137</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
	KPB ASSESSED <u>\$0</u>
DATE <u>07/05/24</u>	KPB TAXABLE <u>(\$5,049)</u>
SUBMITTED BY <u>M PAYFER</u>	CITY ASSESSED <u>\$0</u>
VERIFIED BY <u>C. FINLEY</u>	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>

Cadastral Values		Expand to Filter Values		
Site	Value Type	Attribute	Secondary Attribute	Amount
Default - Default Value Group	Class			
	Appraised	Improvement Market Value		
		TAG		\$910,186.00
		TAG.Id		55.00
	Assessed	Furniture, Fixtures & Equipment		55.00
		Personal Property Assessed Value		\$910,186.00
		Total Assessed Value - City		\$910,186.00
		Total Assessed Value - City		0
		Total City Optional Exempt Value		0
		Total City Optional Exempt Value		\$910,186.00
Taxable		City Taxable Value		0
		55 - NIKISKI SN.		0
		Taxable Value - Borough		\$910,186.00
		Exemption Value City		0
		55 - NIKISKI SN.		0
		OP PP Bor \$100K Exe Value		\$905,137.00
		Penalty Flag		\$1.00
		PP Bor Config Flag		1.00
		Exemption Value Borough		0
		2024.000000000000		\$5,049.00
Date		Year of Cadastre		2024.000000000000
		Effective date of value change		20240101.000000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 58-24-019

PARCEL ID 100389

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$5,824,952</u>	<u>\$5,824,952</u>
KPB TAXABLE (VT 1003)	<u>\$5,824,952</u>	<u>\$5,792,639</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

		CHANGE SUMMARY
DATE	<u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>(\$32,313)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastre Values		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	Expand to Filter Values
Site Default - Default Value Group	Appraised	Improvement Market value				\$5,824,952.00	\$5,824,952.00	
		TAG				58.00	58.00	
	Assessed	TAG.Ld				58.00	58.00	
		Furniture, Fixtures & Equipment						
		Personal Property Assessed Value				\$5,824,952.00	\$5,824,952.00	
		Total Assessed Value - City				\$5,824,952.00	\$5,824,952.00	
	Total Borough Optional Exempt Value					0	0	
	Total City Optional Exempt Value					0	0	
	Taxable	Total Assessed Value - Borough				\$5,824,952.00	\$5,824,952.00	
		City Taxable Value		58 - CENTRAL EMERGENCY SERVICES		0	0	
	Exemption	Taxable Value - Borough				\$5,824,952.00	\$5,792,639.00	
		Exemption Value City		58 - CENTRAL EMERGENCY SERVICES		0	0	
		OP PP Bldg \$100K Exe Value					\$32,313.00	
		Penalty Flag				\$1.00	\$1.00	
Date	PP Boro Contig Flag					1.00	1.00	
	Exemption Value Borough					0	\$32,313.00	
	Year of Cadastre					2024.0000000000	2024.0000000000	
	Effective date of value change					20240101.0000000000	20240101.0000000000	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 59-24-001

PARCEL ID 100390

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>59</u>	<u>59</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$289,890</u>	<u>\$289,890</u>
KPB TAXABLE (VT 1003)	<u>\$289,890</u>	<u>\$288,282</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
DATE	KPB TAXABLE	<u>07/05/24</u> <u>(\$1,608)</u>
SUBMITTED BY	CITY ASSESSED	<u>M PAYFER</u> <u>\$0</u>
VERIFIED BY	CITY TAXABLE	<u>C. FINLEY</u> <u>\$0</u>
	KPB FLAT TAX	<u>\$0</u>
	CITY FLAT TAX	<u>\$0</u>

Cadastral Values		Expand to Filter Values		
Site	Class	Value Type	Attribute	Secondary Attribute
Default - Default Value Group	Appraised	Improvement Market Value		Previous Amount
		TAG		\$289,890.00
		TAG.Id		59.00
	Assessed	Furniture, Fixtures & Equipment		86.00
		Personal Property Assessed Value		\$289,890.00
		Personal Property Assessed Value		\$289,890.00
		Total Assessed Value - City		0
		Total Borough Optional Exempt Value		\$1,608.00
		Total City Optional Exempt Value		0
		Total Assessed Value - Borough		\$289,890.00
	Taxable	City Taxable Value	59 - CENTRAL HOSPITAL	0
		Taxable Value - Borough		\$289,890.00
	Exemption	Exemption Value City	59 - CENTRAL HOSPITAL	0
		QR PP Bur \$100K Exe Value		\$1,608.00
		Penalty Flag		\$1.00
Date		PP Boro Contig Flag		1.00
		Exemption Value Borough		0
		Year of Cadastre		\$1,608.00
		Effective date of value change		2024.000000000000
				20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 68-24-006

PARCEL ID 100391

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>68</u>	<u>68</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$545,158</u>	<u>\$545,158</u>
KPB TAXABLE (VT 1003)	<u>\$545,158</u>	<u>\$542,134</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

		CHANGE SUMMARY
DATE	<u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>(\$3,024)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>



Cadastral Values		Expand to Filter Values	
Site	Class	Value Type	Amount
Default - Default Value Group	Appraised	Improvement Market value	\$545,158.00
		TAG	68.00
	Assessed	TAG.1d	68.00
		Furniture, Fixtures & Equipment	\$545,158.00
		Personal Property Assessed Value	\$545,158.00
		Total Assessed Value - City	0
	Total Borough Optional Exempt Value		\$3,074.00
	Taxable	Total City Optional Exempt Value	0
		Total Assessed Value - Borough	\$545,158.00
		City Taxable Value	0
	Exemption	Taxable Value - Borough	\$542,134.00
		Exemption Value City	0
	Penalty Flag	OP PP Bor \$100K Exe Value	\$3,074.00 *
		PP Boro Contig Flag	\$1.00
Date	Exemption Value Borough		0
	Year of Cadastre		2024.0000000000
Effective date of value change		2024.01.0000000000	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 30-24-003

PARCEL ID 100433

PRIMARY OWNER L AND J OUTFITTERS LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$144,531</u>	<u>\$169,552</u>
KPB TAXABLE (VT 1003)	<u>\$44,531</u>	<u>\$69,552</u>
CITY ASSESSED (VT 1011)	<u>\$144,531</u>	<u>\$169,552</u>
CITY TAXABLE (V 1013)	<u>\$44,531</u>	<u>\$69,552</u>

EXPLANATION 2024 MAIN ROLL FILER. AUDIT FOR 2022-2024, UNREPORTED ASSETS FOUND.

INCREASE IN VALUE, TAG 30, 2022-2024.

	CHANGE SUMMARY
KPB ASSESSED	<u>\$25,021</u>
KPB TAXABLE	<u>\$25,021</u>
CITY ASSESSED	<u>\$25,021</u>
CITY TAXABLE	<u>\$25,021</u>
KPB FLAT TAX	<u>\$0</u>
CITY FLAT TAX	<u>\$0</u>

DATE 07/23/24

SUBMITTED BY M PAYFER

VERIFIED BY C. FINLEY

Cadastre Values		Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Amount
Default - Default Value Group	Appraised	Improvement Market value			
		TAG			\$144,531.00
		TAG:ld			30.00
	Assessed	Furniture, Fixtures & Equipment			30.00
		Personal Property Assessed Value			\$144,531.00
		Total Assessed Value - City			\$144,531.00
		Total Borough Optional Exempt Value			\$100,000.00
		Total City Optional Exempt Value			\$100,000.00
		Total Assessed Value - Borough			\$144,531.00
	Taxable	City Taxable Value	30 - KENAI CITY		\$69,552.00
		Taxable Value - Borough			\$44,531.00
	Exemption	Exemption Value City	30 - KENAI CITY		\$100,000.00
		OP PP Bor \$100K Exe Value			\$100,000.00
		OP PP Kenai \$100K Exe Value			\$100,000.00
		OP PPV 100K Exemption			\$100,000.00
		OP PPV Borough \$100K Exemption			\$100,000.00
		OP PPV City \$100K Exemption	30 - KENAI CITY		\$100,000.00
		Penalty Flag			\$1.00
		Exemption Value Borough			\$100,000.00
Date		Year of Cadastre			2024.0000000000
		Effective date of value change			20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2022 TAR NUMBER 30-23-013

PARCEL ID 100433

PRIMARY OWNER L AND J OUTFITTERS LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$148,462</u>	<u>\$191,106</u>
KPB TAXABLE (VT 1003)	<u>\$48,462</u>	<u>\$91,106</u>
CITY ASSESSED (VT 1011)	<u>\$148,462</u>	<u>\$191,106</u>
CITY TAXABLE (V 1013)	<u>\$148,462</u>	<u>\$191,106</u>

EXPLANATION 2022 MAIN ROLL FILER. AUDIT FOR 2022-2024, UNREPORTED ASSETS FOUND.

INCREASE IN VALUE, TAG 30, 2022-2024.

		CHANGE SUMMARY
DATE	<u>07/23/24</u>	KPB ASSESSED <u>\$42,644</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>\$42,644</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$42,644</u>
		CITY TAXABLE <u>\$42,644</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastre Values		Expand to Filter Values	
Site	Class	Value Type	Amount
Default - Default Value Group	Appraised	Improvement Market value	\$148,462.00
		TAG	30.00
		TAG.1d	30.00
	Assessed	Furniture, Fixtures & Equipment	\$148,462.00
		Personal Property Assessed Value	\$148,462.00
		Total Assessed Value - City	\$148,462.00
		Total Borough Optional Exempt Value	\$100,000.00
		Total City Optional Exempt Value	0
		Total Assessed Value - Borough	\$148,462.00
	Taxable	City Taxable Value	\$148,462.00
	Exemption	Taxable Value - Borough	\$48,462.00
		Exemption Value City	0
		OP PP Bor \$100K Exe Value	\$100,000.00
		OP PP Kenai \$100K Exe Value	0
		OP PPV 100K Exemption	\$100,000.00
		OP PPV Borough \$100K Exemption	\$100,000.00
		OP PPV City \$100K Exemption	\$100,000.00
		Exemption Value Borough	\$100,000.00
	Date	Year of Cadastre	2022.0000000000
		Effective date of value change	20220101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2023 TAR NUMBER 30-23-010

PARCEL ID 100433

PRIMARY OWNER L AND J OUTFITTERS LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$120,149</u>	<u>\$152,155</u>
KPB TAXABLE (VT 1003)	<u>\$20,149</u>	<u>\$52,155</u>
CITY ASSESSED (VT 1011)	<u>\$120,149</u>	<u>\$152,155</u>
CITY TAXABLE (V 1013)	<u>\$120,149</u>	<u>\$152,155</u>

EXPLANATION 2023 MAIN ROLL FILER. AUDIT FOR 2022-2024, UNREPORTED ASSETS FOUND.

INCREASE IN VALUE, TAG 30, 2022-2024.

		CHANGE SUMMARY
DATE	<u>07/23/24</u>	KPB ASSESSED <u>\$32,006</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>\$32,006</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$32,006</u>
		CITY TAXABLE <u>\$32,006</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastral Values		Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Expand to Filter Values
Site	Group	Appraised	Improvement Market value			Amount	
<b>Default - Default Value</b>						<b>\$120,149.00</b>	<b>\$152,155.00</b>
			TAG			30.00	30.00
			TAG.1d			30.00	30.00
		Assessed	Furniture, Fixtures & Equipment			<b>\$120,149.00</b>	<b>\$152,155.00</b>
			Personal Property Assessed Value			<b>\$120,149.00</b>	<b>\$152,155.00</b>
			Total Assessed Value - City			<b>\$120,149.00</b>	<b>\$152,155.00</b>
			Total Borough Optional Exempt Value			\$100,000.00	\$100,000.00
			Total City Optional Exempt Value			0	0
			Total Assessed Value - Borough			<b>\$120,149.00</b>	<b>\$152,155.00</b>
		Taxable	City Taxable Value	30 - KENAI CITY		<b>\$120,149.00</b>	<b>\$152,155.00</b>
		Exemption	Taxable Value - Borough			<b>\$20,149.00</b>	<b>\$52,155.00</b>
			Exemption Value City			0	0
			OP PP Bor \$100K Exe Value	30 - KENAI CITY		\$100,000.00	\$100,000.00
			OP PP Kenai \$100K Exe Value			0	0
			OP PPV 100K Exemption			\$100,000.00	\$100,000.00
			OP PPV Borough \$100K Exemption			\$100,000.00	\$100,000.00
			OP PPV City \$100K Exemption	30 - KENAI CITY		\$100,000.00	\$100,000.00
			Exemption Value Borough			\$100,000.00	\$100,000.00
			Year of Cadastre			2023.000000000000	2023.000000000000
		Date	Effective date of value change			20230101.000000000000	20230101.000000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 81-24-004

PARCEL ID 100984

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>81</u>	<u>81</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$1,550,329</u>	<u>\$1,550,329</u>
KPB TAXABLE (VT 1003)	<u>\$1,550,329</u>	<u>\$1,541,729</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
DATE <u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>M PAYFER</u>	KPB TAXABLE <u>(\$8,600)</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>



Cadastre Values		Expand to Filter Values	
Site	Class	Value Type	Attribute
Default - Default Value Group	Appraised	Improvement Market value	Previous Amount
		TAG	\$1,550,329.00
	Assessed	TAG.Id	81.00
		Furniture, fixtures & Equipment	81.00
		Personal Property Assessed Value	\$1,550,329.00
		Total Assessed Value - City	\$1,550,329.00
	Total Borough Optional Exempt Value		0
	Total City Optional Exempt Value		\$8,600.00
	Taxable	City Taxable Value	0
		81 - KACHEMAK EMERGENCY SERVICES	\$1,550,329.00
	Exemption	Taxable Value - Borough	0
		81 - KACHEMAK EMERGENCY SERVICES	\$1,541,729.00
	OP PP Bor \$100K Exe Value	Exemption Value City	0
		81 - KACHEMAK EMERGENCY SERVICES	\$8,600.00
	Penalty Flag	PP Boro Contig Flag	\$1.00
		PP Boro Contig Flag	1.00
	Exemption Value Borough		0
	Date	Year of Cadastre	2024.0000000000
		Effective date of value change	2024.0000000000
			20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 20-24-017

PARCEL ID 101408

PRIMARY OWNER EAST ROAD SERVICES

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>20</u>	<u>20</u>
BOAT CLASS/COUNT	<u>BC-4</u>	<u>BC-4</u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$705,100</u>	<u>\$705,100</u>
KPB TAXABLE (VT 1003)	<u>\$705,100</u>	<u>\$675,579</u>
CITY ASSESSED (VT 1011)	<u>\$705,100</u>	<u>\$705,100</u>
CITY TAXABLE (V 1013)	<u>\$705,100</u>	<u>\$605,100</u>

EXPLANATION MAIN ROLL FILER 2024. KPB \$100K EXMPT AND CITY OF HOMER EXEMPTION

DID NOT APPLY. KPB EXEMPTION PRORATED AMONGST PINS 101408, 103237, & 68839.

		CHANGE SUMMARY
DATE	<u>07/31/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>(\$29,521)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>(\$100,000)</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastral Values			Expand to Filter Values		
Site	Class	Value Type	Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Boat Class 4 Count		1.00	1.00
		Improvement Market value		\$1,020,100.00	\$1,020,100.00
		TAG		20.00	20.00
	Assessed	TAG.Id		20.00	20.00
		Boat Assessed Value		\$315,000.00	\$315,000.00
		Boat Class 4		\$315,000.00	\$315,000.00
		Furniture, Fixtures & Equipment		\$705,050.00	\$705,050.00
		Personal Property Assessed Value		\$705,100.00	\$705,100.00
		Supplies		\$50.00	\$50.00
		Total Assessed Value - City		\$705,100.00	\$705,100.00
	Total Borough Optional Exempt Value		0	\$29,521.00	
	Total City Optional Exempt Value			\$100,000.00	
	Total Assessed Value - Borough		\$705,100.00	\$705,100.00	
	City Taxable Value	20 - HOMER CITY	\$705,100.00	\$605,100.00	
	Taxable Value - Borough		\$705,100.00	\$675,579.00	
	Exemption Value City	20 - HOMER CITY	0	\$100,000.00	
	OP PP Bor \$100K Exe Value			\$29,521.00 *	
	OP PP Homer \$100K Exe Value			\$100,000.00 *	
	Penalty Flag		\$1.00	\$1.00	
	PP Boro Contig Flag		1.00	1.00	
PP City Contig Flag		1.00	1.00		
	Exemption Value Borough		0	\$29,521.00	
	Year of Cadastre		2024.000000000000	2024.000000000000	
Date	Effective date of value change		20240101.000000000000	20240101.000000000000	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 10-24-002

PARCEL ID 103189

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>10</u>	<u>10</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$5,028</u>	<u>\$5,028</u>
KPB TAXABLE (VT 1003)	<u>\$5,028</u>	<u>\$5,000</u>
CITY ASSESSED (VT 1011)	<u>\$5,028</u>	<u>\$5,028</u>
CITY TAXABLE (V 1013)	<u>\$5,028</u>	<u>\$5,028</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
KPB ASSESSED	<u>\$0</u>
KPB TAXABLE	<u>(\$28)</u>
CITY ASSESSED	<u>\$0</u>
CITY TAXABLE	<u>\$0</u>
KPB FLAT TAX	<u>\$0</u>
CITY FLAT TAX	<u>\$0</u>

DATE 07/05/24

SUBMITTED BY M PAYFER

VERIFIED BY C. FINLEY

Cadastre Values				Expand to Filter Values		
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Improvement Market value			\$5,028.00	\$5,028.00
		TAG			10.00	10.00
		TAG.Id			10.00	10.00
	Assessed	Furniture, Fixtures & Equipment			\$5,028.00	\$5,028.00
		Personal Property Assessed Value			\$5,028.00	\$5,028.00
		Total Assessed Value - City			\$5,028.00	\$5,028.00
		Total Borough Optional Exempt Value				\$28.00
		Total City Optional Exempt Value			0	0
		Total Assessed Value - Borough			\$5,028.00	\$5,028.00
	Taxable	City Taxable Value	10 - SELDOVIA CITY		\$5,028.00	\$5,000.00
Exemption		Taxable Value - Borough				0
		Exemption Value City	10 - SELDOVIA CITY		0	0
		OP up Bor \$100K Ex Value				\$28.00
		PP Bor Contig Flag			1.00	1.00
		Exemption Value Borough			0	\$28.00
Date		Year of Cadastre			2024.000000000000	2024.000000000000
		Effective date of value change			20240101.000000000000	20240101.000000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 52-24-002

PARCEL ID 103190

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>52</u>	<u>52</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$157</u>	<u>\$157</u>
KPB TAXABLE (VT 1003)	<u>\$157</u>	<u>\$155</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

		CHANGE SUMMARY
DATE	<u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>(\$2)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastre Values				Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	
Default - Default Value Group	Appraised	Improvement Market value			\$157.00	\$157.00	
		TAG			52.00	52.00	
	Assessed	TAG.Id				52.00	52.00
		Furniture, Fixtures & Equipment				\$157.00	\$157.00
		Personal Property Assessed Value				\$157.00	\$157.00
		Total Assessed Value - City				0	0
	Total Borough Optional Exempt Value					\$2.00	
	Taxable	Total City Optional Exempt Value				0	0
		Total Assessed Value - Borough				\$157.00	\$157.00
		City Taxable Value		52 - SOUTH HOSPITAL		0	0
Taxable Value - Borough					\$157.00	\$155.00	
Exemption	Exemption Value City		52 - SOUTH HOSPITAL		0	0	
	OP PP Bor \$100K Exe Value				\$2.00 *	\$2.00 *	
	PP Bor Contig Flag				1.00	1.00	
	Exemption Value Borough				0	\$2.00	
Date	Year of Cadastre				2024.000000000000	2024.000000000000	
	Effective date of value change				20240101.000000000000	20240101.000000000000	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 67-24-001

PARCEL ID 103191

PRIMARY OWNER ALASKA COMMUNICATIONS INTERNET LLC

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>67</u>	<u>67</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$131,415</u>	<u>\$131,415</u>
KPB TAXABLE (VT 1003)	<u>\$131,415</u>	<u>\$130,686</u>
CITY ASSESSED (VT 1011)	<u>\$0</u>	<u>\$0</u>
CITY TAXABLE (V 1013)	<u>\$0</u>	<u>\$0</u>

EXPLANATION 2024 MAIN ROLL FILER. \$100K KPB CONTIG &/or \$100K CITY EXEMPTION ERROR

	CHANGE SUMMARY
DATE <u>07/05/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY <u>M PAYFER</u>	KPB TAXABLE <u>(\$729)</u>
VERIFIED BY <u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
	CITY TAXABLE <u>\$0</u>
	KPB FLAT TAX <u>\$0</u>
	CITY FLAT TAX <u>\$0</u>



Cadastral Values		Expand to Filter Values	
Site	Class	Value Type	Amount
Default - Default Value Group	Appraised	Improvement Market Value	\$131,415.00
		TAG	67.00
	Assessed	TAG.Id	67.00
		Furniture, Fixtures & Equipment	67.00
		Personal Property Assessed Value	\$131,415.00
		Total Assessed Value - City	\$131,415.00
	Total Borough Optional Exempt Value		\$779.00
	Total City Optional Exempt Value		0
	Total Assessed Value - Borough		\$131,415.00
	City Taxable Value		0
	Taxable	67 - KPB ROAD MAINTENANCE	0
		Taxable Value - Borough	\$131,415.00
	Exemption	67 - KPB ROAD MAINTENANCE	0
		Exemption Value City	\$130,686.00
	OP PP for \$100K Exe Value		\$729.00 *
	PP Boro Contig Flag		1.00
	Exemption Value Borough		0
	Year of Cadastre		2024.0000000000
	Effective date of value change		20240101.0000000000
	Date		20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024 TAR NUMBER 68-24-007

PARCEL ID 103237

PRIMARY OWNER EAST ROAD SERVICES

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>68</u>	<u>68</u>
BOAT CLASS/COUNT	<u></u>	<u></u>
PLANE CLASS/COUNT	<u></u>	<u></u>
KPB ASSESSED (VT 1001)	<u>\$529,402</u>	<u>\$529,402</u>
KPB TAXABLE (VT 1003)	<u>\$529,402</u>	<u>\$507,237</u>
CITY ASSESSED (VT 1011)	<u></u>	<u></u>
CITY TAXABLE (V 1013)	<u></u>	<u></u>

EXPLANATION MAIN ROLL FILER 2024. KPB \$100K EXMPT DID NOT APPLY.

KPB EXEMPTION PRORATED AMONGST PINS 101408, 103237, & 68839.

		CHANGE SUMMARY
DATE	<u>07/31/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>M PAYFER</u>	KPB TAXABLE <u>(\$22,165)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u>\$0</u>
		CITY FLAT TAX <u>\$0</u>

Cadastral Values				Expand to Filter Values		
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Improvement Market value			\$529,402.00	\$529,402.00
		TAG			68.00	68.00
	Assessed	TAG.Id			68.00	68.00
		Furniture, Fixtures & Equipment			\$529,402.00	\$529,402.00
		Personal Property Assessed Value			\$529,402.00	\$529,402.00
		Total Assessed Value - City			0	0
		Total Borough Optional Exempt Value			\$22,165.00	\$22,165.00
		Total City Optional Exempt Value			0	0
	Taxable	Total Assessed Value - Borough			\$529,402.00	\$529,402.00
		City Taxable Value		68 - WESTERN EMERGENCY SVS	0	0
		Taxable Value - Borough			\$529,402.00	\$507,237.00
	Exemption	Exemption Value City			0	0
		OP PP Bor \$100K Exc Value		68 - WESTERN EMERGENCY SVS	0	\$22,165.00
		PP Boro Contig Flag			1.00	1.00
		Exemption Value Borough			0	\$22,165.00
Date	Year of Cadastre	Effective date of value change			2024.0000000000	2024.0000000000
					20240101.0000000000	20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 30-24-004PARCEL ID 039-142-12PRIMARY OWNER SCOW, BRIAN

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
CLASS CODE	<u>350</u>	<u>350</u>
LAND ASSESSED (VT4)	<u>34,300</u>	<u>34,300</u>
IMPROVEMENT ASSESSED (VT5)	<u>112,300</u>	<u>112,300</u>
KPB ASSESSED (VT 1001)	<u>146,600</u>	<u>146,600</u>
KPB TAXABLE (VT 1003)	<u>96,600</u>	<u>54,400</u>
CITY ASSESSED (VT 1011)	<u>146,600</u>	<u>146,600</u>
CITY TAXABLE (VT 1013)	<u>146,600</u>	<u>104,400</u>

EXPLANATION SENIOR EXE APPROVED AFTER CONFIRMING PFD ELIGIBILITY


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	CHANGE SUMMARY
DATE	<u>06/12/24</u>
SUBMITTED BY	<u>SNOTTER</u>
VERIFIED BY	<u>C. FINLEY</u>
KPB ASSESSED	<u>\$0</u>
KPB TAXABLE	<u>(\$42,200)</u>
CITY ASSESSED	<u>\$0</u>
CITY TAXABLE	<u>(\$42,200)</u>
KPB FLAT TAX	<u></u>
CITY FLAT TAX	<u></u>

Cadastre Values			Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			.52 Acres	
		Improvement Market value			\$112,300.00	\$112,300.00
		Land Market Value			\$34,300.00	\$34,300.00
		TAG			30.00	30.00
		TAG.Id			30.00	30.00
	Assessed	Improvements			\$112,300.00	\$26,400.00
		Land			\$34,300.00	\$15,800.00
		Parcel Assessed Value			\$146,600.00	\$146,600.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$146,600.00	\$42,200.00
		Total Assessed Value - City			\$146,600.00	\$146,600.00
		Total Borough Optional Exempt Value			\$50,000.00	\$50,000.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value				\$42,200.00
		Unqualified Improvements				\$95,900.00
		Unqualified Land				\$18,500.00
		Land Assessed Value			\$34,300.00	\$34,300.00
		Improvement Assessed Value			\$112,300.00	\$112,300.00
		Total Assessed Value - Borough			\$146,600.00	\$146,600.00
Taxable		City Taxable Value	30 - KENAI CITY		\$146,600.00	\$104,400.00
		Taxable Value - Borough			\$96,600.00	\$54,400.00
Exemption		Cap for Senior Exemption				\$150,000.00
		Exemption Value City	30 - KENAI CITY		0	\$42,200.00
		OP Residential Boro Exemption			\$50,000.00	\$50,000.00
		Residential Exemption			\$50,000.00	\$50,000.00
		Senior Contig Exemption Parcel				1.00
		Senior Mandatory Exempt Value			\$112,300.00	\$42,200.00 *
		Working Improvement Assessed Value				\$112,300.00
		Exemption Value Borough			\$50,000.00	\$92,200.00
Date		Year of Cadastre			2024.0000000000	2024.0000000000
		Effective date of value change			20240101.0000000000	20240101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR2024TAR NUMBER30-24-005

PARCEL ID039-142-13

PRIMARY OWNERSCOW, BRIAN

	CURRENT VALUE	CORRECTED VALUE
TAG	30	30
CLASS CODE	122	122
LAND ASSESSED (VT4)	11,400	11,400
IMPROVEMENT ASSESSED (VT5)	113,700	113,700
KPB ASSESSED (VT 1001)	125,100	125,100
KPB TAXABLE (VT 1003)	125,100	41,500
CITY ASSESSED (VT 1011)	125,100	125,100
CITY TAXABLE (VT 1013)	125,100	41,500

EXPLANATIONSENIOR CONTIG APPROVED AFTER CONFIRMING PFD ELIGIBLE

		CHANGE SUMMARY
	KPB ASSESSED	\$0
DATE06/12/24	KPB TAXABLE	(\$83,600)
SUBMITTED BYSNOTTER	CITY ASSESSED	\$0
VERIFIED BYC. FINLEY	CITY TAXABLE	(\$83,600)
	KPB FLAT TAX	
	CITY FLAT TAX	

Cadastral Values		Expand to Filter Values	
Site	Class	Value Type	Amount
Default - Default Value Group	Appraised	Legal Acres	.26 Acres
		Improvement Market Value	\$113,700.00
		Land Market Value	\$11,400.00
		TAG	30.00
	Assessed	TAG.1d	30.00
		Improvements	\$113,700.00
		Land	\$11,400.00
		Parcel Assessed Value	\$125,100.00
		Personal Property Assessed Value	0
		Qualified for Exemption	0
	Taxable	Total Assessed Value - City	\$125,100.00
		Total City Optional Exempt Value	0
		Total Mandatory Exempt Value	\$83,600.00
		Unqualified Improvements	\$125,100.00
	Exemption	Unqualified Land	\$125,100.00
		Land Assessed Value	\$11,400.00
		Improvement Assessed Value	\$113,700.00
		Total Assessed Value - Borough	\$125,100.00
		City Taxable Value	\$113,700.00
		Taxable Value - Borough	\$125,100.00
	Exemption	Cap for Senior Exemption	\$41,500.00
		Exemption Value City	\$150,000.00
		Senior Contig Exemption Parcel	0
		Senior Mandatory Exempt Value	\$83,600.00
	Date	Working Improvement Assessed Value	\$83,600.00 *
		Exemption Value Borough	\$113,700.00
		Year of Cadastre	0
		Effective date of value change	2024.0000000000
			20240101.0000000000
			20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 30-24-006PARCEL ID 049-120-23PRIMARY OWNER KISLER GABRION

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>30</u>	<u>30</u>
CLASS CODE	<u>112</u>	<u>112</u>
LAND ASSESSED (VT4)	<u>207,200</u>	<u>207,200</u>
IMPROVEMENT ASSESSED (VT5)	<u>300,100</u>	<u>300,100</u>
KPB ASSESSED (VT 1001)	<u>507,300</u>	<u>507,300</u>
KPB TAXABLE (VT 1003)	<u>246,500</u>	<u>122,000</u>
CITY ASSESSED (VT 1011)	<u>507,300</u>	<u>507,300</u>
CITY TAXABLE (VT 1013)	<u>357,300</u>	<u>357,300</u>

EXPLANATION MANIFEST CLERICAL ERROR - OWNERSHIP WAS NOT UPDATED TO REFLECT  
ELIGIBILITY FOR MORE EXEMPTION THAN PREVIOUSLY GRANTED.

		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
DATE	KPB TAXABLE	<u>(\$124,500)</u>
SUBMITTED BY	CITY ASSESSED	<u>\$0</u>
VERIFIED BY	CITY TAXABLE	<u>\$0</u>
	KPB FLAT TAX	<u></u>
	CITY FLAT TAX	<u></u>



Default - Default Value Group		Legal Acres	2.46 Acres	2.46 Acres	2.46 Acres
Appraised	Improvement Market Value		\$300,100.00	\$300,100.00	\$300,100.00
	Land Market Value		\$207,200.00	\$207,200.00	\$207,200.00
	TAG		30.00	30.00	30.00
Assessed	TAG.Id		30.00	30.00	30.00
	Improvements		\$107,200.00	\$107,200.00	\$113,100.00
	Land		\$103,600.00	\$103,600.00	\$122,200.00
	Parcel Assessed Value		\$507,300.00	\$507,300.00	\$507,300.00
	Personal Property Assessed Value		0	0	0
	Qualified for Exemption		\$210,800.00	\$210,800.00	\$235,300.00
	Total Assessed Value - City		\$507,300.00	\$507,300.00	\$507,300.00
	Total Borough Optional Exempt Value		\$110,800.00	\$110,800.00	\$235,300.00
	Total City Optional Exempt Value		0	0	0
	Total Mandatory Exempt Value		\$150,000.00	\$150,000.00	\$150,000.00
Taxable	Unqualified Improvements		\$192,900.00	\$192,900.00	\$197,000.00
	Unqualified Land		\$103,600.00	\$103,600.00	\$85,000.00
	Land Assessed Value		\$207,200.00	\$207,200.00	\$207,200.00
	Improvement Assessed Value		\$300,100.00	\$300,100.00	\$300,100.00
	Total Assessed Value - Borough		\$507,300.00	\$507,300.00	\$507,300.00
	City Taxable Value		\$357,300.00	\$357,300.00	\$357,300.00
	30 - KENAI CITY		\$246,500.00	\$246,500.00	\$122,000.00
	BOROUGH VETERAN Exempt Value		\$210,800.00	\$210,800.00	\$335,300.00
	Cap for Veteran Exemption		\$150,000.00	\$150,000.00	\$150,000.00
	Disabled Veteran Exemption		\$150,000.00	\$150,000.00	\$150,000.00
Exemption	Exemption Value City		\$150,000.00	\$150,000.00	\$150,000.00
	OP Disabled Veteran >\$150k Exempt Value		\$60,800.00	\$60,800.00	\$185,300.00
	OP Residential Boro Exemption		\$50,000.00	\$50,000.00	\$50,000.00
	Residential Exemption		\$50,000.00	\$50,000.00	\$50,000.00
	Veteran Mandatory Land		\$42,800.00	\$42,800.00	\$150,000.00
	Veteran Mandatory Exempt Value		\$150,000.00	\$150,000.00	\$150,000.00
	Veteran Mandatory Imp		\$107,200.00	\$107,200.00	\$150,000.00
	Working Improvement Assessed Value		\$300,100.00	\$300,100.00	\$300,100.00
	Exemption Value Borough		\$260,800.00	\$260,800.00	\$385,300.00
	Date		2024.0000000000	2024.0000000000	2024.0000000000

### MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 04912023

X \_\_\_\_\_ Typographical, computational or other similar error?  
Identify & Describe:  
YES, THE PROVAL VARIABLE WAS NOT CORRECTED WHEN A TITLE CHANGE  
OCCURRED

X Readily apparent from the assessment notice, tax statement or other borough tax record?  
Identify & Describe:  
YES, THE BOROUGH DID NOT REFLECT THE CORRECTED VARIABLE AMOUNT

X Made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties?

Identify & Describe:  
 YES, OWNERSHIP WAS NOT UPDATED TO REFLECT THE EXEMPTION AMOUNT NOW AVAILABLE.

Certified Value	Land	\$207,200
	Improvements	\$300,100
	Personal Property	\$0
	Total	\$507,300

Adjusted Value	Land	\$207,200
	Improvements	\$300,100
	Personal Property	\$0
	Total	\$507,300

Prepared by S NOTTER 8/14/2024  
Date

Approved by Adrian Dwyer Date \_\_\_\_\_  
Department Director Date \_\_\_\_\_

# TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

58-24-020

PARCEL ID

055-140-35

PRIMARY OWNER

CRAWFORD, BARBARA

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	110	110
LAND ASSESSED (VT4)	26,700	26,700
IMPROVEMENT ASSESSED (VT5)	88,100	88,100
KPB ASSESSED (VT 1001)	114,800	114,800
KPB TAXABLE (VT 1003)	64,800	0
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

SENIOR EXEMPTION APPROVED AFTER CONFIRMING PFD ELIGIBILITY

	CHANGE SUMMARY
	KPB ASSESSED \$0
DATE 07/30/24	KPB TAXABLE (\$64,800)
SUBMITTED BY S NOTTER	CITY ASSESSED \$0
VERIFIED BY C. FINLEY	CITY TAXABLE \$0
	KPB FLAT TAX
	CITY FLAT TAX

Default - Default Value Group	Appraised	Legal Acres	1.14 Acres	1.14 Acres
		Improvement Market value	\$88,100.00	\$88,100.00
	Assessed	Land Market value	\$26,700.00	\$26,700.00
		TAG	58.00	58.00
		TAG.Id	58.00	58.00
		Improvements	\$88,100.00	\$88,100.00
		Land	\$26,700.00	\$26,700.00
		Parcel Assessed Value	\$114,800.00	\$114,800.00
		Personal Property Assessed Value	0	0
		Qualified for Exemption	\$114,800.00	\$114,800.00
		Total Assessed Value - City	0	0
		Total Borough Optional Exempt Value	\$50,000.00	\$50,000.00
		Total City Optional Exempt Value	0	0
		Total Mandatory Exempt Value	\$114,800.00	\$114,800.00
		Land Assessed Value	\$26,700.00	\$26,700.00
		Improvement Assessed Value	\$88,100.00	\$88,100.00
		Total Assessed Value - Borough	\$114,800.00	\$114,800.00
		City Taxable Value	0	0
		58 - CENTRAL EMERGENCY SERVICES		
		Taxable Value - Borough	\$64,300.00	0
		BOROUGH SENIOR Exempt Value	\$114,800.00	\$114,800.00
		Cap for Senior Exemption	\$150,000.00	\$150,000.00
		Exemption Value City	0	0
		GP Residential Boro Exemption	\$50,000.00	\$50,000.00
		Residential Exemption	\$50,000.00	\$50,000.00
		Senior Citizen Exemption	\$114,800.00	\$114,800.00
		Senior Mandatory Exempt Value	\$114,800.00	\$114,800.00
		Senior MandatoryImp	\$88,100.00	\$88,100.00
		Senior MandatoryLand	\$76,700.00	\$76,700.00
		Working Improvement Assessed Value	\$88,100.00	\$88,100.00
		Exemption Value Borough	\$50,000.00	\$50,000.00
		Year of Cadastre	2024.0000000000	2024.0000000000
		Effective date of value change	20240101.0000000000	20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 58-24-021PARCEL ID 055-550-44PRIMARY OWNER CORR, TOMMYE JO

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>112</u>	<u>112</u>
LAND ASSESSED (VT4)	<u>2,764,300</u>	<u>2,764,300</u>
IMPROVEMENT ASSESSED (VT5)	<u>152,700</u>	<u>152,700</u>
KPB ASSESSED (VT 1001)	<u>2,917,000</u>	<u>2,917,000</u>
KPB TAXABLE (VT 1003)	<u>2,567,000</u>	<u>2,567,000</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION SENIOR HARDSHIP EXEMPTION APPROVED


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		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
DATE	KPB TAXABLE	<u>\$0</u>
SUBMITTED BY	CITY ASSESSED	<u>\$0</u>
VERIFIED BY	CITY TAXABLE	<u>\$0</u>
	KPB FLAT TAX	<u>(\$20,975.96)</u>
	CITY FLAT TAX	<u></u>

Default - Default Value Group	Appraised	Legal Acres	147.48 Acres	147.48 Acres
		Improvement Market Value	\$152,700.00	\$152,700.00
	Assessed	Land Market Value	\$2,764,300.00	\$2,764,300.00
		TAG	58.00	58.00
		TAG.Id	58.00	58.00
		Improvements	\$118,700.00	\$118,700.00
		Land	\$2,736,700.00	\$2,736,700.00
		Parcel Assessed Value	\$2,917,000.00	\$2,917,000.00
		Personal Property Assessed Value	0	0
		Qualified for Exemption	\$2,855,400.00	\$2,855,400.00
		Total Assessed Value - City	0	0
		Total Borough Optional Exempt Value	\$200,000.00	\$200,000.00
		Total City Optional Exempt Value	0	0
		Total Mandatory Exempt Value	\$150,000.00	\$150,000.00
		Unqualified Improvements	\$34,000.00	\$34,000.00
		Unqualified Land	\$27,600.00	\$27,600.00
		Land Assessed Value	\$2,764,300.00	\$2,764,300.00
		Improvement Assessed Value	\$152,700.00	\$152,700.00
		Total Assessed Value - Borough	\$2,917,000.00	\$2,917,000.00
		City Taxable Value	0	0
		Taxable Value - Borough	\$2,567,000.00	\$2,567,000.00
		BOROUGH SENIOR Exempt Value	\$300,000.00	\$300,000.00
		Cap for Senior Exemption	\$150,000.00	\$150,000.00
		Exemption Value City	0	0
		OP Residential Boro Exemption	\$50,000.00	\$50,000.00
		OP Senior Resident >150K Exempt Value	\$150,000.00	\$150,000.00
		Residential Exemption	\$50,000.00	\$50,000.00
		Senior Citizen Exemption	\$150,000.00	\$150,000.00
		<b>Senior Hardship Credit Amount</b>	<b>\$28,975.96</b>	<b>\$28,975.96</b>
		Senior Mandatory Exempt Value	\$150,000.00	\$150,000.00
		Senior MandatoryImp	\$118,700.00	\$118,700.00
		Senior MandatoryLand	\$31,300.00	\$31,300.00
		Working Improvement Assessed Value	\$152,700.00	\$152,700.00
		Exemption Value Borough	\$350,000.00	\$350,000.00

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 58-24-022PARCEL ID 057-013-10PRIMARY OWNER NELSON, MARION

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>26,000</u>	<u>26,000</u>
IMPROVEMENT ASSESSED (VT5)	<u>440,500</u>	<u>440,500</u>
KPB ASSESSED (VT 1001)	<u>466,500</u>	<u>466,500</u>
KPB TAXABLE (VT 1003)	<u>466,500</u>	<u>116,500</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION MANIFEST CLERICAL ERROR - SENIOR EXEMPTION AND 50K APPROVED, BUT  
FAILED TO INPUT CORRECTLY

		CHANGE SUMMARY
DATE	<u>08/04/24</u>	KPB ASSESSED <u>\$0</u>
SUBMITTED BY	<u>S NOTTER</u>	KPB TAXABLE <u>(\$350,000)</u>
VERIFIED BY	<u>C. FINLEY</u>	CITY ASSESSED <u>\$0</u>
		CITY TAXABLE <u>\$0</u>
		KPB FLAT TAX <u></u>
		CITY FLAT TAX <u></u>

Default - Default Value Group		Legal Acres		.98 Acres	
Appraised	Improvement Market Value				
	Land Market Value			\$440,500.00	\$440,500.00
Assessed	TAG			\$26,000.00	\$26,000.00
	TAG.Id			58.00	58.00
	Improvements			58.00	58.00
	Land			\$414,100.00	\$414,100.00
	Parcel Assessed Value			\$21,100.00	\$21,100.00
	Personal Property Assessed Value			\$466,500.00	\$466,500.00
	Qualified for Exemption			0	0
	Total Assessed Value - City			\$435,200.00	\$435,200.00
	Total Borough Optional Exempt Value			0	0
	Total City Optional Exempt Value			0	0
Total Mandatory Exempt Value				\$150,000.00	\$150,000.00
Taxable	Unqualified Improvements			\$26,400.00	\$26,400.00
	Unqualified Land			\$4,900.00	\$4,900.00
	Land Assessed Value			\$26,000.00	\$26,000.00
	Improvement Assessed Value			\$440,500.00	\$440,500.00
	Total Assessed Value - Borough			\$466,500.00	\$466,500.00
	City Taxable Value			0	0
	Taxable Value - Borough			\$466,500.00	\$116,500.00
	BOROUGH SENIOR Exempt Value			\$300,000.00	\$300,000.00
	Cap for Senior Exemption			\$150,000.00	\$150,000.00
	Exemption Value City			0	0
Exemption	OP Residential Boro Exemption			\$50,000.00	\$50,000.00
	OP Senior Resident >150k Exempt Value			\$150,000.00	\$150,000.00
	Residential Exemption			\$50,000.00	\$50,000.00
	Senior Citizen Exemption			\$150,000.00	\$150,000.00
	Senior Mandatory Exempt Value			\$150,000.00	\$150,000.00
	Senior Mandatory Imp			\$440,500.00	\$440,500.00
	Working Improvement Assessed Value			0	0
	Exemption Value Borough			\$359,000.00	\$359,000.00
	Year of Cadastre			2024.000000000000	2024.000000000000
	Effective date of value change			20240101.000000000000	20240101.000000000000



## MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 05701310

X      Typographical, computational or other similar error?  
*Identify & Describe:*  
 EXEMPTIONS APPROVED BUT FAILED TO INPUT INTO THE AUMENTUM SYSTEM  
 CORRECTLY

X      Readily apparent from the assessment notice, tax  
 statement or other borough tax record?  
*Identify & Describe:*  
 YES, EXEMPTION DID NOT APPEAR ON BOROUGH RECORDS

X      Made by a borough employee in the performance of  
 typing, record keeping, filing, measuring, or other  
 similar duties?  
*Identify & Describe:*  
 YES, EXEMPTION EXAMINER FAILED TO INPUT THE EXEMPTION INTO  
 AUMENTUM CORRECTLY

Certified Value	Land	\$26,000
	Improvements	\$440,500
	Personal Property	\$0
	Total	\$466,500

Adjusted Value	Land	\$26,000
	Improvements	\$440,500
	Personal Property	\$0
	Total	\$466,500

Prepared by S NOTTER 8/14/2024

Approved by *[Signature]* 8/14/24  
 Department Director Date

# TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

58-24-023

PARCEL ID

063-181-20

PRIMARY OWNER

ZUSPAN, DARWIN

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	110	110
LAND ASSESSED (VT4)	191,900	191,900
IMPROVEMENT ASSESSED (VT5)	541,200	541,200
KPB ASSESSED (VT 1001)	733,100	733,100
KPB TAXABLE (VT 1003)	383,100	383,100
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

2024 SENIOR HARDSHIP EXE APPROVED

		CHANGE SUMMARY
DATE SUBMITTED BY VERIFIED BY	07/12/24 S NOTTER C. FINLEY	KPB ASSESSED KPB TAXABLE CITY ASSESSED CITY TAXABLE KPB FLAT TAX CITY FLAT TAX
		\$0 \$0 \$0 \$0 (\$2,030.81)

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			3.29 Acres	3.29 Acres
		Improvement Market value			\$541,200.00	\$541,200.00
		Land Market value			\$191,900.00	\$191,900.00
	Assessed	TAG			58.00	58.00
		TAG.Id			58.00	58.00
		Improvements			\$541,200.00	\$541,200.00
		Land			\$191,900.00	\$191,900.00
		Parcel Assessed Value			\$733,100.00	\$733,100.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$733,100.00	\$733,100.00
Taxable	58 - CENTRAL EMERGENCY SERVICES	Total Assessed Value - City			0	0
		Total Borough Optional Exempt Value			\$200,000.00	\$200,000.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value			\$150,000.00	\$150,000.00
		Land Assessed Value			\$191,900.00	\$191,900.00
		Improvement Assessed Value			\$541,200.00	\$541,200.00
		Total Assessed Value - Borough			\$733,100.00	\$733,100.00
		City Taxable Value			0	0
		Taxable Value - Borough			\$383,100.00	\$383,100.00
		Exemption	58 - CENTRAL EMERGENCY SERVICES	BOROUGH SENIOR Exempt Value		\$300,000.00
Cap for Senior Exemption		\$150,000.00		\$150,000.00		
Exemption Value City		0		0		
OP Residential Boro Exemption		\$50,000.00		\$50,000.00		
OP Senior Resident >150k Exempt Value		\$150,000.00		\$150,000.00		
Residential Exemption		\$50,000.00		\$50,000.00		
Senior Citizen Exemption		\$150,000.00		\$150,000.00		
Senior Hardship Credit Amount					\$2,030.81	\$2,030.81
Date	20240101.0000000000	Senior Mandatory Exempt Value			\$150,000.00	\$150,000.00
		Senior MandatoryImp			\$150,000.00	\$150,000.00
		Working Improvement Assessed Value		\$541,200.00	\$541,200.00	
		Exemption Value Borough		\$350,000.00	\$350,000.00	
		Year of Cadastre		2024	2024.0000000000	2024.0000000000
		Effective date of value change		20240101.0000000000	20240101.0000000000	

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 58-24-024PARCEL ID 063-451-30PRIMARY OWNER CRAMER, CHRISTINA

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>58</u>	<u>58</u>
CLASS CODE	<u>112</u>	<u>112</u>
LAND ASSESSED (VT4)	<u>16,900</u>	<u>16,900</u>
IMPROVEMENT ASSESSED (VT5)	<u>217,100</u>	<u>217,100</u>
KPB ASSESSED (VT 1001)	<u>234,000</u>	<u>234,000</u>
KPB TAXABLE (VT 1003)	<u>184,000</u>	<u>0</u>
CITY ASSESSED (VT 1011)	<u>0</u>	<u>0</u>
CITY TAXABLE (VT 1013)	<u>0</u>	<u>0</u>

EXPLANATION MANIFEST CLERICAL ERROR - APPLICANT EMAILED HER PROOF OF VETDISABILITY TO finance@kpb.us, AND THE EMAIL WAS NOT FORWARDED UP TO ASSESSING

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		CHANGE SUMMARY
	KPB ASSESSED	<u>\$0</u>
	KPB TAXABLE	<u>(\$184,000)</u>
DATE	<u>07/24/24</u>	
SUBMITTED BY	<u>S NOTTER</u>	
	CITY ASSESSED	<u>\$0</u>
VERIFIED BY	<u>C. FINLEY</u>	
	CITY TAXABLE	<u>\$0</u>
	KPB FLAT TAX	<u></u>
	CITY FLAT TAX	<u></u>

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			.26 Acres	
		Improvement Market Value			\$217,100.00	\$217,100.00
	Assessed	Land Market Value			\$16,900.00	\$16,900.00
		TAG			58.00	58.00
		TAG:Id			58.00	58.00
		Improvements			\$217,100.00	\$217,100.00
		Land			\$16,900.00	\$16,900.00
		Parcel Assessed Value			\$234,000.00	\$234,000.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			0	0
		Total Assessed Value - City			\$234,000.00	\$234,000.00
		Total Borough Optional Exempt Value			\$50,000.00	\$94,000.00
	Taxable	Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value				\$150,000.00
		Land Assessed Value			\$16,900.00	\$16,900.00
		Improvement Assessed Value			\$217,100.00	\$217,100.00
		Total Assessed Value - Borough			\$234,000.00	\$234,000.00
		City Taxable Value	58 - CENTRAL EMERGENCY SERVICES		0	0
		Taxable Value - Borough			\$194,000.00	0
		BOROUGH VETERAN Exempt Value				\$234,000.00
		Cap for Veteran Exemption				\$150,000.00
		Disabled Veteran Exemption				\$150,000.00
	Exemption	Exemption Value City	58 - CENTRAL EMERGENCY SERVICES		0	0
		OP Disabled Veteran >\$150K Exempt Value				\$84,000.00
		OP Residential Boro Exemption			\$50,000.00	
		Residential Exemption			\$50,000.00	\$50,000.00
		Veteran Mandatory Exempt Value				\$150,000.00
		Veteran MandatoryImp				\$150,000.00
		Working Improvement Assessed Value			\$217,100.00	\$217,100.00
		Exemption Value Borough			\$50,000.00	\$234,000.00
		Year of Cadastre			2024.000000000000	2024.000000000000
		Effective date of value change			20240101.0000000000	20240101.0000000000

## MANIFEST CLERICAL ERROR - CHECKLIST

The assembly may correct manifest clerical errors made by the borough in an assessment notice, tax statement or other borough tax record at any time. A manifest clerical error is a typographical, computational or other similar error readily apparent from the assessment notice, tax statement or other borough tax record and made by a borough employee in the performance of typing, record keeping, filing, measuring, or other similar duties.

Parcel ID / Acct # 06345130

X      Typographical, computational or other similar error?  
*Identify & Describe:*  
 YES, PROOF OF DISABILITY WAS EMAILED TO THE FINANCE DEPARTMENT AND  
 THE EMAIL WAS NOT FORWARDED TO ASSESSING

X      Readily apparent from the assessment notice, tax  
 statement or other borough tax record?  
*Identify & Describe:*  
 YES, EXEMPTION WAS NOT REFLECTED ON ANY KPB DOCUMENTS

X      Made by a borough employee in the performance of  
 typing, record keeping, filing, measuring, or other  
 similar duties?  
*Identify & Describe:*  
 YES, FINANCE CLERK DID NOT FORWARD THE EMAIL TO THE ASSESSING  
 DEPARTMENT

Certified Value	Land	\$16,900
	Improvements	\$217,100
	Personal Property	\$0
	Total	\$234,000

Adjusted Value	Land	\$16,900
	Improvements	\$217,100
	Personal Property	\$0
	Total	\$234,000

Prepared by S NOTTER 7/24/2024  
Date

Approved by  8/15/24  
Date  
 Department Director

# TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

58-24-025

PARCEL ID

065-340-25

PRIMARY OWNER

2FishAlaska

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	120	120
LAND ASSESSED (VT4)	42,900	42,900
IMPROVEMENT ASSESSED (VT5)	127,300	127,300
KPB ASSESSED (VT 1001)	170,200	170,200
KPB TAXABLE (VT 1003)	0	170,200
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

Owner was granted a 2024 Charitable Exemption but is not using the parcel for the purpose of the exemption.

CHANGE SUMMARY	
KPB ASSESSED	\$0
KPB TAXABLE	\$170,200
CITY ASSESSED	\$0
CITY TAXABLE	\$0
KPB FLAT TAX	
CITY FLAT TAX	

DATE

08/12/24

SUBMITTED BY

A Wilcox

VERIFIED BY

C. FINLEY

Cadastral Values			Expand to Filter Values				
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount	
Default - Default Value Group	Appraised	Legal Acres			.81 Acres		
		Improvement Market value				\$127,300.00	\$127,300.00
		Land Market value				\$42,900.00	\$42,900.00
	Assessed	TAG				58.00	58.00
		TAG.Id				58.00	58.00
		Improvements				\$127,300.00	\$127,300.00
		Land				\$42,900.00	\$42,900.00
		Parcel Assessed Value				\$170,200.00	\$170,200.00
		Personal Property Assessed Value				0	0
	Taxable	Qualified for Exemption				0	0
		Total Assessed Value - City				\$170,200.00	\$170,200.00
		Total City Optional Exempt Value				0	0
		Total Mandatory Exempt Value				\$170,200.00	\$170,200.00
	Exemption	Land Assessed Value				\$42,900.00	\$42,900.00
		Improvement Assessed Value				\$127,300.00	\$127,300.00
		Total Assessed Value - Borough				\$170,200.00	\$170,200.00
		City Taxable Value			58 - CENTRAL EMERGENCY SERVICES	0	0
Taxable Value - Borough					0	0	
Charitable Exempt Value					\$170,200.00	\$170,200.00	
Date	Exemption Value City			58 - CENTRAL EMERGENCY SERVICES	0	0	
	Working Improvement Assessed Value				\$127,300.00	\$127,300.00	
	Exemption Value Borough				\$170,200.00	0	
	Year of Cadastre				2024.0000000000	2024.0000000000	
	Effective date of value change				20240101.0000000000	20240101.0000000000	



# TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

58-24-026

PARCEL ID

065-340-32

PRIMARY OWNER

2FishAlaska

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	100	100
LAND ASSESSED (VT4)	17,600	17,600
IMPROVEMENT ASSESSED (VT5)	0	0
KPB ASSESSED (VT 1001)	17,600	17,600
KPB TAXABLE (VT 1003)	0	17,600
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

Owner was granted a 2024 Charitable Exemption but is not using the parcel for the purpose of the exemption.

		CHANGE SUMMARY
	KPB ASSESSED	\$0
DATE	KPB TAXABLE	\$17,600
SUBMITTED BY	CITY ASSESSED	\$0
VERIFIED BY	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	

Cadastral Values			Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			1.05 Acres	1.05 Acres
		Land Market value			\$17,600.00	\$17,600.00
		TAG			58.00	58.00
	Assessed	TAG.Id			58.00	58.00
		Land			\$17,600.00	\$17,600.00
		Parcel Assessed Value			0	0
		Personal Property Assessed Value			\$17,600.00	\$17,600.00
		Qualified for Exemption			0	0
		Total Assessed Value - City			\$17,600.00	\$17,600.00
	Total City Optional Exempt Value				0	0
	Total Mandatory Exempt Value				\$17,600.00	
	Taxable	Land Assessed Value			\$17,600.00	\$17,600.00
		Total Assessed Value - Borough			\$17,600.00	\$17,600.00
		City Taxable Value	58 - CENTRAL EMERGENCY SERVICES		0	0
	Exemption	Taxable Value - Borough			0	\$17,600.00
		Charitable Exempt Value			\$17,600.00	
		Exemption Value City	58 - CENTRAL EMERGENCY SERVICES		0	0
	Date	Exemption Value Borough				\$17,600.00
Year of Cadastre					2024.0000000000	2024.0000000000
Effective date of value change					20240101.0000000000	20240101.0000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

58-24-027

PARCEL ID

065-340-33

PRIMARY OWNER

2FishAlaska

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	100	100
LAND ASSESSED (VT4)	17,100	17,100
IMPROVEMENT ASSESSED (VT5)	0	0
KPB ASSESSED (VT 1001)	17,100	17,100
KPB TAXABLE (VT 1003)	0	17,100
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

Owner was granted a 2024 Charitable Exemption but is not using the parcel for the purpose of the exemption.

		CHANGE SUMMARY
	KPB ASSESSED	\$0
DATE	KPB TAXABLE	\$17,100
SUBMITTED BY	CITY ASSESSED	\$0
VERIFIED BY	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	

Cadastral Values			Expand to Filter Values			
Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			1.00 Acres	1.00 Acres
		Land Market value			\$17,100.00	\$17,100.00
		TAG			58.00	58.00
	Assessed	TAG.Id			58.00	58.00
		Land			\$17,100.00	\$17,100.00
		Parcel Assessed Value			0	0
		Personal Property Assessed Value			\$17,100.00	\$17,100.00
		Qualified for Exemption			0	0
	Taxable	Total Assessed Value - City			\$17,100.00	\$17,100.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value			\$17,100.00	\$17,100.00
		Land Assessed Value			\$17,100.00	\$17,100.00
	Exemption	Total Assessed Value - Borough			\$17,100.00	\$17,100.00
		City Taxable Value		58 - CENTRAL EMERGENCY SERVICES	0	0
		Taxable Value - Borough			0	\$17,100.00
		Charitable Exempt Value			\$17,100.00	
	Date	Exemption Value City		58 - CENTRAL EMERGENCY SERVICES	0	0
Exemption Value Borough				\$17,100.00	\$17,100.00	
Year of Cadastre				2024.0000000000	2024.0000000000	
Effective date of value change				20240101.0000000000	20240101.0000000000	

TAX ADJUSTMENT REQUEST

ROLL/YEAR2024TAR NUMBER58-24-028

PARCEL ID133-511-38

PRIMARY OWNERGRANT, BRUCE

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	110	110
LAND ASSESSED (VT4)	178,200	178,200
IMPROVEMENT ASSESSED (VT5)	292,000	292,000
KPB ASSESSED (VT 1001)	470,200	470,200
KPB TAXABLE (VT 1003)	420,200	120,200
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATIONSENIOR CITIZEN EXEMPTION APPROVED AFTER CONFIRMING PFD ELIGIBILITY

		CHANGE SUMMARY
	KPB ASSESSED	\$0
DATE	KPB TAXABLE	(\$300,000)
SUBMITTED BY	CITY ASSESSED	\$0
VERIFIED BY	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			2.93 Acres	2.93 Acres
		Improvement Market Value			\$292,000.00	\$292,000.00
	Assessed	Land Market Value			\$178,200.00	\$178,200.00
		TAG			58.00	58.00
	Assessed	TAG.Id			58.00	58.00
		Improvements			\$292,000.00	\$292,000.00
		Land			\$178,200.00	\$178,200.00
		Parcel Assessed Value			\$470,200.00	\$470,200.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$470,200.00	\$470,200.00
		Total Assessed Value - City			0	0
	Total Borough Optional Exempt Value				\$50,000.00	\$200,000.00
	Total City Optional Exempt Value				0	0
	Total Mandatory Exempt Value					\$150,000.00
	Taxable	Land Assessed Value			\$178,200.00	\$178,200.00
		Improvement Assessed Value			\$292,000.00	\$292,000.00
		Total Assessed Value - Borough			\$470,200.00	\$470,200.00
		City Taxable Value	58 - CENTRAL EMERGENCY SERVICES		0	0
		Taxable Value - Borough			\$470,200.00	\$120,200.00
	Exemption	BOROUGH SENIOR Exempt Value				\$300,000.00
		Cap for Senior Exemption				\$150,000.00
		Exemption Value City			0	0
		OP Residential Boro Exemption	58 - CENTRAL EMERGENCY SERVICES		\$50,000.00	\$50,000.00
		OP Senior Resident >150k Exempt Value			\$50,000.00	\$150,000.00
		Residential Exemption				\$50,000.00
		Senior Citizen Exemption				\$150,000.00
		Senior Mandatory Exempt Value				\$150,000.00
		Senior Mandatory Imp				\$150,000.00
		Working Improvement Assessed Value			\$292,000.00	\$292,000.00
	Exemption Value Borough				\$50,000.00	\$350,000.00
	Date	Year of Cadastre			2024.000000000000	2024.000000000000
		Effective date of value change			20240101.0000000000	20240101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR2024TAR NUMBER58-24-029

PARCEL ID135-254-02

PRIMARY OWNERSAMONA, KARLA AND JEFFERY

	CURRENT VALUE	CORRECTED VALUE
TAG	58	58
CLASS CODE	110	110
LAND ASSESSED (VT4)	31,900	31,900
IMPROVEMENT ASSESSED (VT5)	396,300	396,300
KPB ASSESSED (VT 1001)	428,200	428,200
KPB TAXABLE (VT 1003)	378,200	78,200
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATIONSENIOR CITIZEN EXEMPTION APPROVED AFTER CONFIRMPING PFD ELIGIBILITY

		CHANGE SUMMARY
	KPB ASSESSED	\$0
DATE	KPB TAXABLE	(\$300,000)
SUBMITTED BY	CITY ASSESSED	\$0
VERIFIED BY	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group		Legal Acres			1.04 Acres	
	Appraised	Improvement Market Value			\$396,300.00	\$396,300.00
		Land Market Value			\$31,900.00	\$31,900.00
		TAG			58.00	58.00
		TAG.Ld			58.00	58.00
	Assessed	Improvements			\$396,300.00	\$396,300.00
		Land			\$31,900.00	\$31,900.00
		Parcel Assessed Value			\$428,200.00	\$428,200.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$428,200.00	\$428,200.00
		Total Assessed Value - City			0	0
		Total Borough Optional Exempt Value			\$50,000.00	\$200,000.00
		Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value				\$150,000.00
		Land Assessed Value			\$31,900.00	\$31,900.00
		Improvement Assessed Value			\$396,300.00	\$396,300.00
		Total Assessed Value - Borough			\$428,200.00	\$428,200.00
	Taxable	City Taxable Value		58 - CENTRAL EMERGENCY SERVICES	0	0
		Taxable Value - Borough			\$378,200.00	\$78,200.00
	Exemption	BOROUGH SENIOR Exempt Value				\$300,000.00
		Cap for Senior Exemption				\$150,000.00
		Exemption Value City			0	0
		OP Residential Boro Exemption			\$50,000.00	\$50,000.00
		OP Senior Resident >150k Exempt Value				\$150,000.00
		Residential Exemption			\$50,000.00	\$50,000.00
		Senior Citizen Exemption				\$150,000.00
		Senior Mandatory Exempt Value				\$150,000.00
		Senior Mandatory Imp				\$150,000.00
		Working Improvement Assessed Value			\$396,300.00	\$396,300.00
		Exemption Value Borough			\$50,000.00	\$350,000.00
	Date	Year of Cadastre			2024.000000000000	2024.000000000000
		Effective date of value change			2024.01.01.0000000000	2024.01.01.0000000000



TAX ADJUSTMENT REQUEST

ROLL/YEAR2024

TAR NUMBER68-24-008

PARCEL ID171-070-46

PRIMARY OWNERSWETZ, ROBERT

	CURRENT VALUE	CORRECTED VALUE
TAG	68	68
CLASS CODE	110	110
LAND ASSESSED (VT4)	33,700	33,700
IMPROVEMENT ASSESSED (VT5)	76,600	76,600
KPB ASSESSED (VT 1001)	110,300	110,300
KPB TAXABLE (VT 1003)	60,300	0
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATIONSENIOR EXEMPTION APPROVED AFTER CONFIRMING PFD ELIGIBILITY

		CHANGE SUMMARY
	KPB ASSESSED	\$0
	KPB TAXABLE	(\$60,300)
	CITY ASSESSED	\$0
	CITY TAXABLE	\$0
	KPB FLAT TAX	
	CITY FLAT TAX	
DATE	08/14/24	
SUBMITTED BY	S NOTTER	
VERIFIED BY	C. FINLEY	

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			1.40 Acres	1.40 Acres
		Improvement Market Value			\$76,600.00	\$76,600.00
	Assessed	Land Market Value			\$33,700.00	\$33,700.00
		TAG			68.00	68.00
		TAG.Id			68.00	68.00
		Improvements			\$76,600.00	\$76,600.00
		Land			\$33,700.00	\$33,700.00
		Parcel Assessed Value			\$110,300.00	\$110,300.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$110,300.00	\$110,300.00
		Total Assessed Value - City			0	0
		Total Borough Optional Exempt Value			\$50,000.00	
	Taxable	Total City Optional Exempt Value			0	0
		Total Mandatory Exempt Value				\$110,300.00
		Land Assessed Value			\$33,700.00	\$33,700.00
		Improvement Assessed Value			\$76,600.00	\$76,600.00
		Total Assessed Value - Borough			\$110,300.00	\$110,300.00
		City Taxable Value		68 - WESTERN EMERGENCY SVS	0	0
		Taxable Value - Borough			\$60,300.00	\$60,300.00
		BOROUGH SENIOR Exempt Value				\$110,300.00
		Cap for Senior Exemption			0	\$150,000.00
		Exemption Value City		68 - WESTERN EMERGENCY SVS	0	0
	Exemption	OP Residential Boro Exemption			\$50,000.00	\$50,000.00
		Residential Exemption				
		Senior Citizen Exemption				
		Senior Mandatory Exempt Value			\$110,300.00	\$110,300.00
		Senior Mandatory Imp			\$76,600.00	\$76,600.00
		Senior Mandatory Land			\$33,700.00	\$33,700.00
		Working Improvement Assessed Value			\$76,600.00	\$76,600.00
		Exemption Value Borough			\$50,000.00	\$110,300.00
		Year of Cadastre			2024.0000000000	2024.0000000000
		Effective date of value change			20240101.0000000000	20240101.0000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR

2024

TAR NUMBER

68-24-009

PARCEL ID

171-371-19

PRIMARY OWNER

MAY, RUSSELL

	CURRENT VALUE	CORRECTED VALUE
TAG	68	68
CLASS CODE	110	110
LAND ASSESSED (VT4)	67,800	67,800
IMPROVEMENT ASSESSED (VT5)	421,600	421,600
KPB ASSESSED (VT 1001)	489,400	489,400
KPB TAXABLE (VT 1003)	439,400	139,400
CITY ASSESSED (VT 1011)	0	0
CITY TAXABLE (VT 1013)	0	0

EXPLANATION

SENIOR EXE APPROVED AFTER CONFIRMING PFD ELIGIBILITY

	CHANGE SUMMARY
	KPB ASSESSED \$0
DATE 07/25/24	KPB TAXABLE (\$300,000)
SUBMITTED BY S NOTTER	CITY ASSESSED \$0
VERIFIED BY C. FINLEY	CITY TAXABLE \$0
	KPB FLAT TAX
	CITY FLAT TAX

Site	Class	Value Type	Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres		9.17 Acres	9.17 Acres
		Improvement Market Value		\$421,600.00	\$421,600.00
		Land Market Value		\$67,800.00	\$67,800.00
	Assessed	TAG		68.00	68.00
		TAG.Id		68.00	68.00
		Improvements		\$421,600.00	\$421,600.00
		Land		\$67,800.00	\$67,800.00
		Parcel Assessed Value		\$489,400.00	\$489,400.00
		Personal Property Assessed Value		0	0
		Qualified for Exemption		\$489,400.00	\$489,400.00
		Total Assessed Value - City		0	0
		Total Borough Optional Exempt Value		\$50,000.00	\$200,000.00
		Total City Optional Exempt Value		0	0
		Total Mandatory Exempt Value			\$150,000.00
		Land Assessed Value		\$67,800.00	\$67,800.00
		Improvement Assessed Value		\$421,600.00	\$421,600.00
		Total Assessed Value - Borough		\$489,400.00	\$489,400.00
	Taxable	City Taxable Value	68 - WESTERN EMERGENCY SVS	0	0
		Taxable Value - Borough		\$439,400.00	\$139,400.00
		BOROUGH SENIOR Exempt Value		\$300,000.00	\$300,000.00
	Exemption	Cap for Senior Exemption		\$150,000.00	\$150,000.00
		Exemption Value City		0	0
		Op Residential Boro Exemption	68 - WESTERN EMERGENCY SVS	\$50,000.00	\$50,000.00
		Op Senior Resident > 150K Exempt Value		\$150,000.00	\$150,000.00
		Residential Exemption		\$50,000.00	\$50,000.00
		Senior Citizen Exemption		\$150,000.00	\$150,000.00
		Senior Mandatory Exempt Value		\$150,000.00	\$150,000.00
		Senior Mandatory Imp		\$150,000.00	\$150,000.00
		Working Improvement Assessed Value		\$421,600.00	\$421,600.00
	Date	Exemption Value Borough		\$50,000.00	\$350,000.00
		Year of Cadastre		2024.000000000000	2024.000000000000
		Effective date of value change		20240101.000000000000	20240101.000000000000

# TAX ADJUSTMENT REQUEST

ROLL/YEAR 2024TAR NUMBER 20-24-018PARCEL ID 173-241-24PRIMARY OWNER JOHN & JANE REGAN LIVING TRUST

	CURRENT VALUE	CORRECTED VALUE
TAG	<u>20</u>	<u>20</u>
CLASS CODE	<u>110</u>	<u>110</u>
LAND ASSESSED (VT4)	<u>156,200</u>	<u>156,200</u>
IMPROVEMENT ASSESSED (VT5)	<u>738,900</u>	<u>738,900</u>
KPB ASSESSED (VT 1001)	<u>895,100</u>	<u>895,100</u>
KPB TAXABLE (VT 1003)	<u>545,100</u>	<u>545,100</u>
CITY ASSESSED (VT 1011)	<u>895,100</u>	<u>895,100</u>
CITY TAXABLE (VT 1013)	<u>725,100</u>	<u>725,100</u>

EXPLANATION SENIOR HARDSHIP EXEMPTION APPROVED


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	CHANGE SUMMARY
DATE	<u>07/12/24</u>
SUBMITTED BY	<u>S NOTTER</u>
VERIFIED BY	<u>C. FINLEY</u>
KPB ASSESSED	<u>\$0</u>
KPB TAXABLE	<u>\$0</u>
CITY ASSESSED	<u>\$0</u>
CITY TAXABLE	<u>\$0</u>
KPB FLAT TAX	<u>(\$4,079.53)</u>
CITY FLAT TAX	<u></u>

Site	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
Default - Default Value Group	Appraised	Legal Acres			1.71 Acres	1.71 Acres
		Improvement Market Value			\$738,900.00	\$738,900.00
		Land Market Value			\$156,200.00	\$156,200.00
		TAG			20.00	20.00
	Assessed	TAG,Id			20.00	20.00
		Improvements			\$738,900.00	\$738,900.00
		Land			\$156,200.00	\$156,200.00
		Parcel Assessed Value			\$895,100.00	\$895,100.00
		Personal Property Assessed Value			0	0
		Qualified for Exemption			\$895,100.00	\$895,100.00
		Total Assessed Value - City			\$20,000.00	\$20,000.00
		Total Borough Optional Exempt Value			\$20,000.00	\$20,000.00
		Total City Optional Exempt Value			\$150,000.00	\$150,000.00
		Total Mandatory Exempt Value			\$156,200.00	\$156,200.00
		Land Assessed Value			\$738,900.00	\$738,900.00
	Taxable	Improvement Assessed Value			\$895,100.00	\$895,100.00
		Total Assessed Value - Borough			\$725,100.00	\$725,100.00
		City Taxable Value	20 - HOMER CITY		\$545,100.00	\$545,100.00
		Taxable Value - Borough			\$300,000.00	\$300,000.00
	Exemption	BOROUGH SENIOR Exempt Value			\$150,000.00	\$150,000.00
		Cap for Senior Exemption			\$170,000.00	\$170,000.00
		Exemption Value City	20 - HOMER CITY		\$20,000.00	\$20,000.00
		OP 20k City Residential Exemption			\$50,000.00	\$50,000.00
		OP Residential Boro Exemption			\$150,000.00	\$150,000.00
		OP Senior Resident > 150k Exempt Value			\$50,000.00	\$50,000.00
		Residential Exemption			\$150,000.00	\$150,000.00
		Senior Citizen Exemption				
		<b>Senior Hardship Credit Amount</b>			<b>\$4,079.53</b>	<b>\$4,079.53</b>
		Senior Mandatory Exempt Value			\$150,000.00	\$150,000.00
Date		Senior Mandatory Imp			\$150,000.00	\$150,000.00
		Working Improvement Assessed Value			\$738,900.00	\$738,900.00
		Exemption Value Borough			\$350,000.00	\$350,000.00
		Year of Cadastre			2024.000000000000	2024.000000000000

TAX ADJUSTMENT REQUEST

ROLL/YEAR2024TAR NUMBER10-24-003

PARCEL ID192-120-12

PRIMARY OWNERCREGG, NOREEN

	CURRENT VALUE	CORRECTED VALUE
TAG	10	10
CLASS CODE	110	110
LAND ASSESSED (VT4)	32,200	32,200
IMPROVEMENT ASSESSED (VT5)	121,700	121,700
KPB ASSESSED (VT 1001)	153,900	153,900
KPB TAXABLE (VT 1003)	153,900	0
CITY ASSESSED (VT 1011)	153,900	153,900
CITY TAXABLE (VT 1013)	153,900	3,900

EXPLANATIONSENIOR EXEMPTION APPROVED AFTER CONFIRMING PFD ELIGIBLE.

CHANGE SUMMARY		
	KPB ASSESSED	\$0
	KPB TAXABLE	(\$153,900)
	CITY ASSESSED	\$0
	CITY TAXABLE	(\$150,000)
	KPB FLAT TAX	
	CITY FLAT TAX	
DATE	08/07/24	
SUBMITTED BY	S NOTTER	
VERIFIED BY	C. FINLEY	

Size	Default - Default Value Group	Class	Value Type	Attribute	Secondary Attribute	Previous Amount	Amount
		Appraised	Legal Acres			.17 Acres	
			Improvement Market value			\$121,700.00	\$121,700.00
			Land Market value			\$32,200.00	\$32,200.00
			TAG			10.00	10.00
			TAG:Id			10.00	10.00
		Assessed	Improvements				\$121,700.00
			Land				\$32,200.00
			Parcel Assessed Value				\$153,900.00
			Personal Property Assessed Value			0	0
			Qualified for Exemption			\$153,900.00	\$153,900.00
			Total Assessed Value - City			\$153,900.00	\$153,900.00
			Total Borough Optional Exempt Value				\$3,900.00
			Total City Optional Exempt Value			0	0
			Total Mandatory Exempt Value				\$150,000.00
			Land Assessed Value			\$32,200.00	\$32,200.00
			Improvement Assessed Value			\$121,700.00	\$121,700.00
			Total Assessed Value - Borough			\$153,900.00	\$153,900.00
		Taxable	City Taxable Value	10 - SELDOVIA CITY		\$153,900.00	\$3,900.00
			Taxable Value - Borough			\$153,900.00	\$153,900.00
		Exemption	BOROUGH SENIOR Exempt Value				\$150,000.00
			Cap for Senior Exemption			0	\$150,000.00
			Exemption Value City	10 - SELDOVIA CITY			\$3,900.00
			OP Senior Resident >150k Exempt Value				\$50,000.00
			Residential Exemption				\$150,000.00
			Senior Citizen Exemption				\$150,000.00
			Senior Mandatory Exempt Value				\$121,700.00
			Senior Mandatory Imp				\$28,300.00
			Senior Mandatory Land				\$121,700.00
			Working Improvement Assessed Value			\$121,700.00	\$121,700.00
			Exemption Value Borough			0	\$153,900.00
		Date	Year of Cadastre			2024.0000000000	2024.0000000000
			Effective date of value change			2024.01.01.0000000000	2024.01.01.0000000000



Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2023-19-56**

**APPROPRIATING FUNDS FROM THE GENERAL FUND FOR THE KENAI  
PENINSULA BOROUGH MUNICIPAL SOLID WASTE LANDFILL CLOSURE AND  
POSTCLOSURE CARE AND ASSOCIATED LIABILITY**

**WHEREAS,** In 1991 the U.S. Environmental Protection Agency (EPA) established closure requirements for all municipal solid waste disposal facilities and due to the EPA requirements, the Governmental Accounting Standards Board created GASB 18, *Accounting for Municipal Solid Waste Landfill Closure and Postclosure Care Costs* to assist municipalities with the required accounting and reporting; and

**WHEREAS,** the Kenai Peninsula Borough (KPB) implemented GASB 18 in fiscal year 1994 with an initial liability of \$2.1 million and since 1994, the KPB has annually expensed closure costs equal to the proportion of the tonnage or capacity used each year based on cell improvements, additions, closures and changes in capacity based on estimates; and

**WHEREAS,** GASB 18 requires that the estimated total current cost be reevaluated periodically and adjusted for inflation and when any cooperating conditions increase or decrease estimated costs; and

**WHEREAS,** therefore in fiscal year 2024, the KPB engaged with Geosyntec to complete the Closure / Post Closure Updates project and as a part of this project, Geosyntec reviewed and updated the closure and post closure care liability estimate workbook which we used as a tool to determine the additional liability to be recorded; and

**WHEREAS,** the additional liability is a result of inflationary increases over the past 10-12 years and certain components of the Central Peninsula Landfill and Homer facilities that were not previously included in the liability calculation; and

**WHEREAS,** over 80% of the Closure Post Closure Care Liability will not be paid out until after fiscal year 2042, 18 years from now;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI  
PENINSULA BOROUGH:**

**SECTION 1.** That \$9,301,060 is appropriated from the General Fund fund balance account 100.27910 to be transferred to account 290.32122.43095 for KPB Solid Waste landfill closure and post closure care expenditures and associated liability.

**SECTION 2.** That this ordinance shall be effective retroactively to June 30, 2024.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Finance Department

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*

**FROM:** Brandi Harbaugh, Finance Director *BH*  
Lee Frey, Director of Solid Waste *LF*

**DATE:** July 25, 2024

**SUBJECT:** Ordinance 2023-19- 56 , Appropriating Funds from the General Fund for the Kenai Peninsula Borough Municipal Solid Waste Landfill Closure and Postclosure Care and Associated Liability (Mayor)

In 1991 the U.S. Environmental Protection Agency (EPA) established closure requirements for all municipal solid waste disposal facilities. Due to the EPA requirements, the Governmental Accounting Standards Board created GASB 18, *Accounting for Municipal Solid Waste Landfill Closure and Postclosure Care Costs* to assist municipalities with the required accounting and reporting. The Kenai Peninsula Borough (KPB) implemented GASB 18 in fiscal year 1994 with an initial liability of \$2.1 million. Since 1994, the KPB has annually expensed closure costs equal to the proportion of the tonnage or capacity used each year based on cell improvements, additions, closures and changes in capacity based on estimates. GASB 18 requires that the estimated total current cost be reevaluated periodically and adjusted for inflation and when any cooperating conditions increase or decrease estimated costs.

In fiscal year 2024, the KPB engaged with Geosyntec to complete the Closure / Post Closure Updates project. As a part of this project, Geosyntec reviewed and updated the closure and post closure care liability estimate workbook which we used as a tool to determine an additional liability to be recorded of \$9,301,060.

The additional liability is a result of inflationary increases over the past 10-12 years and certain components of the Central Peninsula Landfill and Homer facilities that were not previously included in the liability calculation. Over 80% of the Closure Post Closure Care Liability will not be paid out until after fiscal year 2042, 18 years from now.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct	<u>1,27910</u> Amount : <u>\$9,301,060</u>
By: <i>BH</i>	Date: <u>7/26/2024</u>

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-03**

**AN ORDINANCE DEOBLIGATING AND APPROPRIATING PROGRAM FUNDS AND  
APPROVING A SCOPE OF WORK CHANGE FOR THE HEALTHY AND  
EQUITABLE COMMUNITIES PROGRAM GRANT TO SUPPORT THE HOME  
ADDRESSING PROJECT**

**WHEREAS,** Ordinance 2022-19-32 approved, accepted and appropriated \$153,940.61 to complete projects under the Healthy and Equitable Communities Program Grant

**WHEREAS,** Ordinance 2022-19-70 approved, accepted and appropriated additional funds and projects funded under the Alaska Department of Health “Healthy and Equitable Communities Program,” a federal pass-through program under the Centers for Disease Control and Prevention; and

**WHEREAS,** approved projects included \$150,000 of funds to be utilized for the Kenai Peninsula Borough Mobile Integrative Health Program (“MIH program”); and

**WHEREAS,** the MIH Program closed out its grant objectives June 30, 2024, and the State has approved moving remaining funds to the home addressing project; and

**WHEREAS,** it is in the KPB’s best interests to approve the amended scope of work for the purpose of supporting public safety objectives;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$48,983.79 of the Healthy and Equitable Communities Program Grant, in accordance with state and federal grant regulations, is hereby approved for the home addressing project. The Mayor is authorized to execute any documents deemed necessary to fulfill the intent and purposes of the Healthy and Equitable Communities Program Grant.

**SECTION 2.** That the sum of \$48,983.79 of the Healthy and Equitable Communities Program Grant is deobligated from account 271.51110.22VAC.49999 and appropriated to account 271.11232.22VAC.49999 for the purpose of completing the home address project in accordance with grant objectives and requirements.

**SECTION 3.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:


Absent:



# Kenai Peninsula Borough

## Office of Emergency Management

### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor 

**FROM:** Brenda Ahlberg, Emergency Manager   
Brandi Harbaugh, Finance Director 

**DATE:** July 25, 2024

**RE:** Ordinance 2024-19-03, Deobligating and Appropriating Program Funds and Approving a Scope of Work Change for the Healthy and Equitable Communities Program Grant to Support the Home Addressing Project (Mayor)


Ordinance 2022-19-32 approved and appropriated \$153,940.61 to complete projects under the Healthy and Equitable Communities Program Grant. Additionally, an amendment, via Ordinance 2022-19-70, approved a \$671,947 increase of project funds. A breakdown of the total grant award of \$825,887.61 and the associated projects is provided below.

On July 17, 2024, the KPB received approval from the State of Alaska Department of Health to amend the scope of work for the home addressing project in the amount of \$48,983.79. This Ordinance approves the remaining balance of funds from the Mobile Integrative Health Program (“MIH program”) for the home addressing project. The Nikiski Fire Service Area completed local objectives under the MIH program June 30, 2024.

Project	Dept	Status	Allocation
COVID19 Testing <sup>1</sup>	OEM	Nonresponse RFP; project closed	\$352.89
Grant Training	Mayor	Two of four courses completed	\$7,000
Website Design	IT	New information architecture, menus, homepage, department and landing pages designed	\$300,000
Incident Management Training and Ready, Set, Go! outreach (RSG!)	OEM	Two table top exercises completed; three course trainings completed; additional courses in development; RSG! outreach products ongoing	\$150,000
MIH Program <sup>2</sup>	NFSA	Program objectives completed 06/30/24	\$200,663.32
Home Addressing	GIS	Grantor approved scope of work change 07/17/2024 (subject to assembly approval)	\$48,983.79
Subrecipient grant	OEM	Love, Inc. to provide technology center for individuals with functional needs	\$118,887.61

<sup>1</sup> \$100,000 was originally allocated for COVID19 testing; however, the request for proposal was nonresponsive and project was closed. The remaining balance of funds was allocated to the MIH Program (Resolution 2022-042).

<sup>2</sup> Amount does not include the remaining balance of \$48,983.79, which is proposed for the home addressing project.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>271.51110.22VAC.49999</u>
Amount:	<u>\$ 48,983.79</u>
By: 	Date: <u>7/23/2024</u>

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-04**

**AN ORDINANCE ACCEPTING AND APPROPRIATING GRANT FUNDS IN THE  
AMOUNT OF \$450,000 FROM THE STATE OF ALASKA ON BEHALF OF THE BEAR  
CREEK FIRE SERVICE AREA FOR ASPHALT PAVING AND ASSOCIATED SITE  
IMPROVEMENTS AT THE BEAR CREEK FIRE STATION**

**WHEREAS,** Kenai Peninsula Borough (KPB) requested funding, on behalf of Bear Creek Fire Service Area (BCFSA), for asphalt paving and associated site improvements in the 2024 state legislative priorities; and

**WHEREAS,** Senate Bill 187, signed by the Governor on June 28, 2024, appropriates \$450,000 to the (KPB) for this project; and

**WHEREAS,** the State of Alaska Department of Commerce, Community and Economic Development will provide a grant award in the amount of \$450,000 to the KPB for the purpose of providing asphalt paving and associated site improvements at the Bear Creek Fire Station

**WHEREAS,** at its regular meeting on August 12, 2024, the BCFSA Board recommended approval by unanimous consent;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the Mayor is authorized to accept a grant from the State of Alaska Department of Commerce, Community and Economic Development in the amount of \$450,000 paid under AS 37.05.315 to the KPB's Bear Creek Fire Service Area for asphalt paving and associated site improvements, and is authorized to execute a grant agreement and any other documents deemed necessary to accept and expend the grant and to fulfill the intent and purposes of this ordinance.

**SECTION 2.** That grant funds in the amount of \$450,000 are appropriated to account no. 442.51210.25STA.49999 for the Bear Creek Fire Station Paving Project and related project expenditures.

**SECTION 3.** That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.



**SECTION 4.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \*  
DAY OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Grants Administration

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*  
Richard Brackin, Chief, Bear Creek Fire Service Area *RB*

**FROM:** Elizabeth Hardie, Grants Administrator & Community Liaison *EH*

**DATE:** July 25, 2024

**RE:** Ordinance 2024-19- 04 , Accepting and Appropriating Grant Funds in the Amount of \$450,000 from the State of Alaska on behalf of Bear Creek Fire Service Area for asphalt paving and associated site improvements at the Bear Creek Fire Station (Mayor)

The Borough submitted a request for funds in the amount of \$450,000 to the State of Alaska as part of the FY24 State of Alaska Capital Budget. Senate Bill 187, which authorized the award of the funds to the Bear Creek Fire Service Area (BCFSA) was passed by the State Legislature and signed by Governor Dunleavy on June 28, 2024

The Alaska Department of Commerce, Community and Economic Development is providing the grant award of \$450,000 to the Borough on behalf of BCFSA for asphalt paving and associated site improvements to the Bear Creek Fire Station. The Borough will provide grant oversight and project management the project. .There is no match requirement for this grant.

The BCFSA Service Area Board will consider recommending acceptance of the grant at their August 13, 2024, board meeting.

This Ordinance will authorize the mayor to accept the and appropriate the funds.

Your consideration is appreciated.


FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>442.51210.25STA.49999</u>
Amount:	<u>\$ 450,000</u>
By: <i>CJ</i>	Date: <u>7/23/2024</u>

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Michele Turner, Borough Clerk 

**DATE:** August 26, 2024

**RE:** Ordinance 2024-19-04: Accepting and Appropriating Grant Funds in the Amount of \$450,000 from the State of Alaska on Behalf of the Bear Creek Fire Service Area for Asphalt Paving and Associated Site Improvements at the Bear Creek Fire Station (Mayor)

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Per KPB 22.40.050(F), the borough clerk, or the clerk's designee in his or her absence, has the authority to revise pending resolutions and ordinances prior to assembly action, by filling in any blanks in the legislation stating advisory board recommendations made concerning the legislation. This serves as our memorandum to advise the assembly of same.

Conforming to the advisory boards' actions, the last Whereas clause has been updated to read:

“**WHEREAS**, at its regular meeting on August 12, 2024, the BCFSA Board recommended approval by unanimous consent,”

Thank you.

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-05**

**AN ORDINANCE RE-APPROPRIATING FUNDS TO PROVIDE FOR THE SEWARD-  
BEAR CREEK FLOOD SERVICE AREA CONTRACT TO RESTORE THE  
REVTMENT**

**WHEREAS,** the mission of the Seward Bear Creek Flood Service Area (SBCFSA) is to provide flood planning, protection, and mitigation services in coordination with appropriate agencies to reduce the risk of flood damage to private and public property by addressing issues that best reflect a fair use of the tax levy for watershed-wide benefit; and

**WHEREAS,** in 2018, the U.S. Army Corp of Engineers (USACE) finished a 1750' long 10' tall rip rap revetment on KPB-owned parcel no. 12535005; and

**WHEREAS,** In the Spring of FY24, Andrews and Sons was contracted to restore the revetment by removing 26,000 CY's from the adjacent creek channel, however, due to unforeseen delays and difficulties, the project was not completed by the end of FY24 and the funds have now lapsed; and

**WHEREAS,** \$59,730 is remaining in the existing contract as of June 30, 2024, this amount has lapsed in to fund balance and is needed to complete the project;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$59,730 is appropriated from the Seward Bear Creek Flood Service Area Fund fund balance account 259.27910 to account 259.21212.43011 for revetment restoration project.

**SECTION 2.** That this ordinance shall become effective retroactively on July 1, 2024.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \* 2024.**

---

Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Seward-Bear Creek Flood Service Area

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*  
John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Nick Chapman, SBCFSA Program Manager *NC*

**DATE:** July 23, 2024

**RE:** Ordinance 2024-19- 05 , Re-Appropriating Funds to Provide for the Seward-Bear Creek Flood Service Area Contract to Restore the Revetment (Mayor)

The mission of the Seward Bear Creek Flood Service Area (SBCFSA) is to provide flood planning, protection, and mitigation services in coordination with appropriate agencies to reduce the risk of flood damage to private and public property by addressing issues that best reflect a fair use of the tax levy for watershed-wide benefit.

On an annual basis the Seward Bear Creek Flood Service area executes a number of maintenance and improvement projects to fulfill its mission.

In 2018, the U.S. Army Corp of Engineers (USACE) finished a 1750’ long 10’ tall rip rap revetment on KPB-owned parcel no. 12535005.

In the Spring of FY24, Andrews and Sons was contracted to restore the revetment by removing 26,000 CY’s from the adjacent creek channel. Due to a longer than anticipated spring breakup and excessive snow pack in the work area, the contractor was unable to mobilize in time to complete the work prior to the end of the contract completion date. Additional time was necessary to complete the project. Work completed before the contract completion date has been paid and a time extension was approved for the remainder of the work. Due to the lapse in funding at the end of FY24, \$59,730 from fund balance will be needed to complete the services.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>259.27910</u>
Amount:	<u>\$59,730.00</u>
By:	<i>CF</i> Date: <u>7/23/2024</u>

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-22**

**AN ORDINANCE AUTHORIZING THE ASSESSOR TO ACCEPT ONE LATE-FILED  
SENIOR EXEMPTION APPLICATION FILED AFTER MARCH 31 AND PROVIDING  
AN EXCEPTION TO KPB 5.12.040**

**WHEREAS,** KPB 5.12.105(E) provides that an application for one (1) senior citizen exemption application must be filed by March 31 of the year for which the exemption is sought; and

**WHEREAS,** in accordance with AS 29.45.030(f) and KPB 5.12.105(E) the assembly may, for good cause shown, waive the claimant's failure to make timely application and authorize the assessor to accept the application as if timely filed; and

**WHEREAS,** in accordance with KPB 5.12.105(E)(4) if an otherwise qualified claimant is unable to comply with the March 31 deadline for filing an application, and the inability to comply is caused by a serious condition or extraordinary event beyond the taxpayer's control, the assembly may, by resolution, waive the claimant's failure to file the application by such date, and authorize the assessor to accept the application as if timely filed; and

**WHEREAS,** the applicant has submitted an affidavit stating that there were extraordinary circumstances which prevented timely filing a 2024 senior citizen exemption application; and

**WHEREAS,** in accordance with KPB 5.12.040(B) the assessor shall not make changes to the assessment roll after June 1 except for the reasons provided therein, which do not include adjustments for the late-filed senior exemption application; and

**WHEREAS,** an exception to KPB 5.12.040(B) is required because even when the assembly has approved a late-filed senior citizen exemption application after June 1, code does not allow the assessor to make a change to the assessment roll after June 1 due to a tax exemption status change;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI  
PENINSULA BOROUGH:**

**SECTION 1.** Upon reviewing the senior citizen exemption application and affidavit submitted, the assembly hereby waives the March 31 deadline for filing an application for the 2024 senior citizen exemption application based upon a finding that the applicant was unable to comply with that deadline due to a serious condition or extraordinary event beyond his control.

**SECTION 2.** That the assessor shall process the application in accordance with standard assessing department procedures for processing such applications.

**SECTION 3.** Notwithstanding KPB 5.12.040(B), in the event the assessor finds that the one (1) late-filed senior exemption application should be otherwise approved, the assessor is hereby authorized to make a change to the assessment roll after June 1, 2024 to reflect the approved exemption.

**SECTION 4.** That this ordinance shall take effect immediately upon its enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:



# Kenai Peninsula Borough

## Assessing Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Peter A Micciche, Kenai Peninsula Borough Mayor *PM*

**FROM:** Adeena Wilcox, Borough Assessor *AW*

**DATE:** July 25, 2024

**SUBJECT:** Ordinance 2024- 22 Authorizing the Assessor to Accept One (1)  
Late-Filed Senior Citizen Exemption Filed After March 31 and Providing an  
Exception to KPB 5.12.040 (Mayor)

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One (1) Senior Citizen exemption applicant, has requested the Assembly allow the Assessor to accept their late-filed real property tax exemption application filed after March 31, 2024.

KPB 5.12.105 and AS 29.45.030(f) allow for late-filed exemptions to be granted by the assembly. For an application filed after March 31, the applicant must file an affidavit stating good cause for failure to comply with the deadline. Good cause is defined by KPB 5.12.105(E)(4) as:

. . . an inability to comply with the March 31 deadline that was caused by a serious condition or extraordinary event beyond the taxpayer's control. A serious condition or extraordinary event may include a serious medical condition or other similar serious condition or extraordinary event.

#### **Senior Citizen Exemption Applicant (1):**

D.L. (01232019) is a 67-year-old senior citizen who has had multiple medical issues and multiple hospitalizations over the recent past that prevented timely application for the senior citizen exemption. Additionally, due to a disability, the senior was not aware that a new senior citizen exemption application needed to be submitted after the applicant's spouse deceased in 2019. The applicant's deceased spouse usually handled all the family paperwork. Based upon a review of D.L.'s exemption application, it would be approved if the assembly authorizes the late-filed request.

Your consideration is appreciated.

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-24**

**AN ORDINANCE AUTHORIZING RETENTION OR SALE OF CERTAIN REAL  
PROPERTY CONVEYED TO THE KENAI PENINSULA BOROUGH THROUGH TAX  
FORECLOSURE PROCEEDINGS**

**WHEREAS,** certain real property has been deeded to the Kenai Peninsula Borough (“KPB”) through tax foreclosure proceedings pursuant to AS 29.45.290 et seq. for delinquent payment of taxes; and

**WHEREAS,** these parcels have been reviewed by the KPB School District, all KPB administrative departments, service areas, cities, and the Planning Commission; and

**WHEREAS,** the KPB administration recommends certain parcels be retained for the public purpose, as noted; and

**WHEREAS,** in accordance with AS 29.45.460(c), notice of hearing of this ordinance was sent by certified mail to the former owners of record; and

**WHEREAS,** in accordance with KPB 5.12.320, notice of sale will be published in a newspaper(s) of general circulation in the KPB no less than 30 days before the date of the sale and posted within that time in at least three (3) public places in the KPB;

**WHEREAS,** the KPB will, up to 5:00 pm the day prior to the date of auction, extend the right to repurchase properties retained for public purpose and foreclosed properties that are scheduled for sale; and; and

**WHEREAS,** the Planning Commission conducted a public hearing during its regularly-scheduled meeting on August 12, 2024, and recommended approval by unanimous consent;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the real property listed and described in EXHIBIT A, incorporated herein by reference, is designated as tax foreclosed parcels retained for a public purpose with a recommended classification, pursuant to KPB 5.12.310.

- SECTION 2.** That it is hereby determined that a public need for the parcels listed in EXHIBIT B, incorporated herein by reference, does not exist and they are hereby designated as tax foreclosed parcels eligible for sale and may be sold by auction, pursuant to KPB 5.12.320.
- SECTION 3.** That the Mayor is hereby authorized to market and sell the real property designated as foreclosed parcels for sale for an amount not less than the judgment amount for delinquent taxes, plus penalties, interest and any and all other related costs as certified by the finance department for cash at a public outcry auction. All real property is to be sold as is, where is, subject to any and all encumbrances, restrictions of record, zoning ordinances, and any and all plat requirements and covenants.
- SECTION 4.** That in the event a parcel is sold for an amount in excess of the delinquent taxes, penalties, interest and any other related costs, excess sale proceeds for that parcel may be subject to proportioned additional sale fee incurred by KPB for Auction Services as defined in the contract for auction services.
- SECTION 5.** That once all deductions have been tabulated, the KPB Finance Director, or designee, will provide written notice to the former record owner(s) of the real property advising of the excess sale proceeds amount and the manner in which a claim for the balance of the proceeds may be submitted. Notice is sufficient if mailed to the former fee owner(s) at their last known address as disclosed by KPB assessor records. Upon presentation of a proper claim, KPB will remit excess sale proceeds to the former owner(s) of record. Per AS 29.45.480, a claim for excess proceeds which is filed after six (6) months from the date of the auction is forever barred. Upon expiration of the above claim period, all unclaimed excess sale proceeds are to be deposited in the KPB Land Trust Investment Fund, except for those parcels having delinquent amounts due to KPB for sales tax or other KPB liens. In those instances, the amounts required to payoff said delinquency or lien will be paid from the unclaimed excess sale proceeds prior to being deposited in the Land Trust Investment fund.
- SECTION 6.** That the Assembly authorizes the Mayor to conduct a live outcry auction, or online auction, or a combination thereof of the tax foreclosed real property listed in Exhibit B. The auction is to be held on October 5, 2024, at the Soldotna High School Auditorium, 425 West Marydale Ave., Soldotna, Alaska. Public notice will be prominently placed on the KPB's webpage in a consolidated location and on an official social media account of the KPB. In the event the KPB Administration is unable to proceed with the outcry auction on the designated date, the KPB Administration will reschedule the outcry auction to a date not more than 60 days later than the date designated in this Ordinance.

- SECTION 7.** That the Assembly hereby makes an exception to KPB 5.12.320(A)(2) and finds that the notice of sale must be published in a newspaper of general circulation in the Kenai Peninsula Borough no less than five (5) calendar days before the date of the sale. A notice of sale no less than five (5) calendar days before the date of the sale is in accordance with KPB 17.10.110 relating to disposition of interests in KPB land and complies with state law notice requirements relating to disposition and sale of foreclosed property. As set forth in Section 6, alternative public notice methods for the sale will also be provided in accordance with KPB 1.08.180. The notice must contain a brief description of the land, the general location of the land and the terms of the sale as fixed by the Assembly by this ordinance.
- SECTION 8.** That the Assembly finds it is in the best interests of the KPB to require tax foreclosure sale bidders to be Alaska residents. As a condition of bidder registration, bidders must provide a valid Alaska's driver's license or State of Alaska issued identification as proof of Alaska residency. In addition, through this residency restriction, KPB, as a political subdivision of the State, is furthering the State's purpose and intent in prioritizing the conveyance of Alaska lands to Alaska residents. Pursuant to AS 38.05.055, for state land sales, public auction or sale by sealed bid is restricted to bidders who have been residents of the state for at least one year immediately preceding the date of the sale. As a political subdivision of the State, the Assembly finds the state law compelling. Specific to foreclosed properties, restricting the tax foreclosure sale to Alaska residents is reasonable and necessary due to the challenges often presented by such properties. The KPB's interest is in returning foreclosed properties to the tax rolls and to provide residents an avenue to use local knowledge to discern whether a property is fit for a particular purpose.
- SECTION 9.** That the Mayor must execute and deliver to the buyer of any of the sale parcels a tax foreclosure deed specifically without any warranty or representation. Said deed will convey any and all interest KPB may have in the subject parcel, expressly reserving mineral rights, if any, to KPB. Prospective buyers are on notice by this Ordinance and by other means of publication or public notice of the terms of the sale. KPB has no expressed or implied knowledge of said parcels and does not guarantee any right, title or interest in and to any of the parcels sold nor to any improvements that may be located on said parcels. It is the burden of potential buyers to determine condition of title prior to bidding at the sale. KPB will be held harmless from any and all claims regarding title or possession to, and future use and enjoyment of, any of the parcels to be sold. Potential buyers are advised that KPB, at its sole discretion, reserves the right to withdraw any and or all of the parcels listed for sale.
- SECTION 10.** That \$\_\_\_\_\_ is appropriated from the Land Trust Fund Account No. 250.2120.49999 to Account No. 250.2120.45110 to satisfy tax obligations pursuant to AS 29.45.290 for those parcels specifically being retained by KPB for a public purpose.

**SECTION 11.** That parcels repurchased by the former owner of record, or their heirs or assigns, on or by 5:00 p.m. AKST on October 4, 2024, will be removed from Exhibit A or Exhibit B, as applicable.

**SECTION 12.** That Section 1 shall become effective on October 4, 2024 at 5:01 p.m. AKST.

**SECTION 13.** That Section 2 through Section 11 shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \*DAY OF \*, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

**Kenai Peninsula Borough**  
**Planning Department – Land Management Division**

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
 Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *AM*  
 A. Walker Steinhage, Deputy Borough Attorney *AW*  
 Brandi Harbaugh, Finance Director *BA*  
 Robert Ruffner, Planning Director *RR*  
 Aaron Hughes, Land Management Officer *AH*

**FROM:** Jennifer Shields, Land Management Agent *JS*

**DATE:** September 3, 2024

**RE:** Amendment to Ordinance 2024-24 Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

---

Ordinance 2024-24 will authorize those parcels shown on Exhibit A to be retained for a public purpose with a classification recommendation.

**SECTION 10.** That \$20,511.93 is available in the Land Trust Fund Account No. 250.21210.45110 to satisfy tax obligations pursuant to AS 29.45.290 for those parcels specifically being retained by KPB for a public purpose.

Your consideration is appreciated.

**Kenai Peninsula Borough**  
**Planning Department – Land Management Division**

**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
 Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *AM*  
 A. Walker Steinhage, Deputy Borough Attorney *AM*  
 Brandi Harbaugh, Finance Director *BT*  
 Robert Ruffner, Planning Director *RR*  
 Aaron Hughes, Land Management Officer *AH*

**FROM:** Jennifer Shields, Land Management Agent *JS*

**DATE:** August 28, 2024

**RE:** Amendment to Ordinance 2024-24 Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

Ordinance 2024-24 will authorize those parcels shown on Exhibit A to be retained for a public purpose with a classification recommendation and authorize those parcels shown on Exhibit B to be sold at public auction. The number of parcels to be retained or sold is subject to change prior to sale should delinquent tax obligations be paid. Pursuant to Section 11 of the Ordinance, parcels repurchased by the former owner of record, or their heirs or assigns, on or by 5:00 p.m. AKST on October 4, 2024, will be removed from Exhibit A or Exhibit B, as applicable.

Land Management recommends an Amendment to Ordinance 2024-24 to remove the following parcels listed on Exhibit B which have been repurchased prior to the public hearing:

<b>REPURCHASED – REMOVE FROM EXHIBIT B</b>					
<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Minimum Bid</b>
17913311	Lot Forty-Eight (48) VIRGINIA LYN SUBDIVISION, according to Plat No. 61-256, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17913311)	Homer	0.34	Hanson, David	TBD
18522008	ALASKA STATE LAND SURVEY 78-177, according to Plat No. 80-36, Homer Recording District, Third Judicial District. State of Alaska. (KPB PIN 18522008)	Kachemak Bay	61.07	Martushev, Fred & Akaky F & Ivan	TBD

Your consideration is appreciated.

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Aaron Hughes, Land Management Officer *AH*

**FROM:** Jennifer Shields, Land Management Agent *JLS*

**COPY:** Brandi Harbaugh, Finance Director  
Robert Ruffner, Planning Director

**DATE:** July 25, 2024

**RE:** Ordinance 2024-24 Authorizing Retention or Sale of Certain Real Property  
Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings  
(Mayor)

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Pursuant to AS 29.45.290 et. seq. and KPB 17.10.100(A) regarding tax foreclosure proceedings, the Kenai Peninsula Borough (“KPB”) has received clerk’s deeds for the real property listed in the subject Ordinance. Pursuant to AS 29.45.460(c), notice of the sale is sent to the last owner(s) of record by certified mail within five days of the first publication of the notice of hearing of the ordinance.

A preliminary list of parcels proposed for the 2024 auction was sent for review and comment to the KPB School District, all KPB administrative departments, cities, and KPB service areas. The Ordinance will authorize those parcels shown on Exhibit B to be sold at public auction and authorize those parcels on Exhibit A to be retained for a public purpose with a classification recommendation. The number of parcels to be sold or retained is subject to change prior to sale should delinquent tax obligations be paid.

Due to the recent reduction in local newspaper publication dates, the Ordinance provides for an exception to public notice publication in a newspaper of general circulation of less than 30 days before the auction.

The tax foreclosure public outcry auction is scheduled for October 5, 2024 at the Soldotna High School Auditorium. The Planning Commission will consider the Ordinance at its regularly scheduled meeting on August 12, 2024.

Your consideration is appreciated.



# EXHIBIT A

## PROPERTIES TO BE RETAINED FOR A PUBLIC PURPOSE

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Classification
01516019	East one-half of the North one-half of the Northwest one-quarter of the Northwest one-quarter (E1/2 N1/2 NW1/4 NW1/4), Section 35, Township 7 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01516019)	Nikiski	10	Olson, John E	Adjacent to AK LNG project	Rural
05519003	Lot Three (3), Block Five (5), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05519003)	Kalifornsky	0.97	Lum Kam Lau & Mee Oi	Wetlands	Preservation
05525326	Lot Twenty-One (21), Block Nine (9), CASTAWAY COVE SUBDIVISION AMENDED, according to Plat No. 84-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05525326)	Kalifornsky	0.06	Dykstra, David A	Eroded into River	Preservation
15912064	Tract Fifty (50), HAPPY CREEK HOMESITES SUBDIVISION, according to Plat No. 62-711, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15912064)	Happy Valley	5	Raposa, Michael	Wetlands, adjacent to KPB owned land	Preservation
15923064	Tract Sixty-Four (64), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62- 629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923064)	Happy Valley	5	Estep Billie Anne, Hoeft Ann & Yates Maxine	Wetlands, adjacent to KPB owned land	Preservation

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307330	Lot Seven (7), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307330)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential
13307331	Lot Four (4), Block One (1), BROWN'S COHOE ACRES, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307331)	Kasilof	1.91	Brown, Michael L & Louis J	Support future housing development	Residential
13307332	Lot Two (2), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307332)	Kasilof	1.76	Brown, Michael L & Louis J	Support future housing development	Residential
13307333	Lot One (1), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307333)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307334	Lot Three (3), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307334)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307335	Lot Five (5), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307335)	Kasilof	1.25	Brown, Michael L & Louis J	Support future housing development	Residential
13307336	Lot Six (6), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307336)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307338	Lot Fourteen (14), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307338)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential
13307339	Lot Thirteen (13), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307339)	Kasilof	1.24	Brown, Michael L & Louis J	Support future housing development	Residential
13307340	Lot Twelve (12), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307340)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307341	Lot Eleven (11), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307341)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307342	Lot Ten (10), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307342)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307343	Lot Nine (9), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307343)	Kasilof	1.15	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307344	Lot Eight (8), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307344)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307345	Lot Seven (7), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307345)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307346	Lot Six (6), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307346)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307347	Lot Five (5), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307347)	Kasilof	1.13	Brown, Michael L & Louis J	Support future housing development	Residential
13307348	Lot Four (4), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307348)	Kasilof	1.45	Brown, Michael L & Louis J	Support future housing development	Residential
13307349	Lot Three (3), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307349)	Kasilof	1.37	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307350	Lot Two (2), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307350)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307351	Lot One (1), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307351)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential





Reason for Retention:

**Adjacent to AK LNG project**

Recommended Classification:

**Rural**

Acres: **10**

Legal Description:

**East one-half of the North one-half of the Northwest one-quarter of the Northwest one-quarter (E1/2 N1/2 NW1/4 NW1/4), Section 35, Township 7 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01516019)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Wetlands**

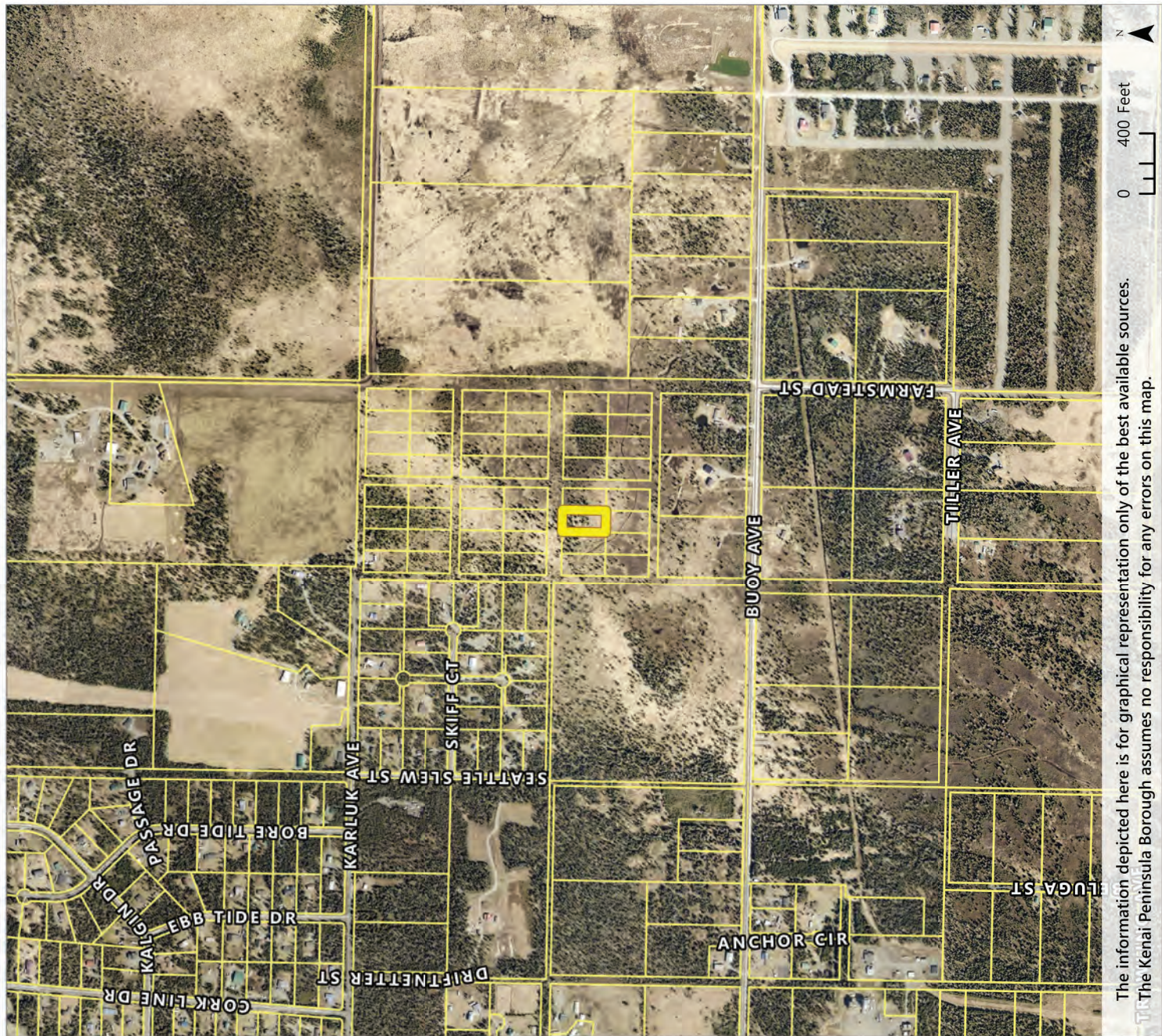
Recommended Classification:

**Preservation**

Acres: **0.97**

Legal Description:

**Lot Three (3), Block Five (5), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05519003)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 400 Feet







Parcel No. 05525326

Kalifornsky

Reason for Retention:

**Eroded into Kenai River**

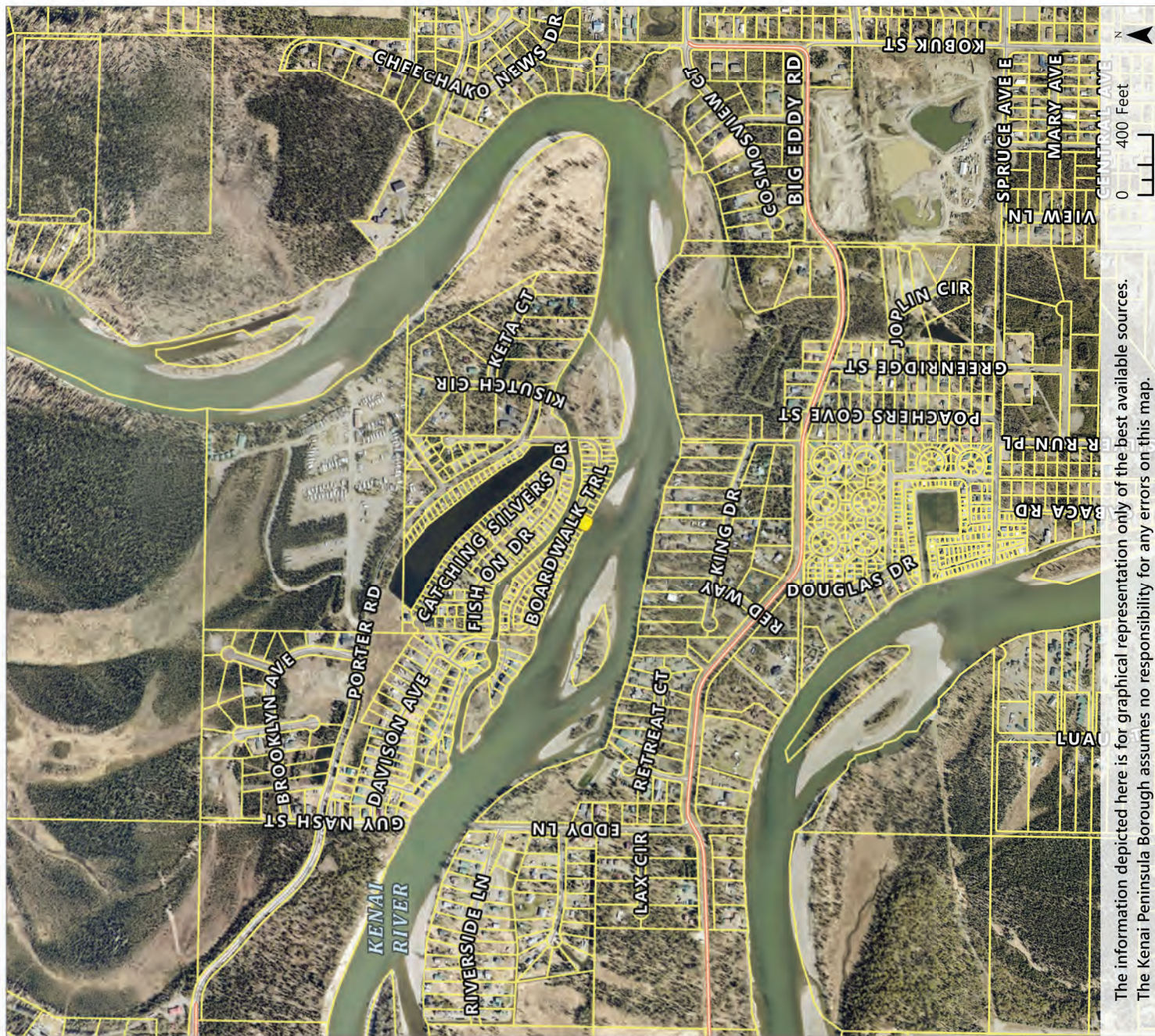
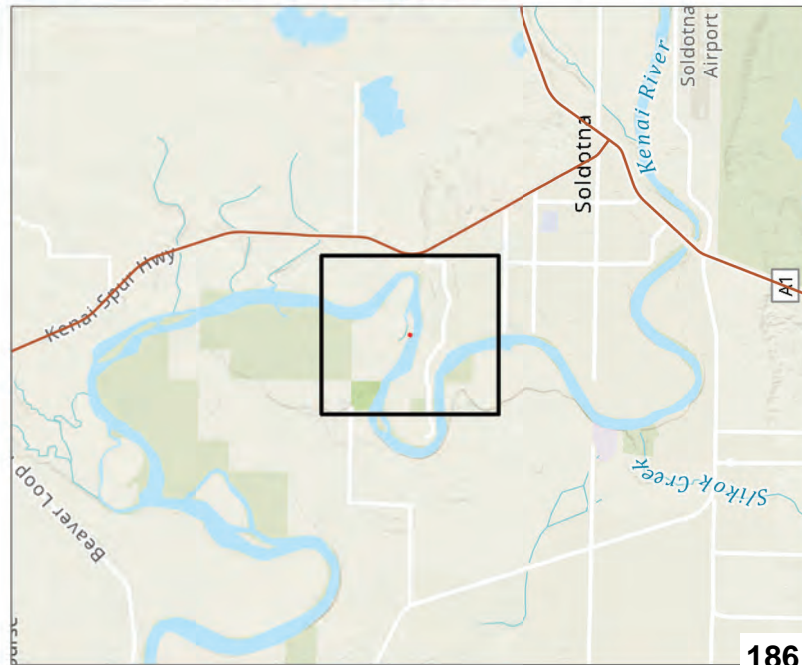
Recommended Classification:

**Preservation**

Acres: **0.06**

Legal Description:

**Lot Twenty-One (21), Block Nine (9), CASTAWAY COVE SUBDIVISION AMENDED, according to Plat No. 84-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05525326)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.20**

Legal Description:

**Lot Seven (7), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307330)**



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Reason for Retention:

**Support future housing development**

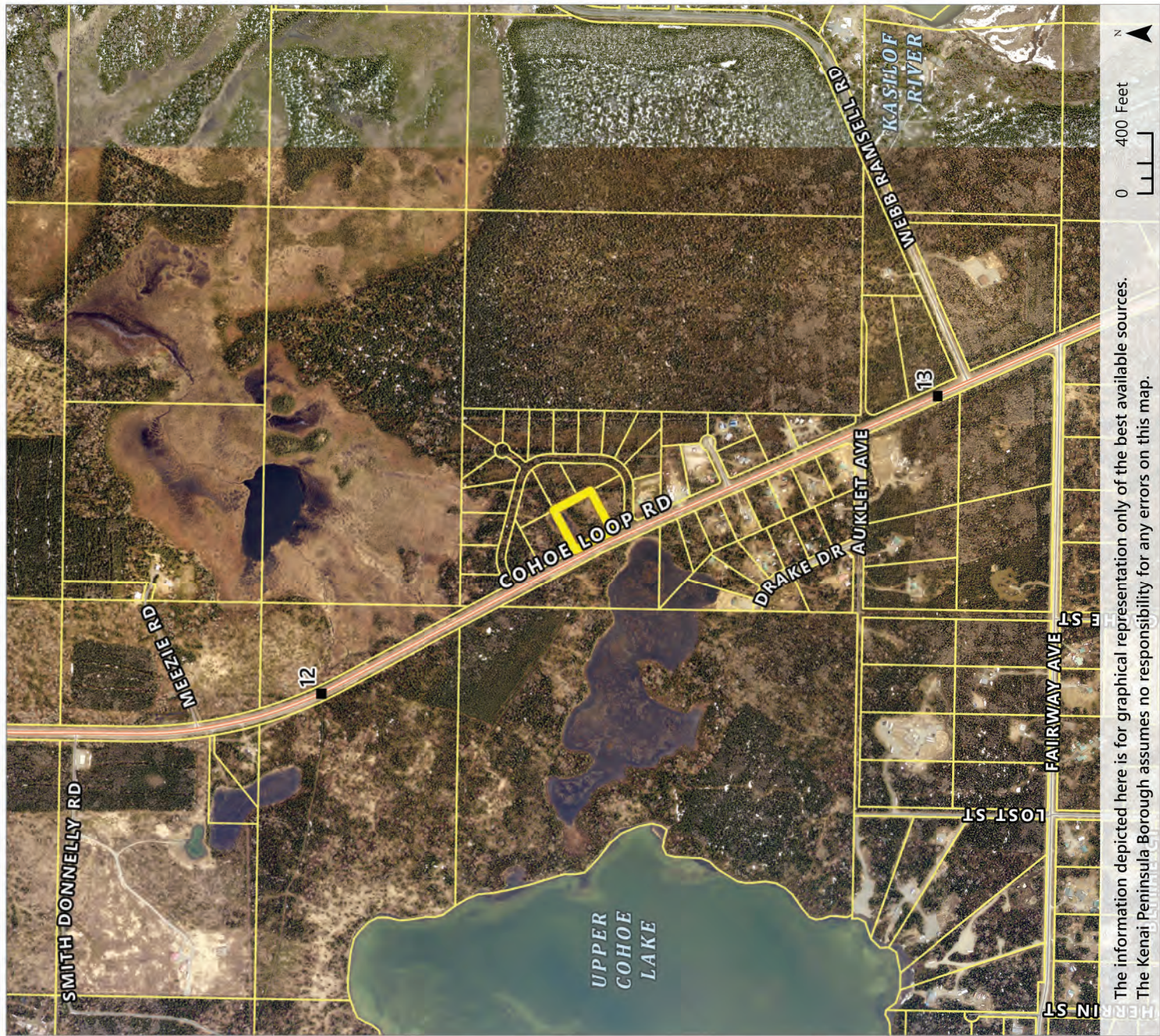
Recommended Classification:

**Residential**

Acres: **1.91**

Legal Description:

**Lot Four (4), Block One (1), BROWN'S COHOE ACRES, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307331)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.76**

Legal Description:

**Lot Two (2), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307332)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.19**

Legal Description:

**Lot One (1), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307333)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.19**

Legal Description:

**Lot Three (3), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307334)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

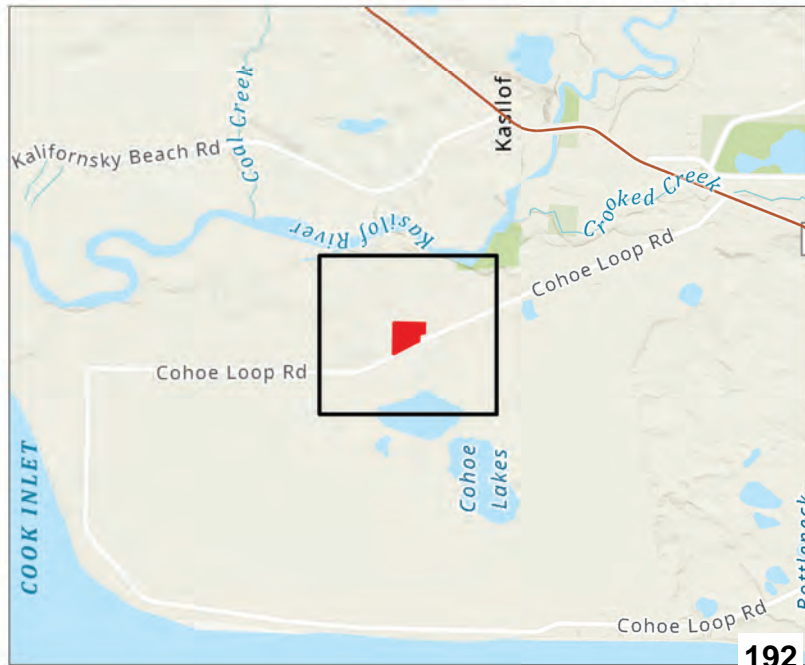
Recommended Classification:

**Residential**

Acres: **1.25**

Legal Description:

**Lot Five (5), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307335)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.20**

Legal Description:

**Lot Six (6), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307336)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.09**

Legal Description:

**Lot Fourteen (14), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307338)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

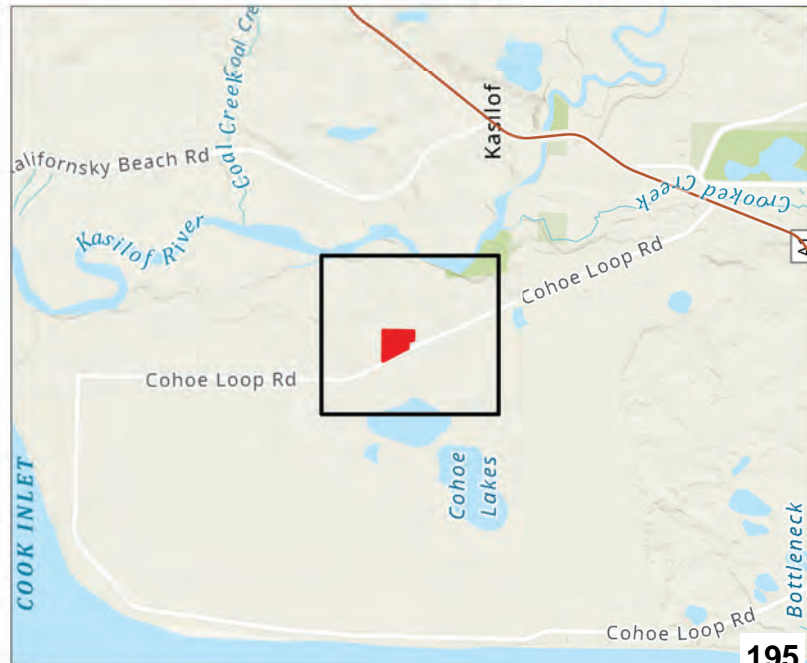
Recommended Classification:

**Residential**

Acres: **1.24**

Legal Description:

**Lot Thirteen (13), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307339)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.11**

Legal Description:

**Lot Twelve (12), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307340)**



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Reason for Retention:

**Support future housing development**

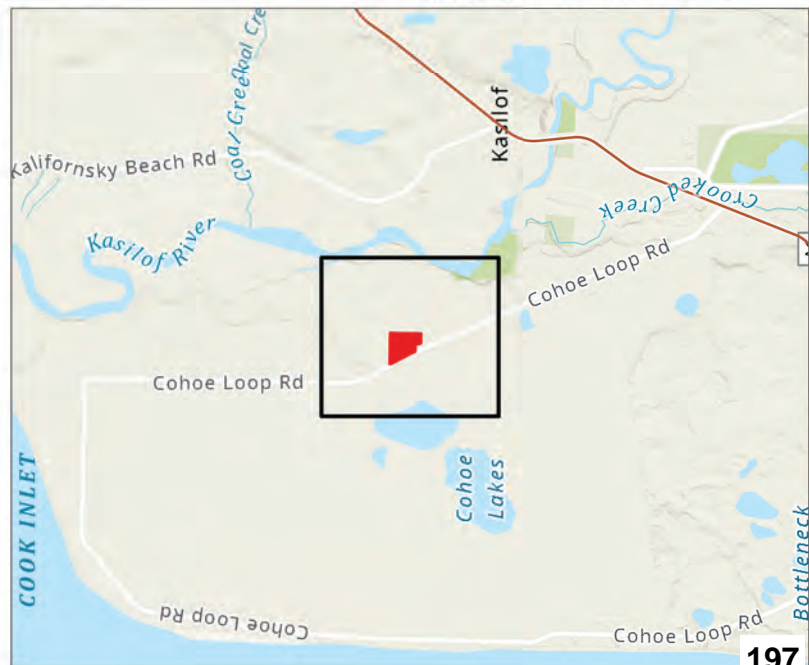
Recommended Classification:

**Residential**

Acres: **1.10**

Legal Description:

**Lot Eleven (11), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307341)**



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The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

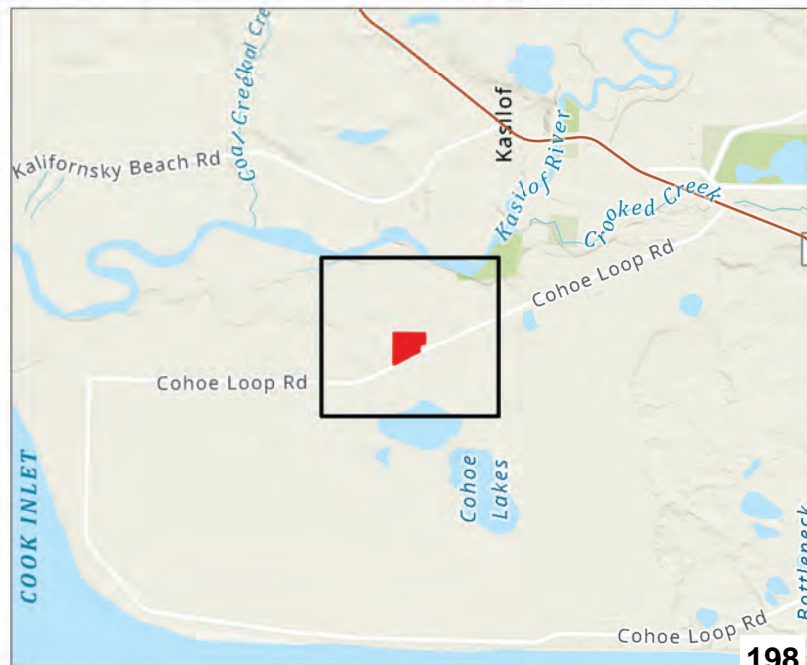
Recommended Classification:

**Residential**

Acres: **1.11**

Legal Description:

**Lot Ten (10), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307342)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

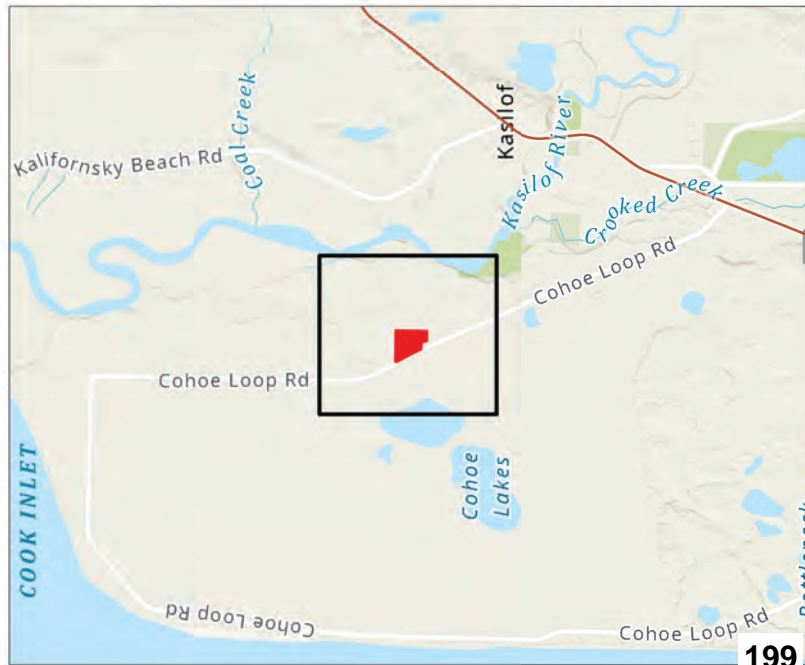
Recommended Classification:

**Residential**

Acres: **1.15**

Legal Description:

**Lot Nine (9), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307343)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

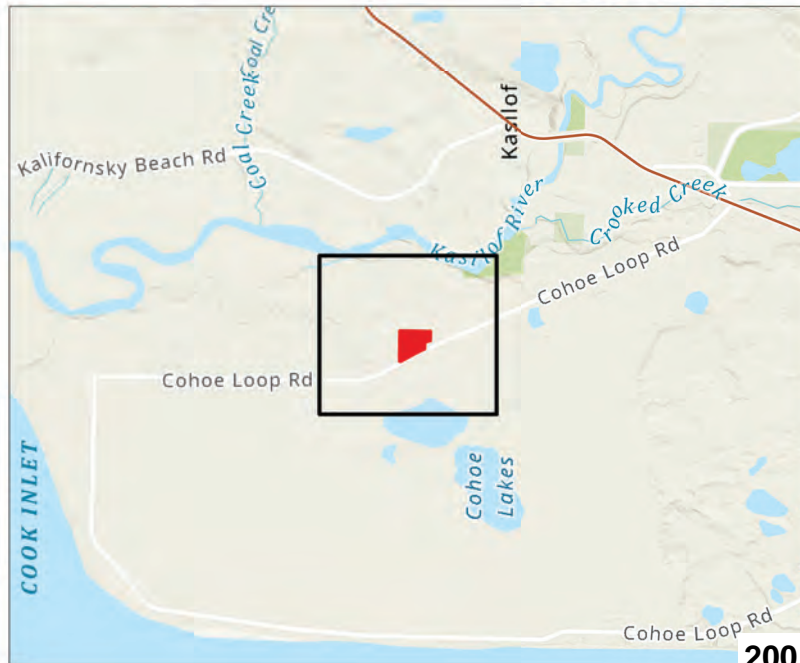
Recommended Classification:

**Residential**

Acres: **1.14**

Legal Description:

**Lot Eight (8), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307344)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

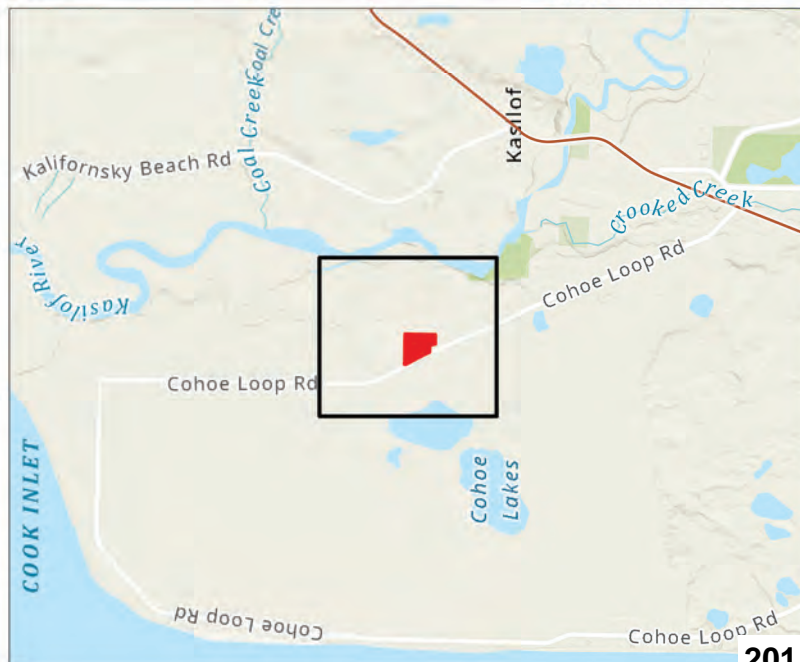
Recommended Classification:

**Residential**

Acres: **1.14**

Legal Description:

**Lot Seven (7), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307345)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

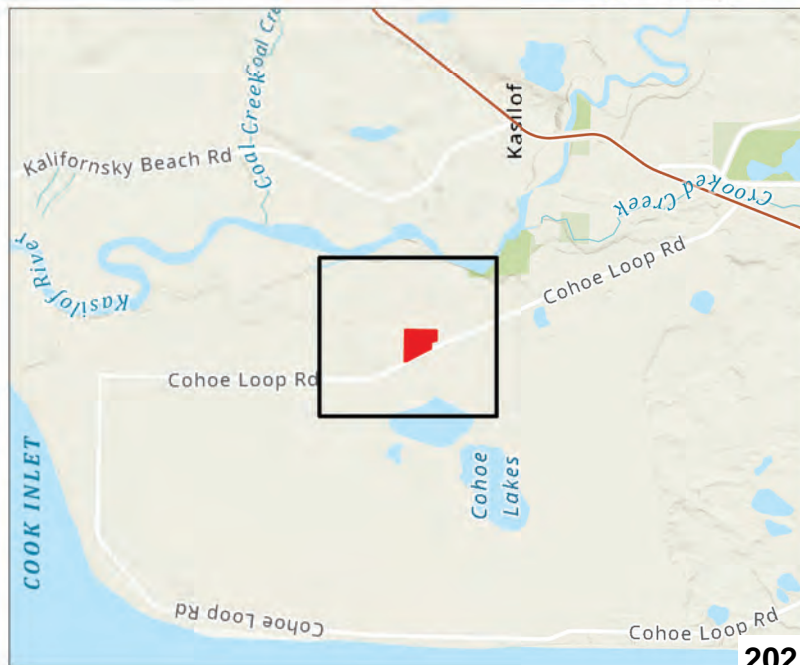
Recommended Classification:

**Residential**

Acres: **1.10**

Legal Description:

**Lot Six (6), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307346)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Reason for Retention:

**Support future housing development**

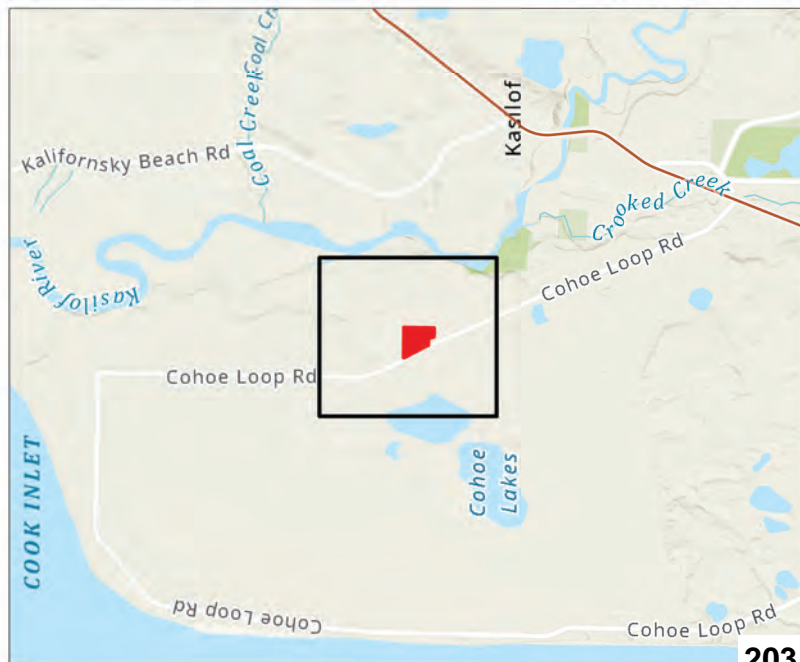
Recommended Classification:

**Residential**

Acres: **1.13**

Legal Description:

**Lot Five (5), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307347)**



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Reason for Retention:

**Support future housing development**

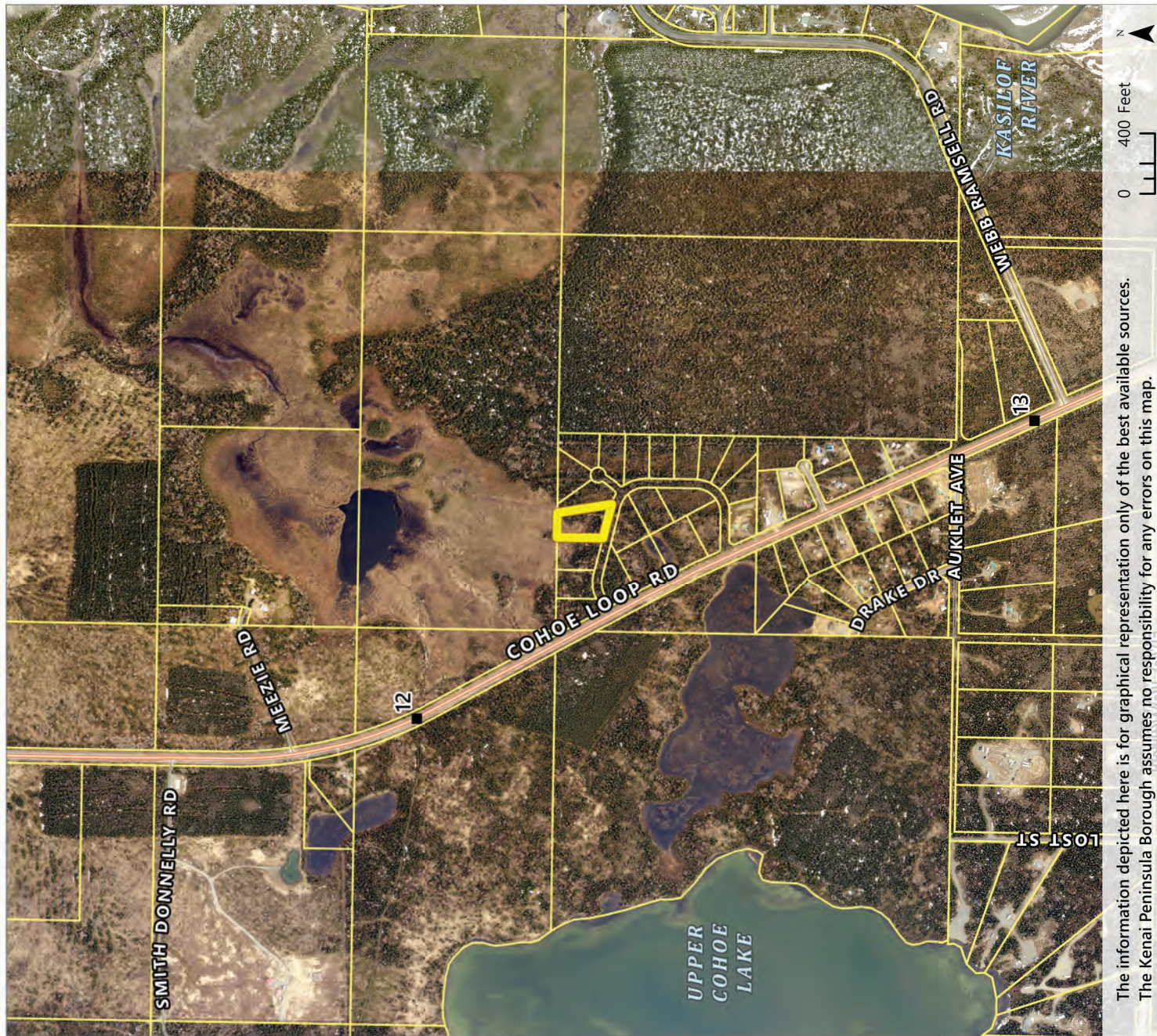
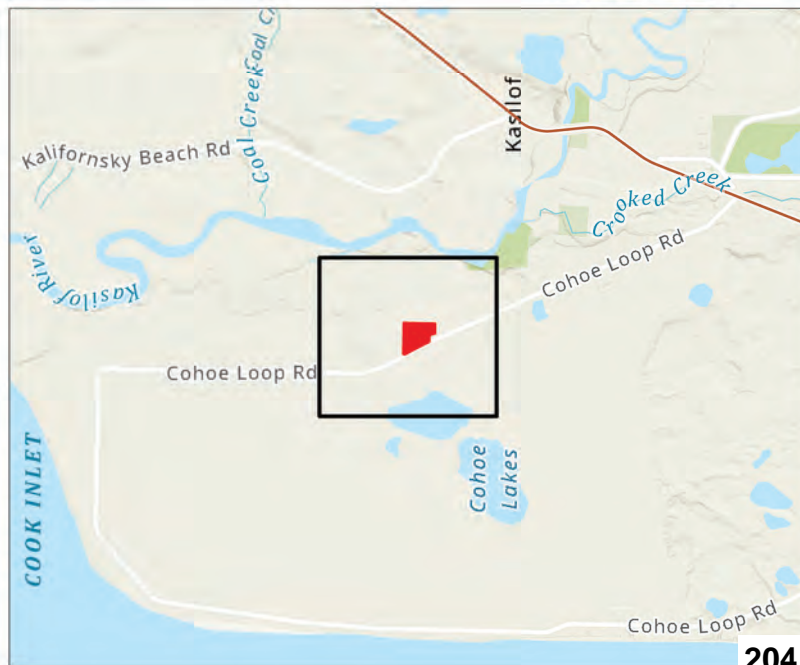
Recommended Classification:

**Residential**

Acres: **1.45**

Legal Description:

**Lot Four (4), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307348)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.37**

Legal Description:

**Lot Three (3), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307349)**



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Reason for Retention:

**Support future housing development**

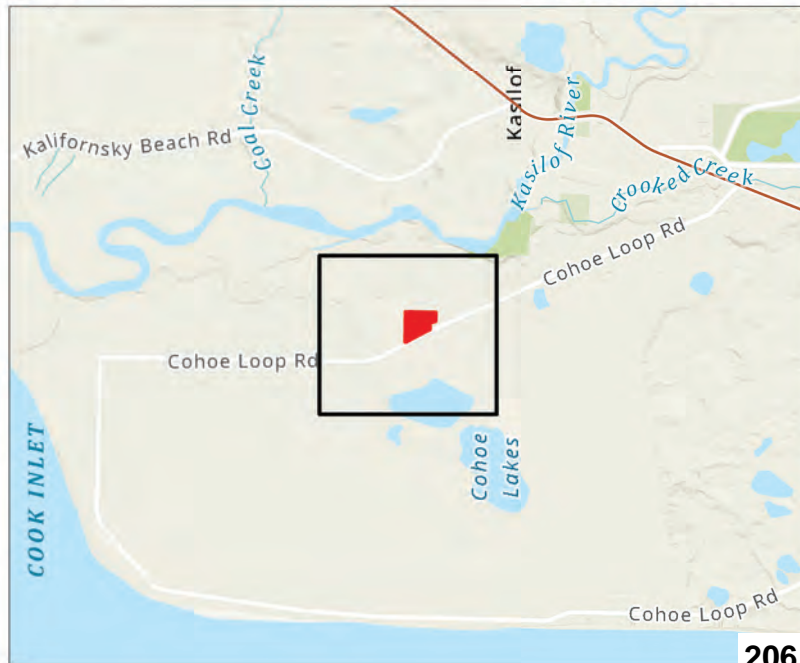
Recommended Classification:

**Residential**

Acres: **1.10**

Legal Description:

**Lot Two (2), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307350)**



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Reason for Retention:

**Support future housing development**

Recommended Classification:

**Residential**

Acres: **1.09**

Legal Description:

**Lot One (1), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307351)**







Reason for Retention:

**Wetlands, adjacent to KPB-owned land**

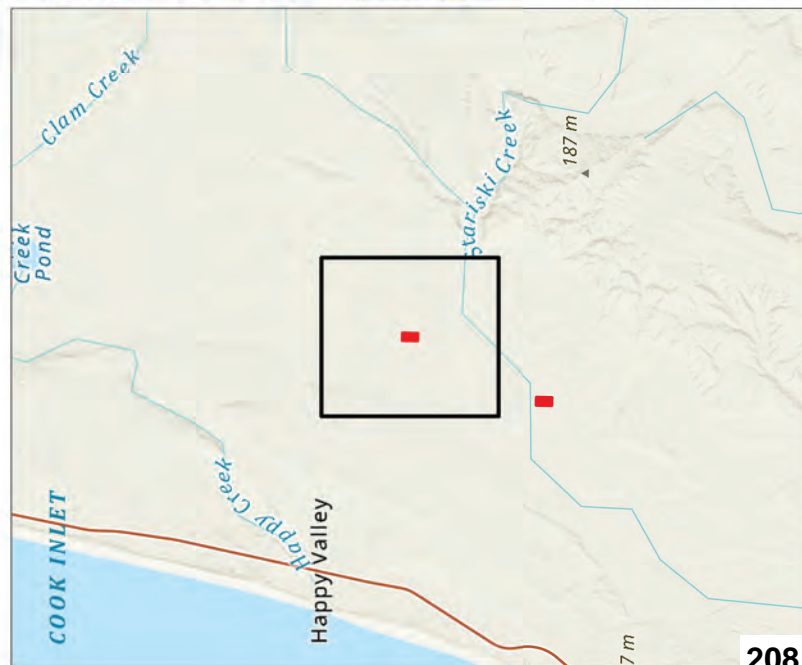
Recommended Classification:

**Preservation**

Acres: **5.0**

Legal Description:

**Tract Fifty (50), HAPPY CREEK HOMESITES  
SUBDIVISION, according to Plat No. 62-711,  
Homer Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 15912064)**



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Parcel No. 15923064

Happy Valley

Reason for Retention:

**Wetlands, adjacent to KPB-owned land**

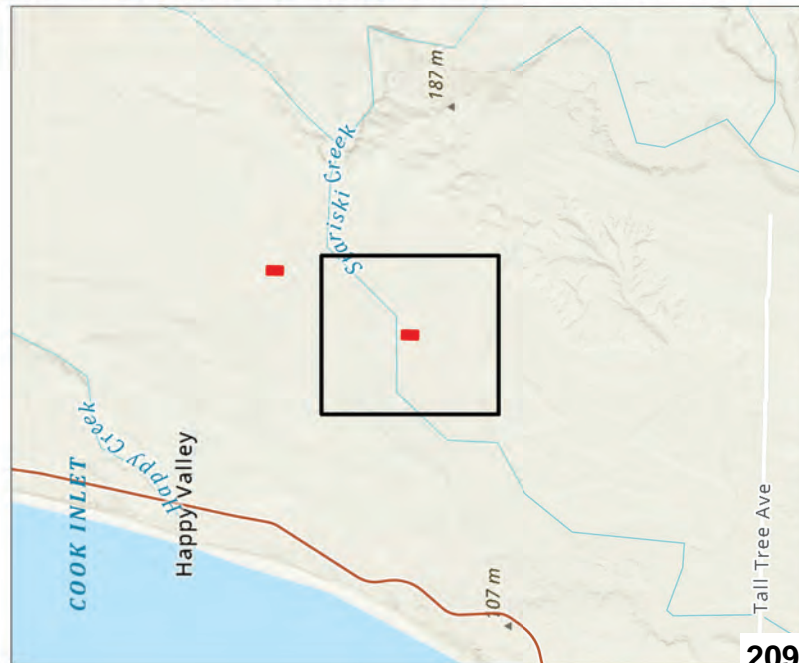
Recommended Classification:

**Preservation**

Acres: **5**

Legal Description:

**Tract Sixty-Four (64), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62- 629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923064)**



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## EXHIBIT B

### PROPERTIES TO BE SOLD BY AUCTION

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
01206023	Lot Three (3), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206023)	Nikiski	0.17	Faust, Michael & William	TBD
01206024	Lot Four (4), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206024)	Nikiski	0.17	Faust, Michael & William	TBD
01216014	Lot Two (2), Block Two (2), TIMBER HILLS SUBDIVISION, according to Plat No. 77-114, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01216014)	Nikiski	1.57	Murray, John M	TBD
01222012	Lot One (1), EAST FORELANDS SUBDIVISION, according to Plat No. 76-69, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01222012)	Nikiski	1.28	Foster, Gerald E & Deborah R	TBD
01227019	Lot "B", OPPORTUNITY ACRES NO. 1 RESUBDIVISION LOTS 2 AND 7, according to Plat No. 77-125, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01227019)	Nikiski	1	Thomas Renetta Rose	TBD
01320142	Lot Eleven (11), Block Three (3), SILENT FOREST SUBDIVISION, according to Plat No. 84-79, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01320142)	Nikiski	0.91	Metcoff, Michael D Jr	TBD
01327020	The North one-half (1/2) of Lot Eight (8), Block One (1), lying West of Lamplight Road, WOLDJNGS TRACTS, according to Plat No. 72-6, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01327020)	Nikiski	1	Sisson, Jack D	TBD
01416007	Lot Seven (7), Block One (1), VAN SKY SUBDIVISION, according to Plat No. K-1593, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01416007)	Nikiski	0.44	Kimes, George	TBD
01725150	Lot One "A" (1A), BETTY ANN'S ACRES 2018 ADDITION, according to Plat No. 2018-41, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01725150)	Nikiski	1.55	Eyring, Joan, Elizabeth	TBD
01732311	Tract Forty-Nine (49), KONOVALOF LAKE SUBDIVISION AMENDED, according to Plat No. 86-203, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01732311)	Nikiski	39.99	Burt, Walter N	TBD
02520030	Lot Seven (7), Block Three (3), NORTH WOODS SUBDIVISION, according to Plat No. 75-110, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02520030)	Nikiski	4.73	Falke, Don R	TBD
02544710	Lot 257, MOOSE POINT SUBDIVISION, according to Plat No. 84-65, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02544710)	Nikiski	8.27	Johnston, William	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
03913002	Lot Two (2), Block One (1), MOMMSENS SUBDIVISION, 1988 ADDITION, according to Plat No. 91-12, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 03913002)	Kenai	0.31	Binnacle Properties	TBD
04509016	Lot One (1), JAMES SUBDIVISION, according to Plat No. K-1537, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04509016)	Kenai	0.88	Lorenzo, Eva	TBD
04921012	Lot Four (4), Block Seven (7), VALHALLA HEIGHTS SUBDIVISION PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04921012)	Kenai	0.30	Phillips, Thomas N Jr & Rookard, Oscar Jr	TBD
06306418	Lot Twelve "A" (12A), Block One (1), SUMPTER SUBDIVISION NUMBER 2, according to Plat No. 86-59, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06306418)	Sterling	0.86	Anderson, Cary Lee	TBD
06532115	Lot Nineteen "A" (19-A), MOOSE RANGE ESTATES ADDITION NO. ONE, according to Plat No. 85-1, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06532115)	Sterling	0.95	Kinnunen, Bobby A	TBD
06544020	Lot Twenty (20), Block Fourteen (14), GREGORY SUBDIVISION ADDITION NO. 6, according to Plat No. 74-54, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06544020)	Sterling	0.28	Luopa, Robert	TBD
13152055	Lot Two (2), Block Five (5), KNUTSEN SUBDIVISION NO. 4, according to Plat No. 84-63, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13152035)	Kalifornsky	0.94	Grover, Pansy Samson	TBD
13161014	Lot 1 (1), Block "A", SHANNON SUBDIVISION ADDITION NO 2, according to Plat No. 85-22, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13161014)	Kalifornsky	1.57	Shannon, Crystal Dawn & Levi	TBD
13303238	The East One-Half (E1/2) of Tract "C", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303238)	Kalifornsky	4.61	West, Lesley A	TBD
13303239	The whole of Tract "D", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303239)	Kalifornsky	8.82	West, Lesley A	TBD
13311410	Tract Five (5), CLAY FAMILY SUBDIVISION, NO. 2, according to Plat No. 96-29, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13311410)	Kasilof	7	Mills, Jeffrey Barrett Sr	TBD
13320033	Tract Five (5), DALLAS LANE SUBDIVISION, according to Plat No. 99-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13320033)	Kasilof	5	Whiteside Annette M for Matthew D Whiteside	TBD
13327037	Lot Five (5), Block Seven (7), COHOE SHORES SUBDIVISION, according to Plat No. 73-77, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13327037)	Kasilof	2.06	Vlasoff, Bonnie & Panamarioff, Paul	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
13505162	Lot Twenty-Five (25), Block Five (5), CARIBOU ISLAND SUBDIVISION AMENDED, according to Plat No. S-37, Seward Recording District, Third Judicial District, State of Alaska. (KPB PIN 13505162)	Skilak Lake	0.65	Thomas, Renetta Rose	TBD
13723055	Lot Twenty-nine (29), BENCHMARK SUBDIVISION RENAULT 1986 SUBDIVISION OF TRACT D, according to Plat No. 86-122, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13723055)	Kasilof	0.99	Barbour, Michael A & Juanita G	TBD
13732034	Lot Ten (10), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732034)	Kasilof	4.94	Kitchen, Larry J	TBD
13732035	Lot Eleven (11), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732035)	Kasilof	4.94	Kitchen, Larry J	TBD
13733104	Lot Thirteen (13), Block One (1), WHISPERING SPRUCE SUBDIVISION, according to Plat No. 84-20, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13733104)	Kasilof	1.57	Texeira, Gale Marie	TBD
15707408	Lot Two (2), Block Two (2), NINILCHIK TOWNSITE OF USS 3036 Tract A & B, according to Plat No. 65-55, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15707408)	Ninilchik	0.40	Franey, Samuel John.	TBD
15914322	Lot Three (3), PIPERS HAVEN UNIT 2, according to Plat No. 97-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15914322)	Happy Valley	4.51	Douglas, Dennis	TBD
15922006	Tract Ten (10), HAPPY ACRE HOMESITES, according to Plat No. 63-666, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15922006)	Happy Valley	2.50	Larson, H P	TBD
15923006	Tract Eleven (11), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923006)	Happy Valley	5	Gill, Larry S	TBD
15923022	Tract Twenty-two (22), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923022)	Happy Valley	5	Gill, Larry S	TBD
15923034	Tract Forty-eight (48), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923034)	Happy Valley	5	Olson, Arlene E	TBD
15924052	Tract One Hundred Sixteen (116), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15924052)	Happy Valley	5	Olson, Arlene E	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
15939004	Lot Sixteen (16), ECHO ACRES SUBDIVISION, according to Plat No. 72-581, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15939004)	Happy Valley	9.13	Tillman, Aldene	TBD
15952112	Tract Two (2), PERRY-VEATER TRACTS SUBDIVISION, according to Plat No. 89-31, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15952112)	Happy Valley	2.72	Franey, Joshua G & Eisenman-Franey, Ashley M	TBD
16536003	Tract Three (3), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536003)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
16536004	Tract Four (4), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536004)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
17224018	Lot Fourteen (14) MANSFIELD 1983 SUBDIVISION OF TRACT H, according to Plat No. 85-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17224018)	Kachemak Bay	2.27	Forner, David & Anderson, Amanda	TBD
17240001	That portion of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter (NW 1/4 SE 1/4 SE 1/4), of Section 14, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, lying North of the Hutler Bald Mountain Road. (KPB PIN 17240001)	Kachemak Bay	7	Langley, Edward	TBD
17913311	Lot Forty-Eight (48) VIRGINIA LYN SUBDIVISION, according to Plat No. 61-256, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17913311)	Homer	0.34	Hanson, David	TBD
18512309	ALASKA STATE LAND SURVEY 91-93, according to Plat No. 93-20, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 18512309)	Kachemak Bay	4.35	James, Jim William	TBD
18522008	ALASKA STATE LAND SURVEY 78-177, according to Plat No. 80-36, Homer Recording District, Third Judicial District. State of Alaska. (KPB PIN 18522008)	Kachemak Bay	61.07	Martushev, Fred & Akaky F & Ivan	TBD





Parcel No. 01206023

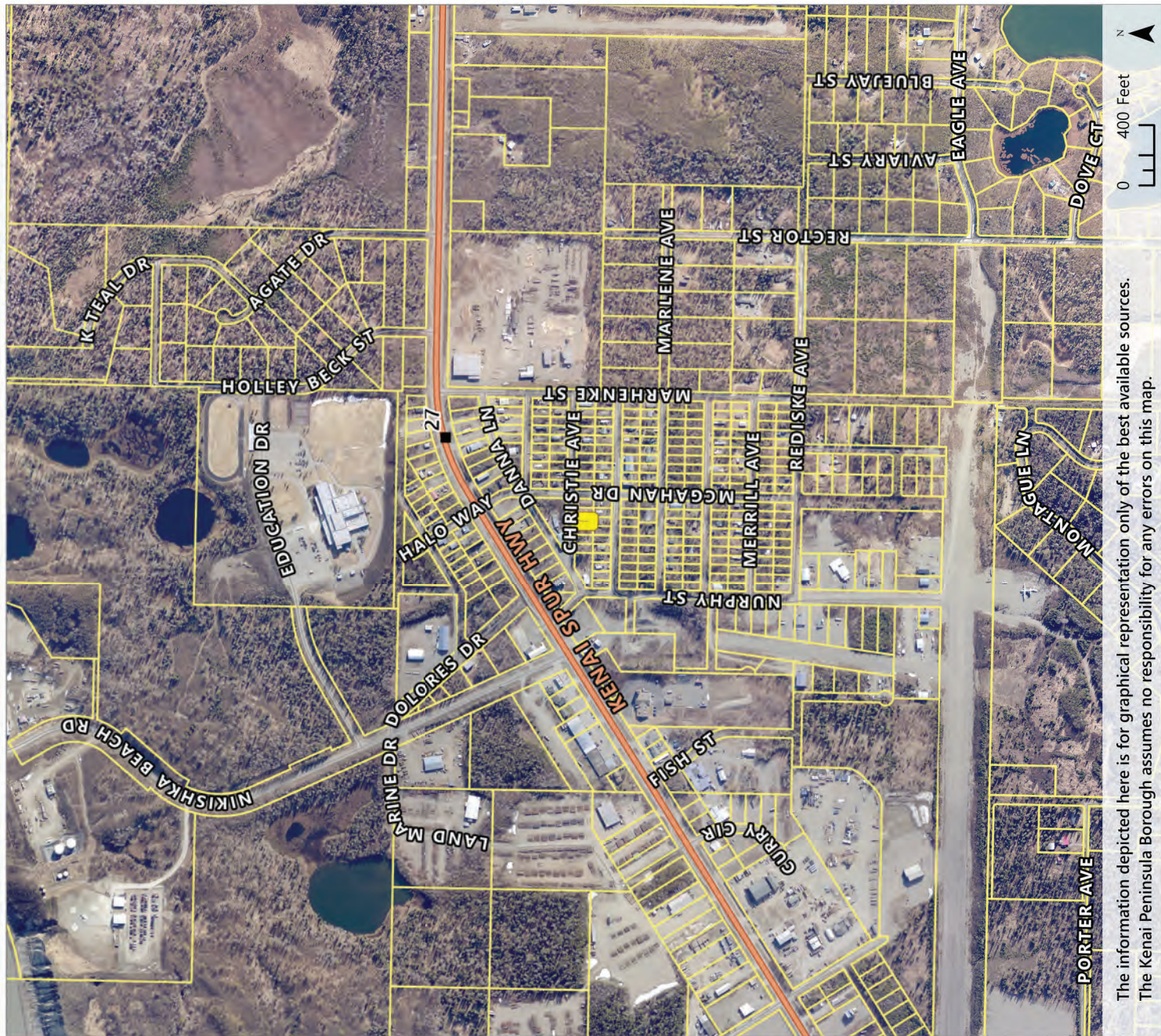
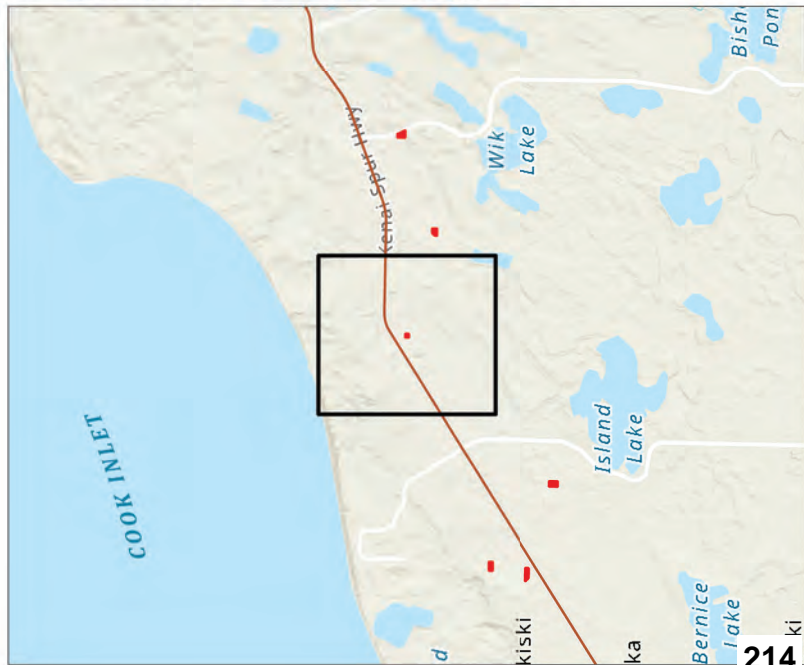
Nikiski

Minimum Bid: **TBD**

Acres: **0.17**

Legal Description:

Lot Three (3), Block Fourteen (14), AURORA HEIGHTS SUBDIVISION Blocks 5, 6, 7, 8, 12, 13, 14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206023)



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Parcel No. 01206024

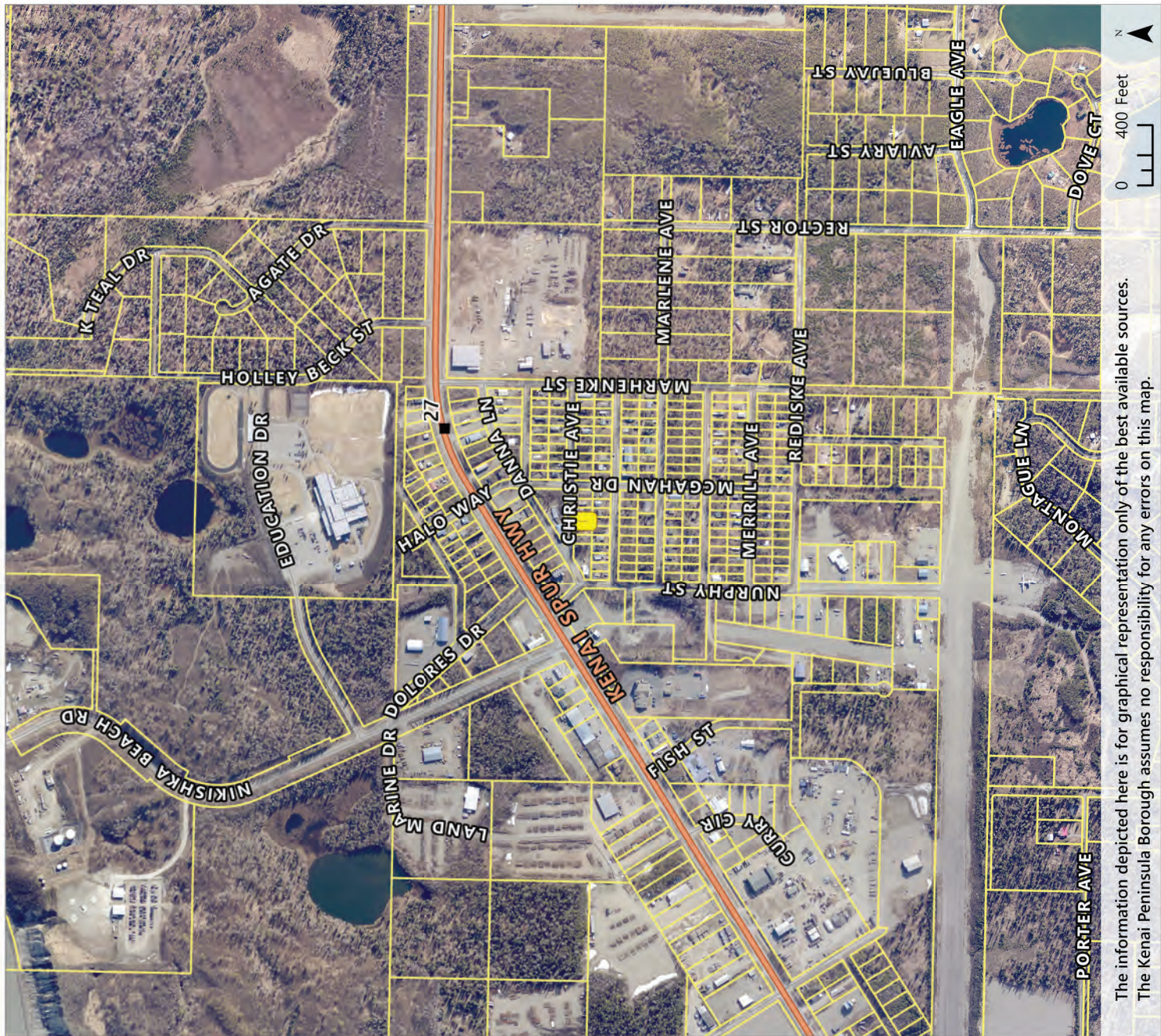
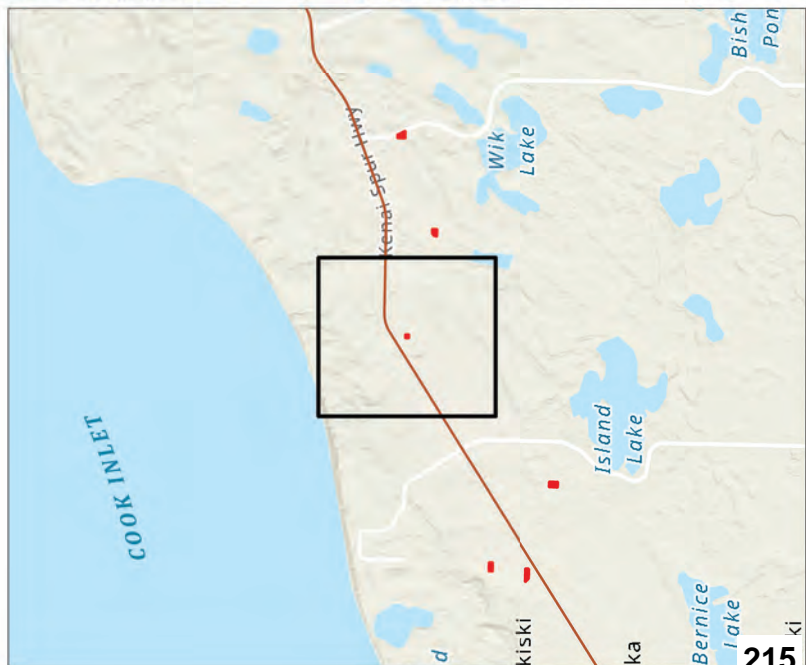
Nikiski

Minimum Bid: **TBD**

Acres: **0.17**

Legal Description:

**Lot Four (4), Block Fourteen (14), AURORA HEIGHTS SUBDIVISION Blocks 5, 6, 7, 8, 12, 13, 14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206024)**



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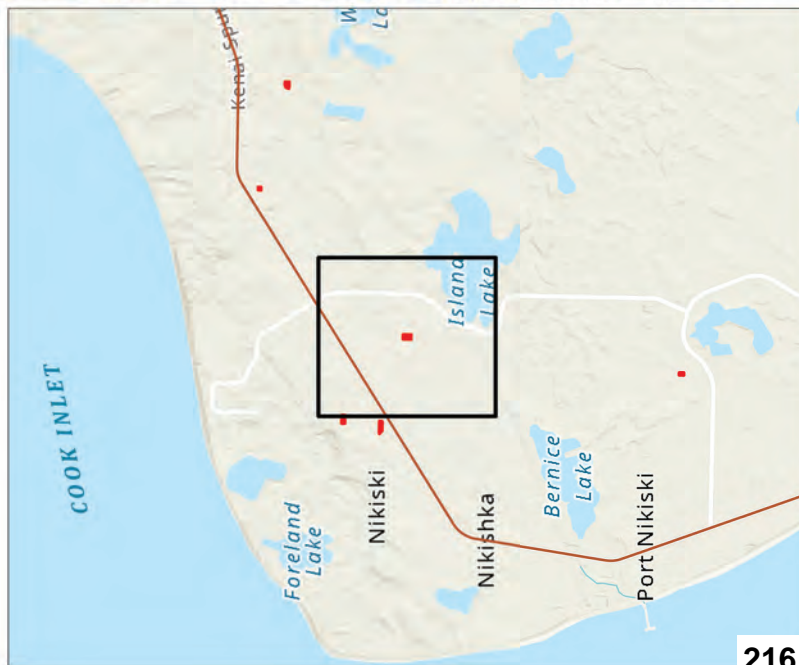
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Nikiski

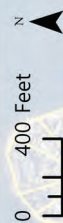
Minimum Bid: **TBD**

Acres: **1.57**

Legal Description:  
**Lot Two (2), Block Two (2), TIMBER HILLS  
SUBDIVISION, according to Plat No. 77-114,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
01216014)**



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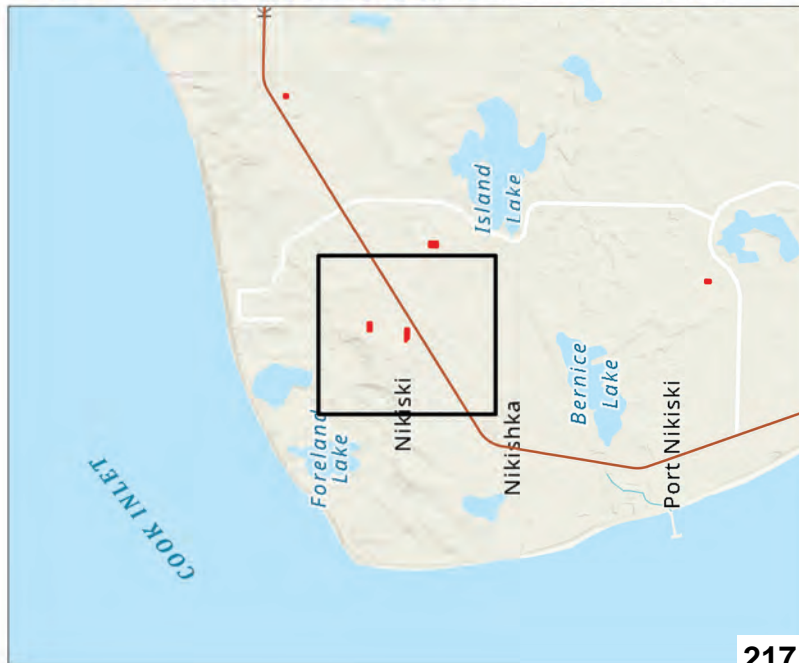
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Nikiski

Minimum Bid: **TBD**

Acres: **1.28**

Legal Description:  
**Lot One (1), EAST FORELANDS  
SUBDIVISION, according to Plat No. 76-69,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
01222012)**



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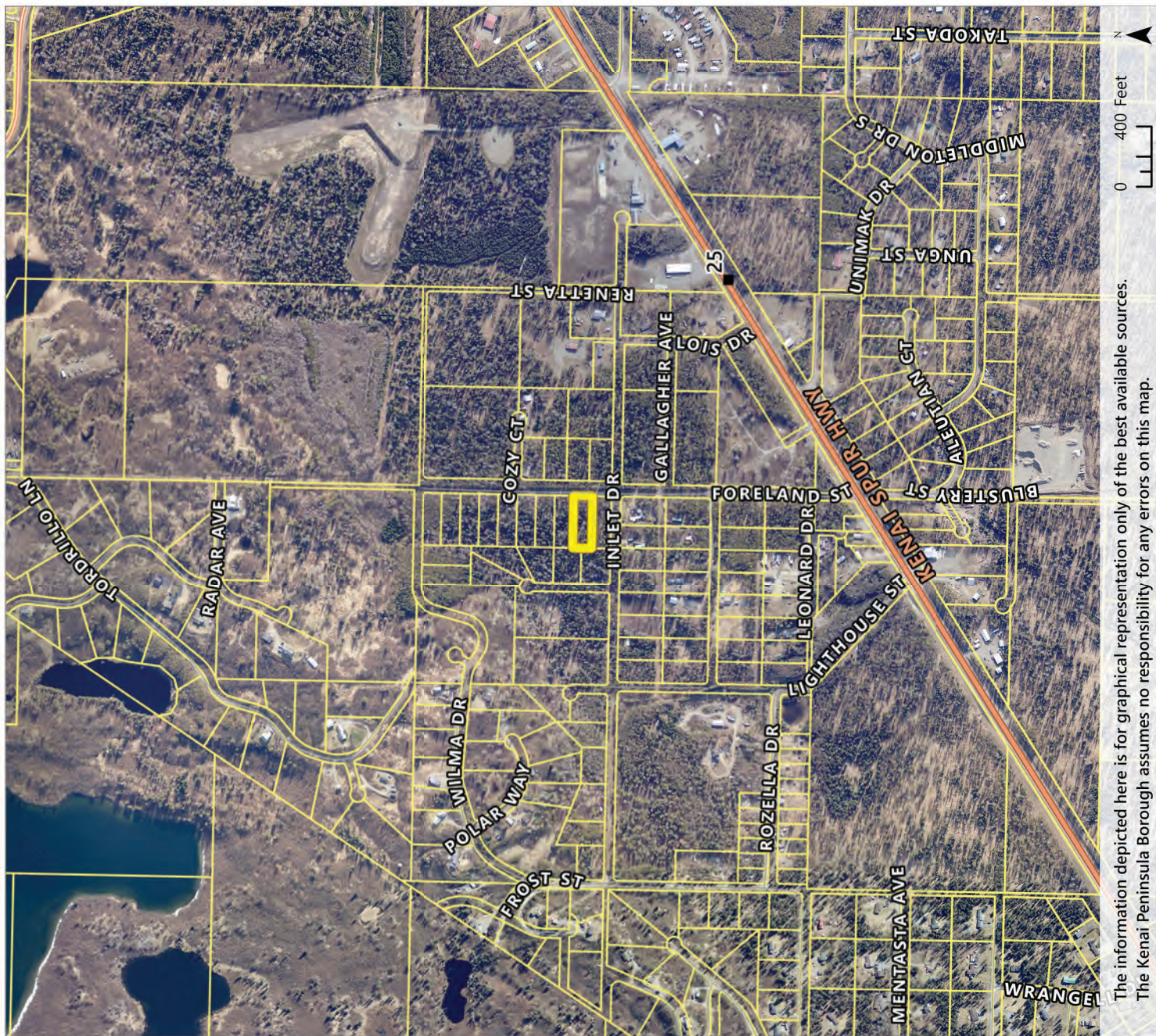
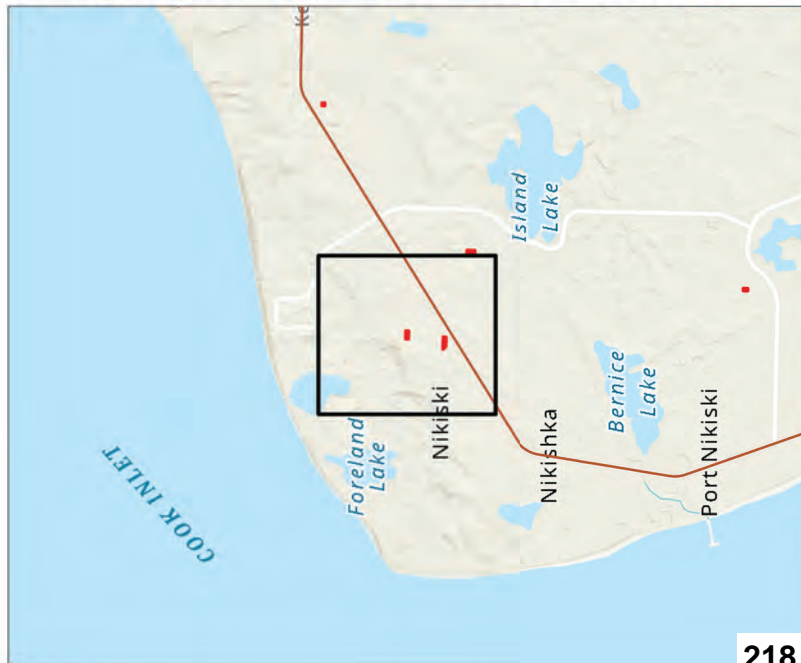
Parcel No. 01227019

Nikiski

Minimum Bid: **TBD**

Acres: **1**

Legal Description:  
**Lot "B", OPPORTUNITY ACRES NO. 1  
RESUBDIVISION LOTS 2 AND 7, according to  
Plat No. 77-125, Kenai Recording District,  
Third Judicial District, State of Alaska. (KPB  
PIN 01227019)**



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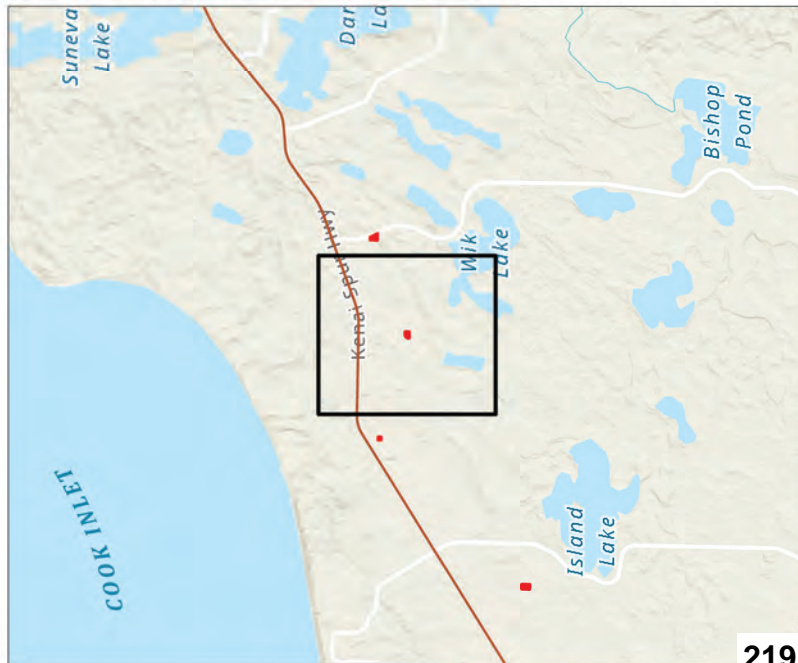
Parcel No. 01320142

Nikiski

Minimum Bid: **TBD**

Acres: **0.91**

Legal Description:  
**Lot Eleven (11), Block Three (3), SILENT  
FOREST SUBDIVISION, according to Plat No.  
84-79, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
01320142)**



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Parcel No. 01327020

Nikiski

Minimum Bid: **TBD**

Acres: **1.00**

Legal Description:

**The North one-half (1/2) of Lot Eight (8), Block One (1), lying West of Lamplight Road, WOLDJNGS TRACTS, according to Plat No. 72-6, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01327020)**



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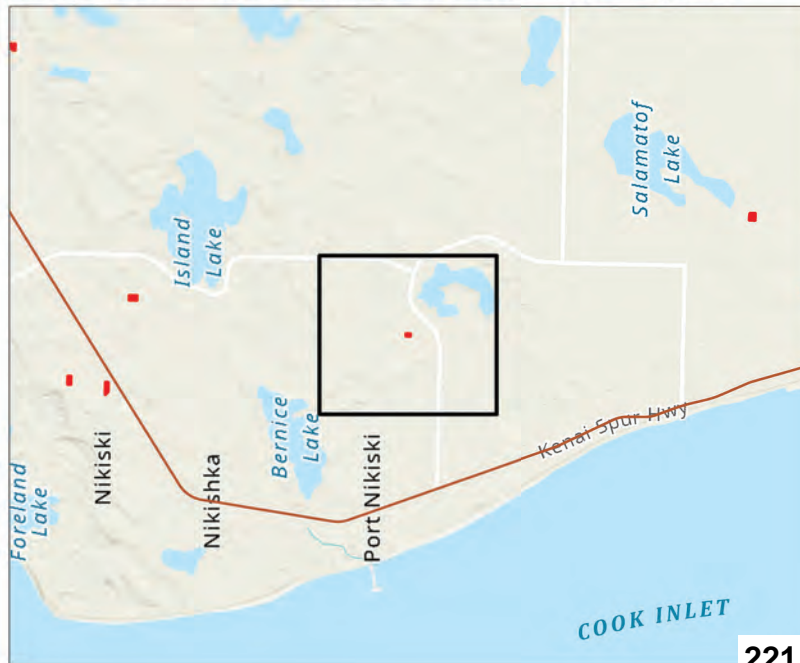
Parcel No. 01416007

Nikiski

Minimum Bid: **TBD**

Acres: **0.44**

Legal Description:  
**Lot Seven (7), Block One (1), VAN SKY  
SUBDIVISION, according to Plat No. K-1593,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
01416007)**



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Parcel No. 01725150

Salamatof

Minimum Bid: **TBD**

Acres: **1.55**

Legal Description:  
**Lot One "A" (1A), BETTY ANN'S ACRES 2018  
ADDITION, according to Plat No. 2018-41,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
01725150)**



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Parcel No. 01732311

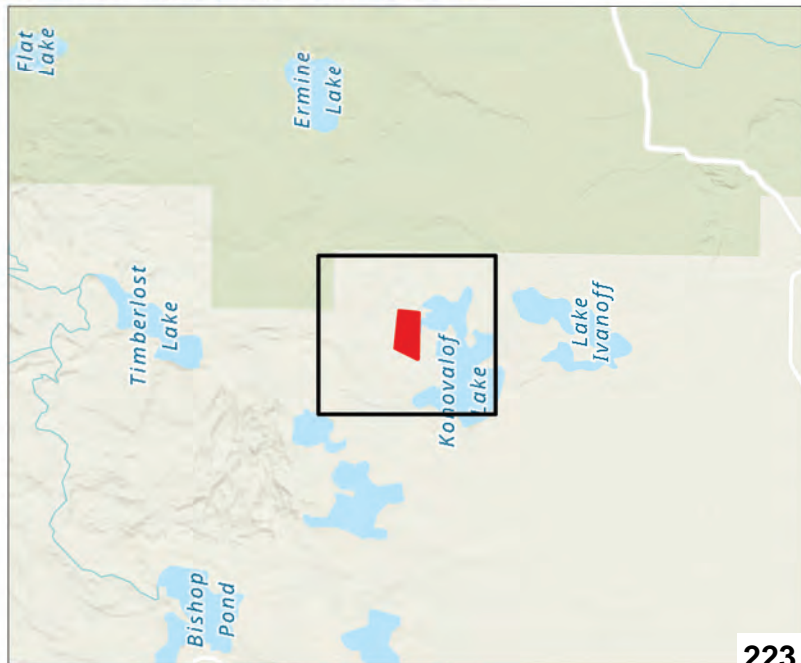
Nikiski

Minimum Bid: **TBD**

Acres: **39.99**

Legal Description:

**Tract Forty-Nine (49), KONOVALOF LAKE  
SUBDIVISION AMENDED, according to Plat  
No. 86-203, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
01732311)**



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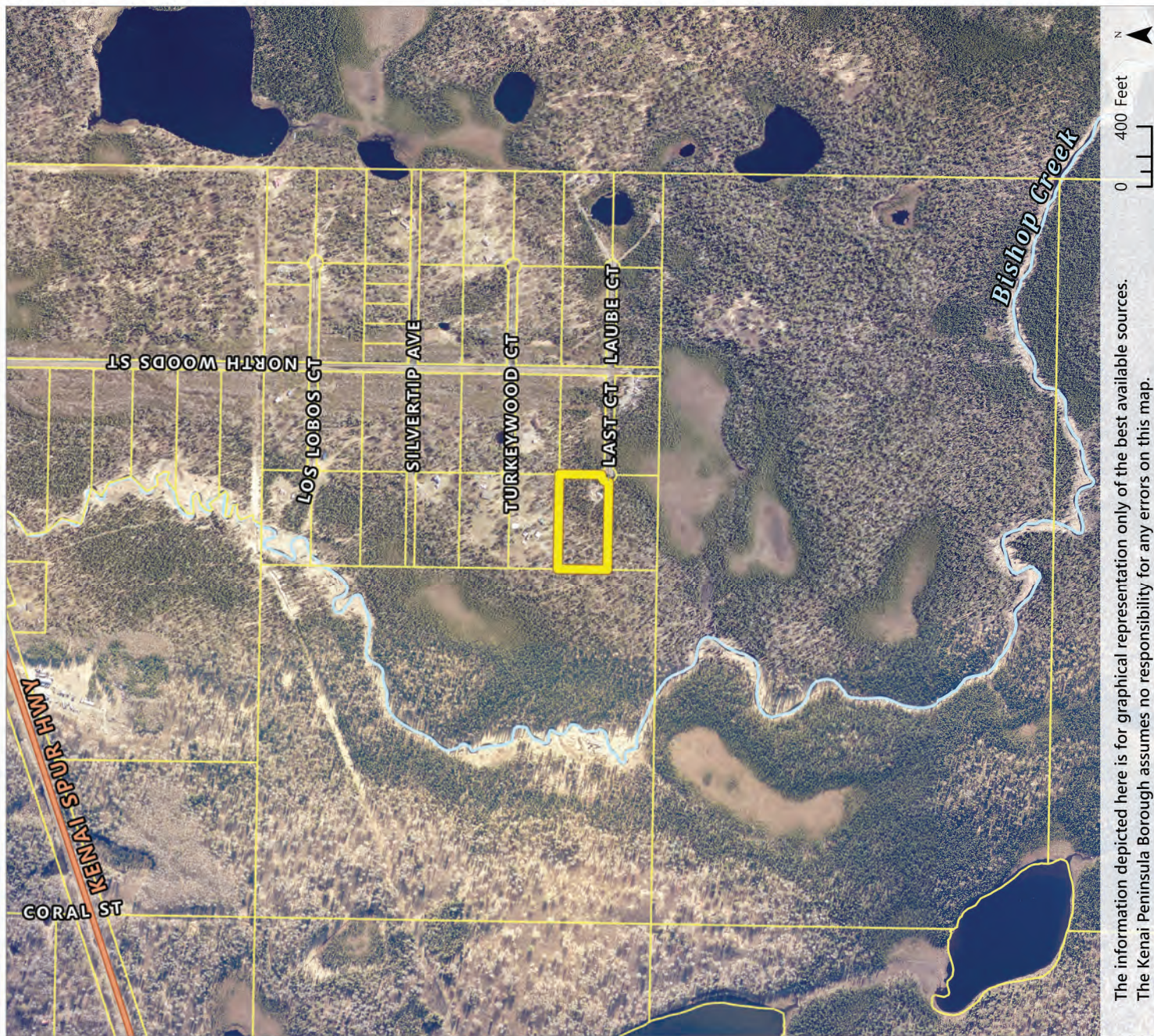
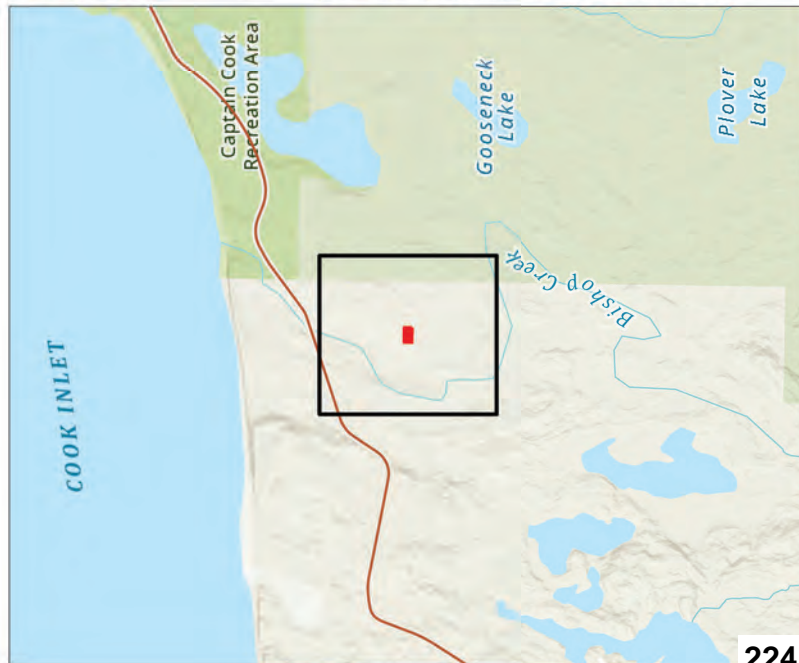
Parcel No. 02520030

Nikiski

Minimum Bid: **TBD**

Acres: **4.73**

Legal Description:  
**Lot Seven (7), Block Three (3), NORTH  
WOODS SUBDIVISION, according to Plat No.  
75-110, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
02520030)**



The information depicted here is for graphical representation only of the best available sources.  
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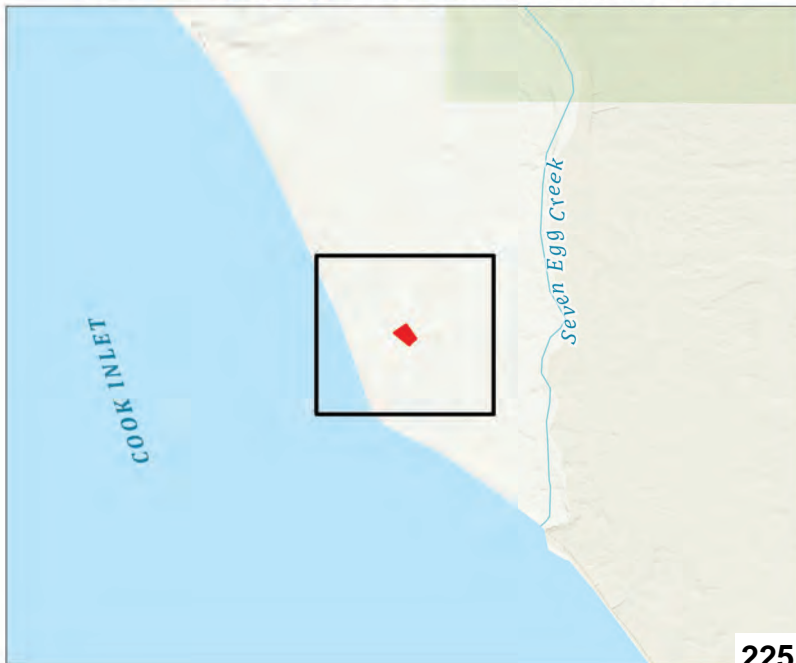
Parcel No. 02544710

Moose Point

Minimum Bid: **TBD**

Acres: **8.27**

Legal Description:  
**Lot 257, MOOSE POINT SUBDIVISION,  
according to Plat No. 84-65, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 02544710)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Minimum Bid: **TBD**

Acres: **0.31**

Legal Description:  
**Lot Two (2), Block One (1), MOMMSENS  
SUBDIVISION, 1988 ADDITION, according to  
Plat No. 91-12, Kenai Recording District,  
Third Judicial District, State of Alaska. (KPB  
PIN 03913002)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

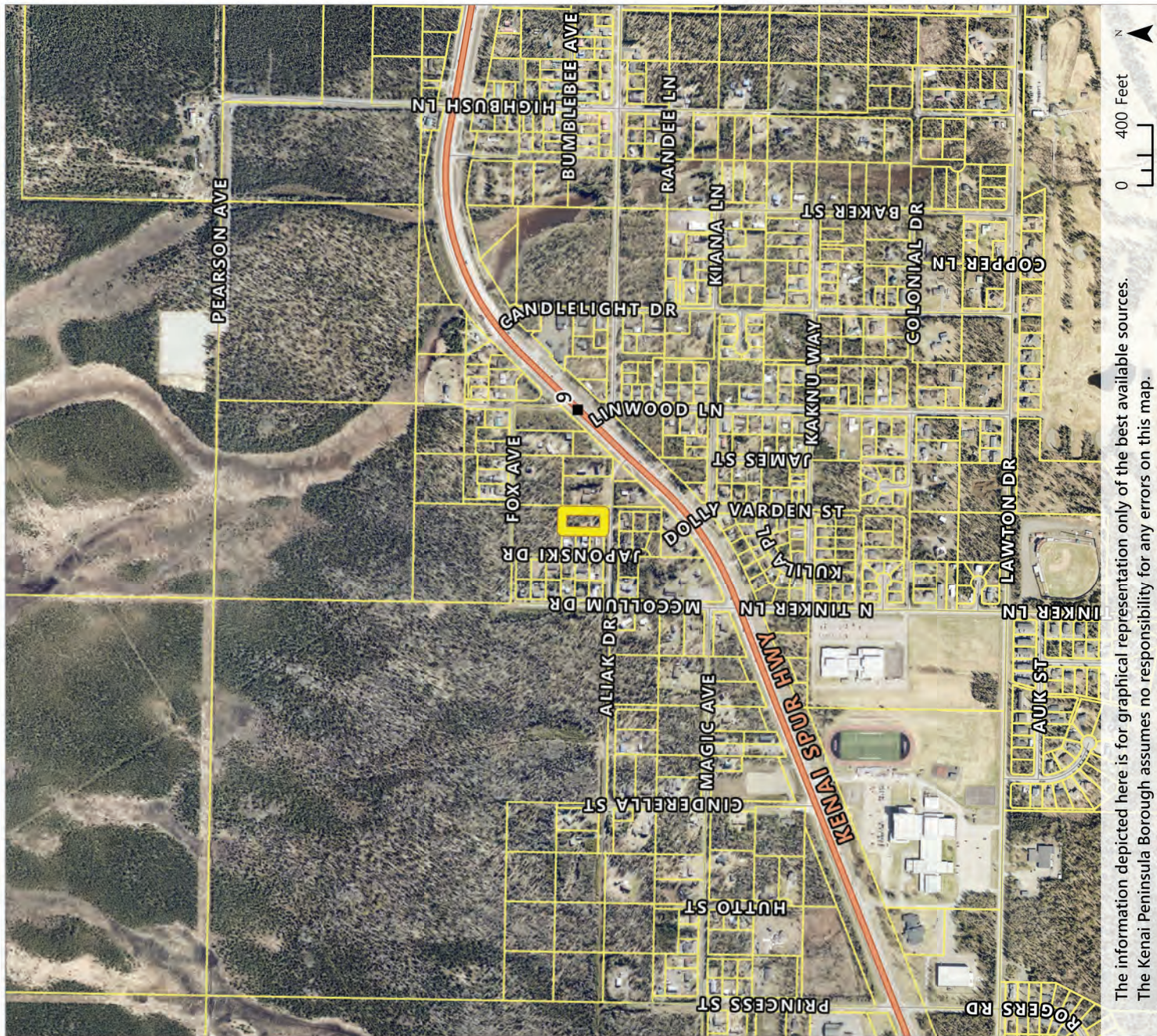




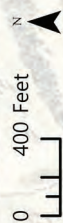
Minimum Bid: **TBD**

Acres: **0.88**

Legal Description:  
**Lot One (1), JAMES SUBDIVISION, according to Plat No. K-1537, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04509016)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







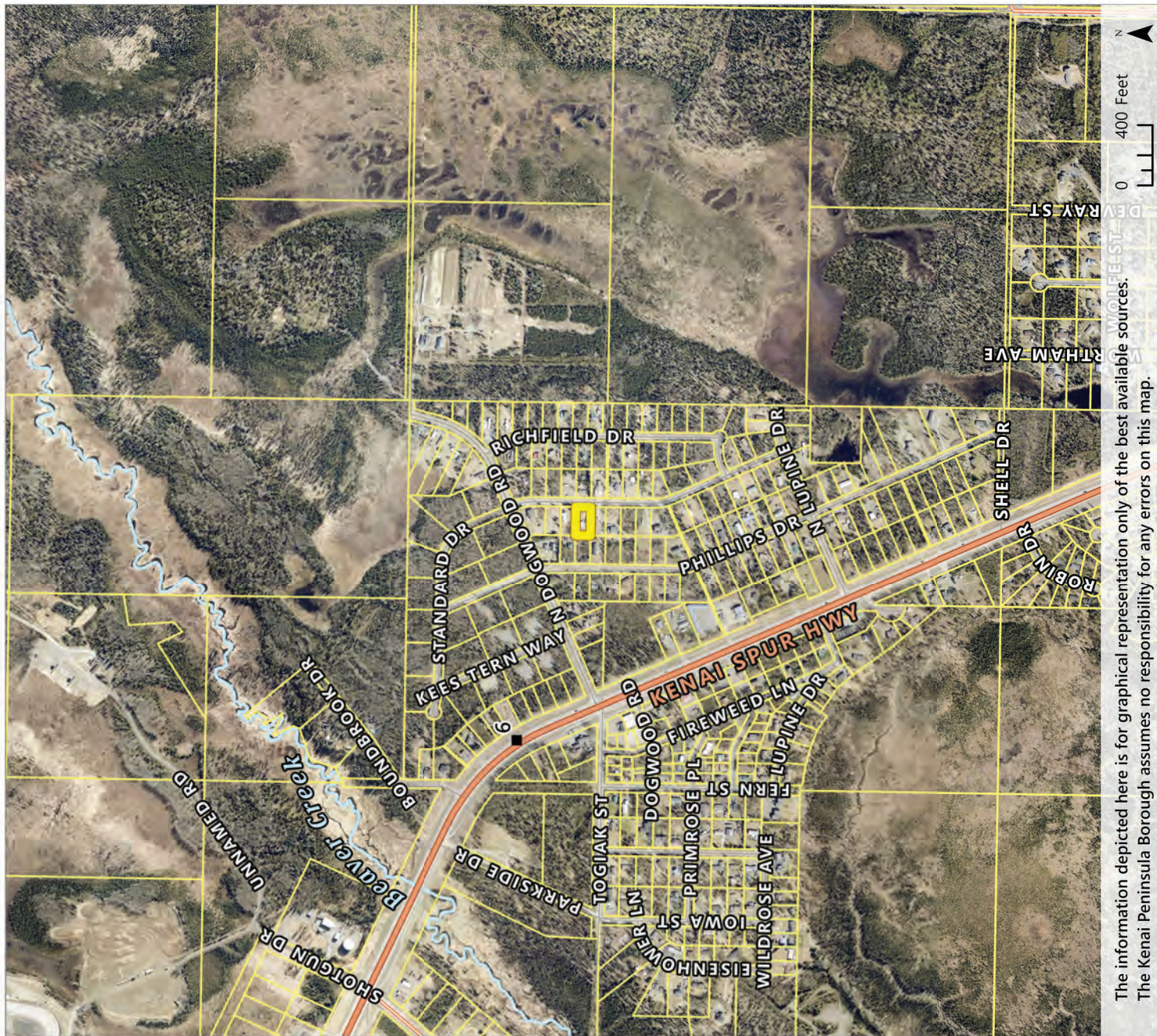
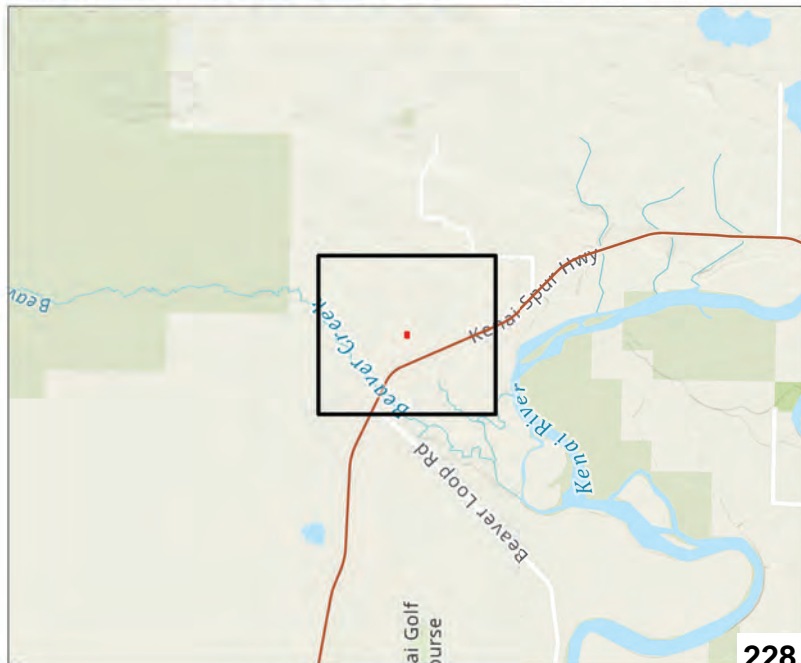
Parcel No. 04921012

Kenai

Minimum Bid: **TBD**

Acres: **0.30**

Legal Description:  
**Lot Four (4), Block Seven (7), VALHALLA  
HEIGHTS SUBDIVISION PART 3, according to  
Plat No. K-1568, Kenai Recording District,  
Third Judicial District, State of Alaska. (KPB  
PIN 04921012)**



The information depicted here is for graphical representation only of the best available sources.  
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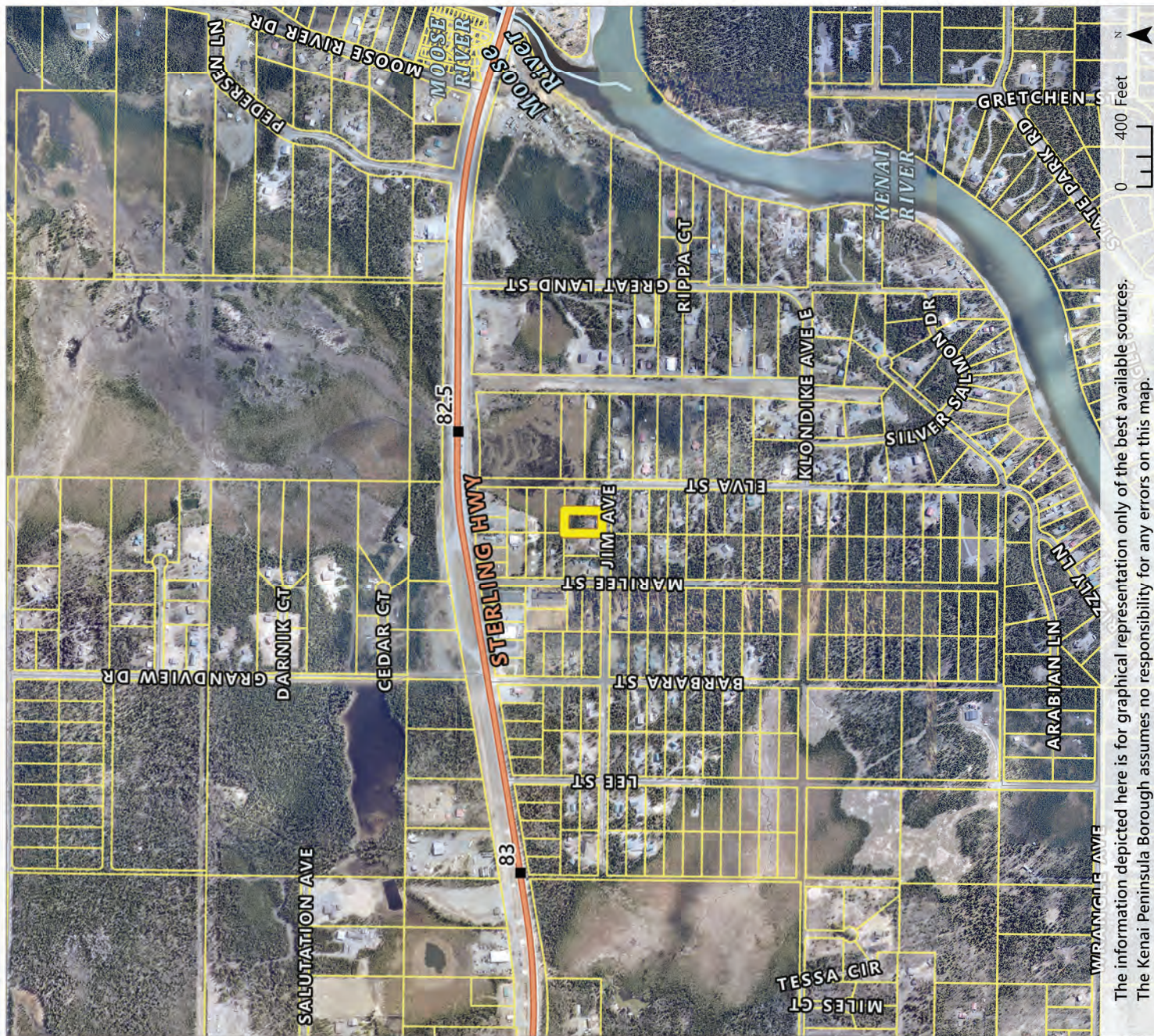
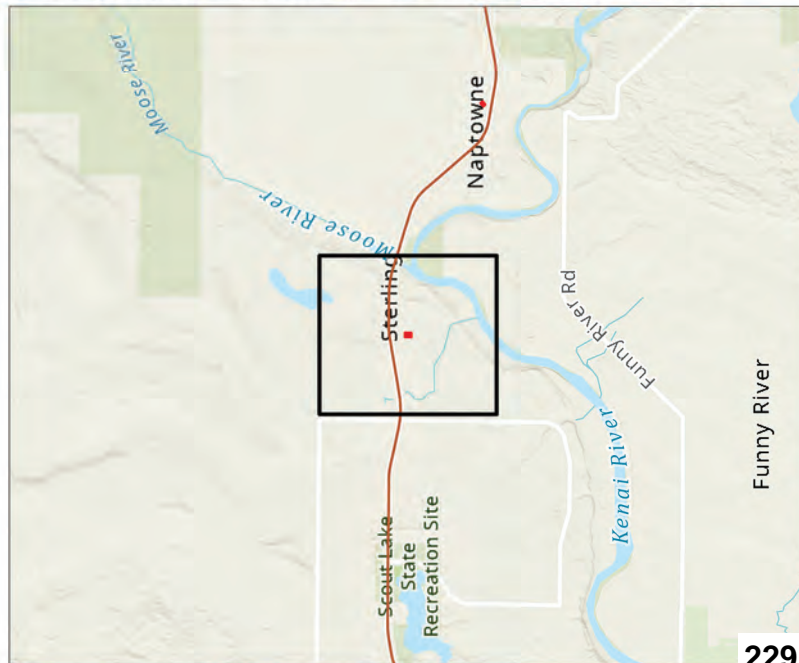
Parcel No. 06306418

Sterling

Minimum Bid: **TBD**

Acres: **0.86**

Legal Description:  
**Lot Twelve "A" (12A), Block One (1),  
SUMPTER SUBDIVISION NUMBER 2,  
according to Plat No. 86-59, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 06306418)**



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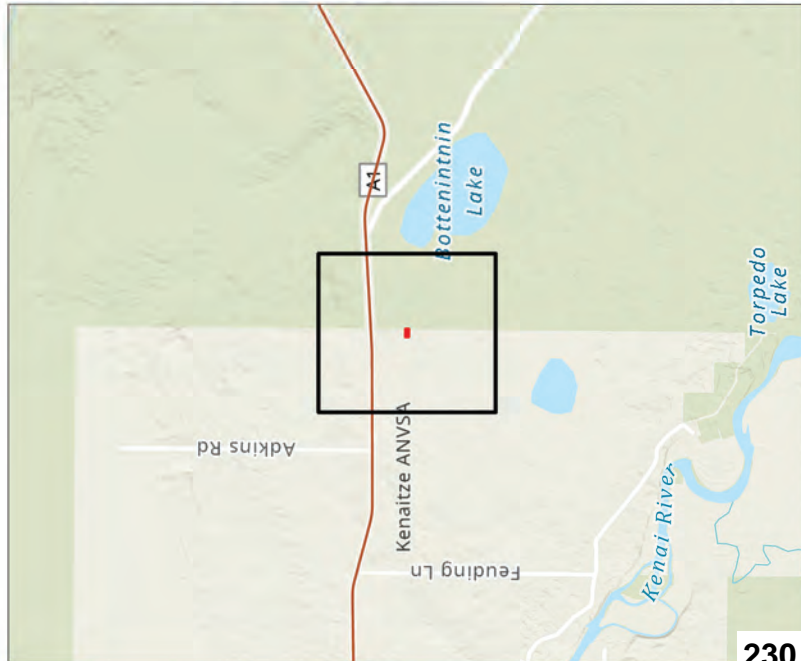
Parcel No. 06532115

Sterling

Minimum Bid: **TBD**

Acres: **0.95**

Legal Description:  
**Lot Nineteen "A" (19-A), MOOSE RANGE  
ESTATES ADDITION NO. ONE, according to  
Plat No. 85-1, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
06532115)**



The information depicted here is for graphical representation only of the best available sources.  
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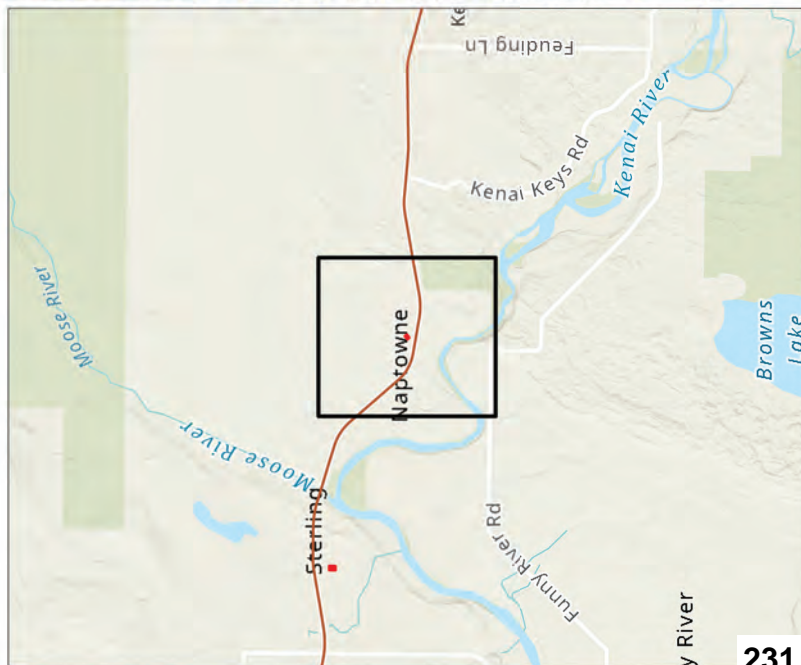
Parcel No. 06544020

Sterling

Minimum Bid: **TBD**

Acres: **0.28**

Legal Description:  
**Lot Twenty (20), Block Fourteen (14),  
GREGORY SUBDIVISION ADDITION NO. 6,  
according to Plat No. 74-54, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 06544020)**



The information depicted here is for graphical representation only of the best available sources.  
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Parcel No. 13152055

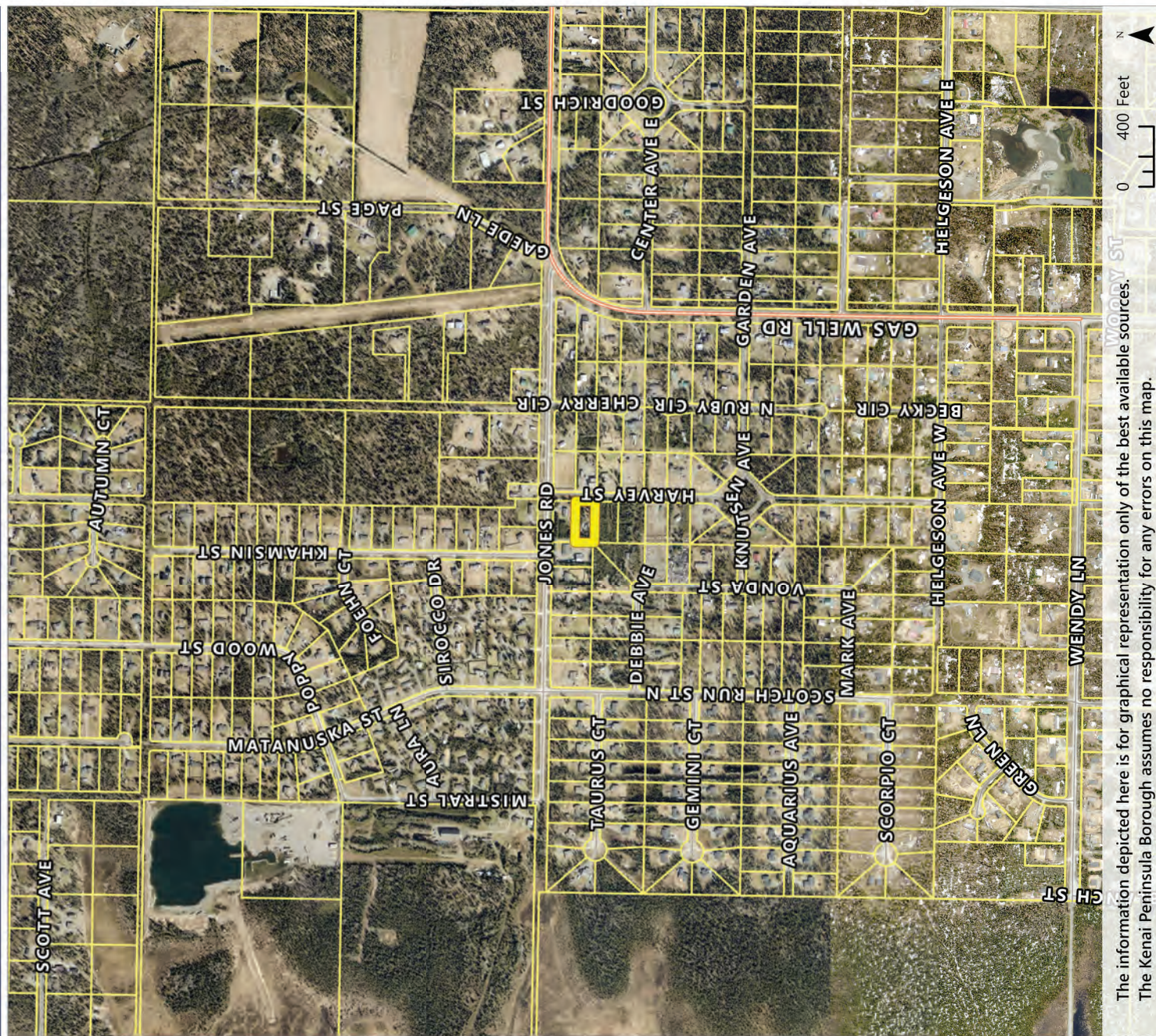
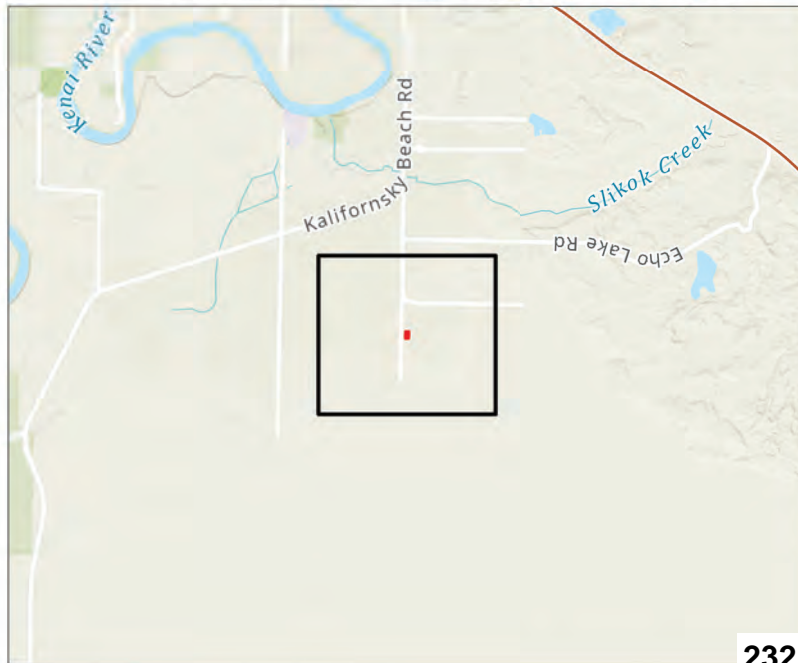
Kalifornsky

Minimum Bid: **TBD**

Acres: **0.94**

Legal Description:

**Lot Two (2), Block Five (5), KNUTSEN  
SUBDIVISION NO. 4, according to Plat No.  
84-63, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
13152035)**



The information depicted here is for graphical representation only of the best available sources.  
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Parcel No. 13161014

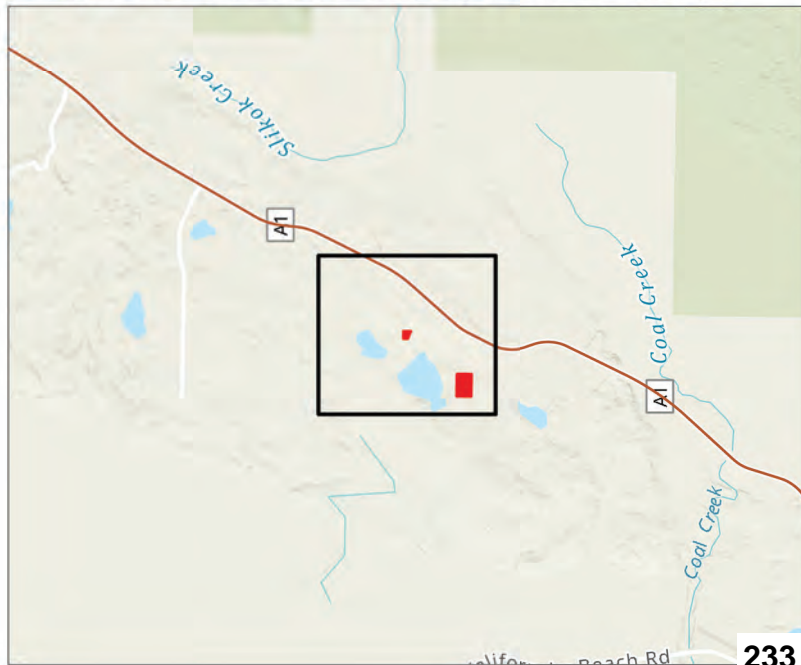
Kalifornsky

Minimum Bid: **TBD**

Acres: **1.57**

Legal Description:

**Lot 1 (1), Block "A", SHANNON SUBDIVISION  
ADDITION NO 2, according to Plat No. 85-22,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
13161014)**



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The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Parcel No. 13303238

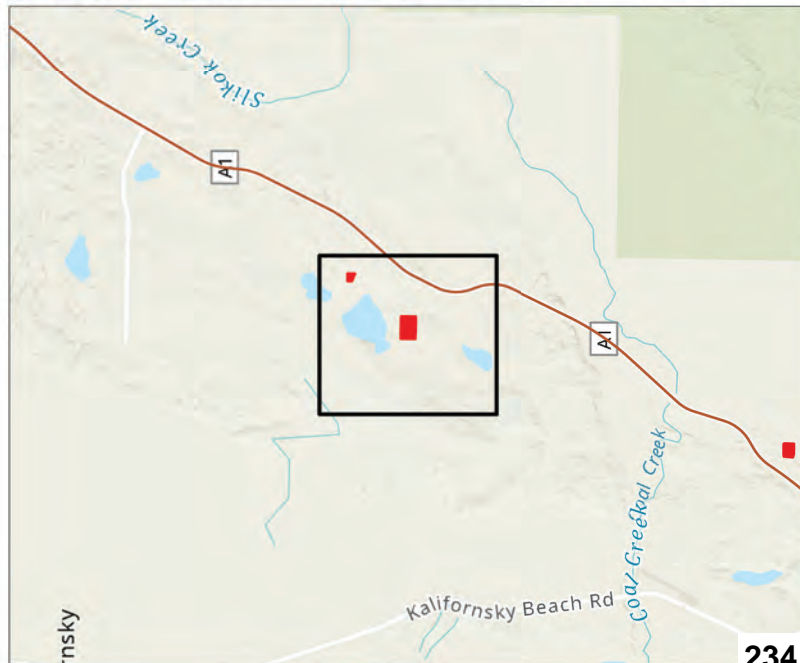
Kalifornsky

Minimum Bid: **TBD**

Acres: **4.61**

Legal Description:

**The East One-Half (E1/2) of Tract "C",  
O'ROURKE SUBDIVISION, according to Plat  
No. 76-44, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
13303238)**



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Parcel No. 13303239

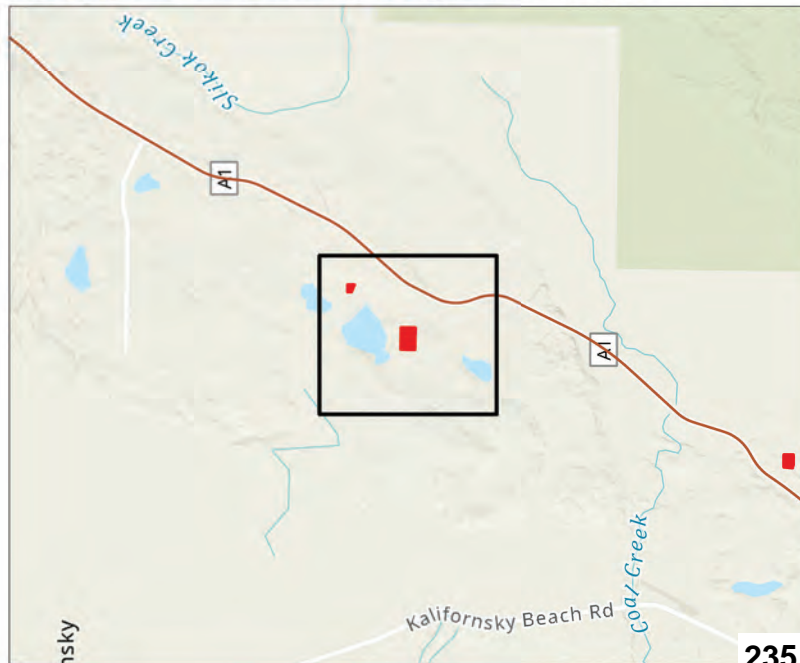
Kalifornsky

Minimum Bid: **TBD**

Acres: **8.82**

Legal Description:

**The whole of Tract "D", O'ROURKE  
SUBDIVISION, according to Plat No. 76-44,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
13303239)**



235



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Parcel No. 13311410

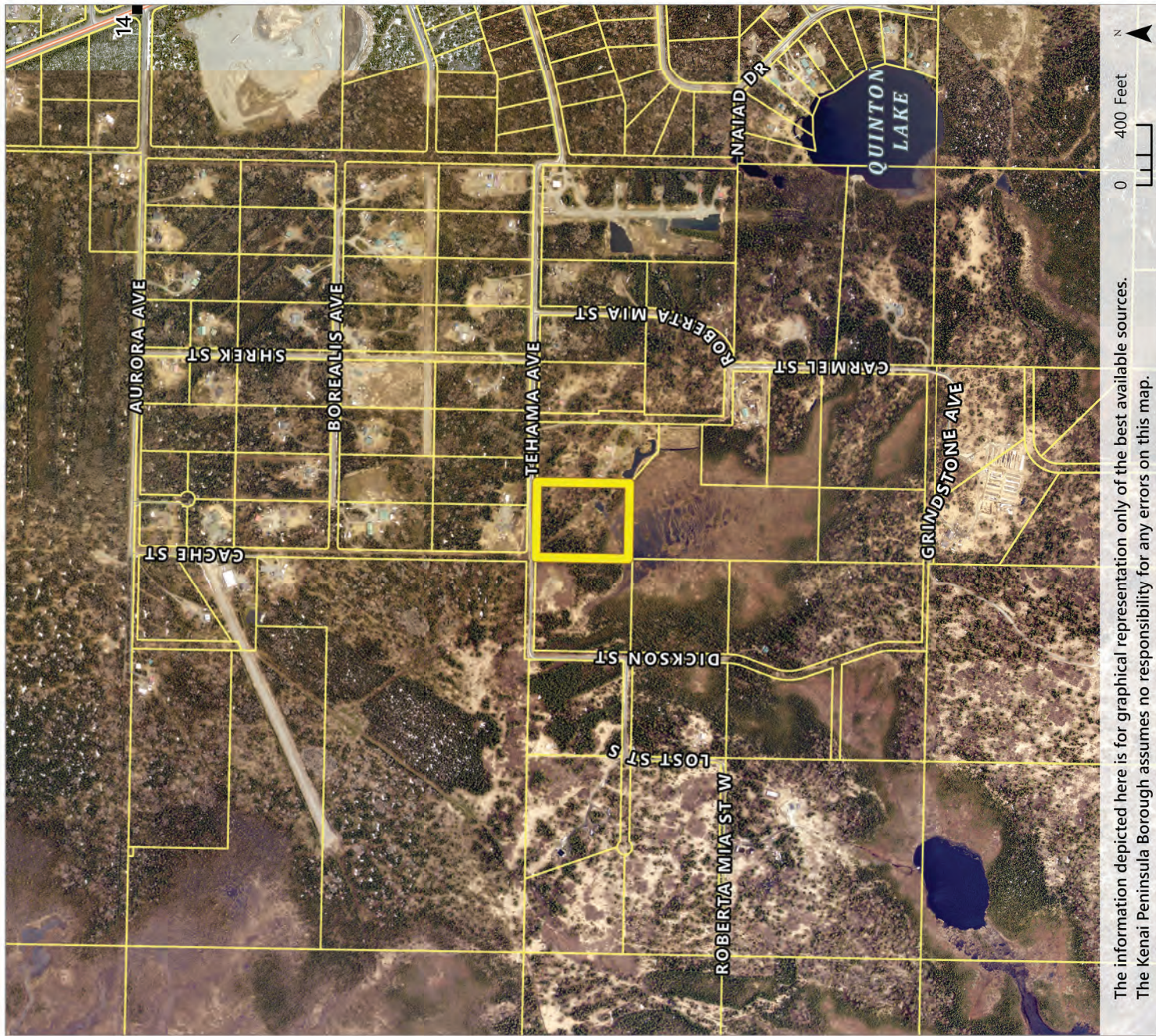
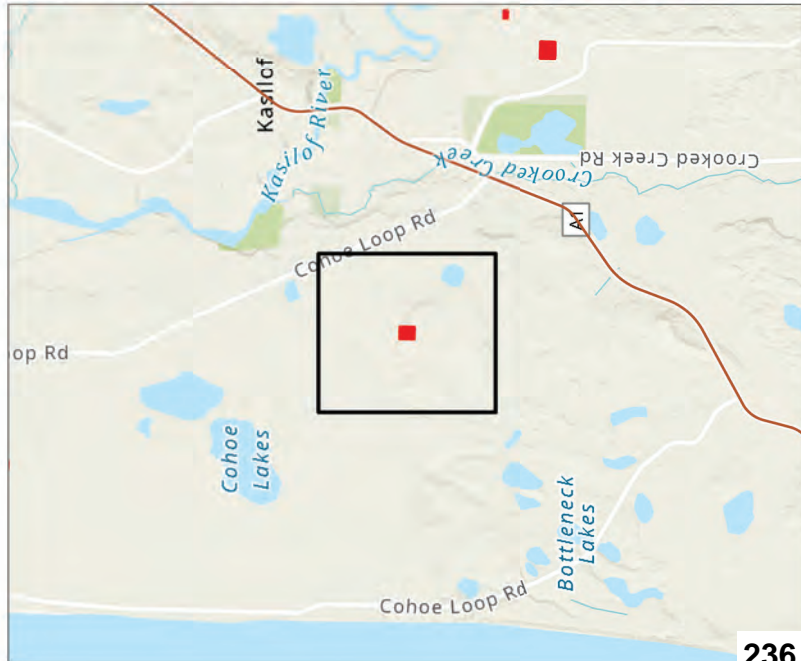
Cohoe

Minimum Bid: **TBD**

Acres: **7.00**

Legal Description:

**Tract Five (5), CLAY FAMILY SUBDIVISION,  
NO. 2, according to Plat No. 96-29, Kenai  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 13311410)**



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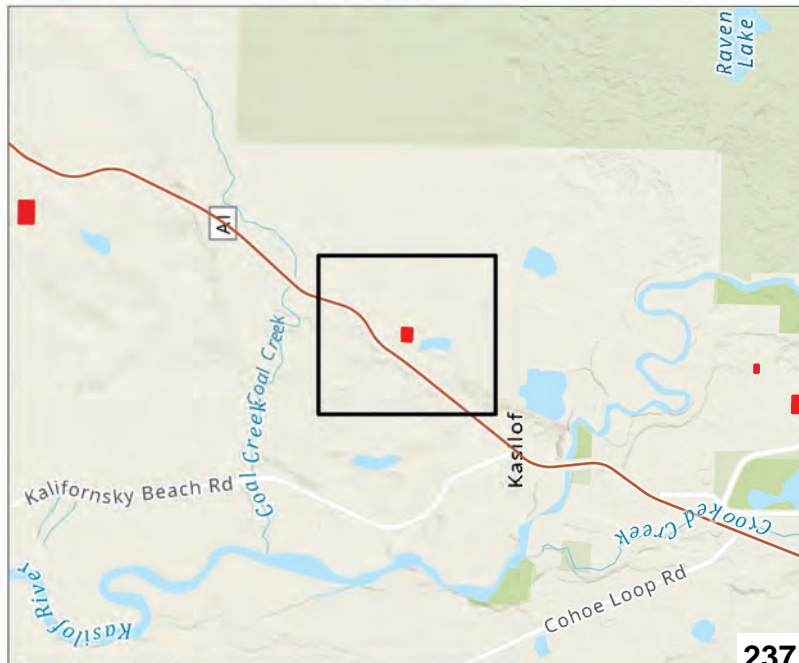
Parcel No. 13320033

Kasilof

Minimum Bid: **TBD**

Acres: **5**

Legal Description:  
**Tract Five (5), DALLAS LANE SUBDIVISION,**  
according to Plat No. 99-44, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 13320033)



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Parcel No. 13327037

Cohoe

Minimum Bid: **TBD**

Acres: **2.06**

Legal Description:  
**Lot Five (5), Block Seven (7), COHOE  
SHORES SUBDIVISION, according to Plat No.  
73-77, Kenai Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
13327037)**



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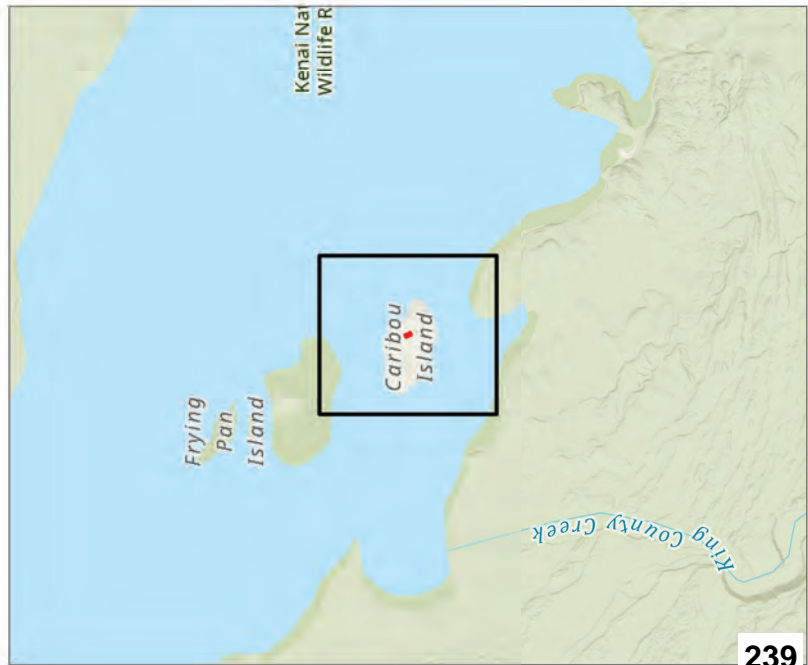
Parcel No. 13505162

Caribou Island

Minimum Bid: **TBD**

Acres: **0.65**

Legal Description:  
**Lot Twenty-Five (25), Block Five (5),  
CARIBOU ISLAND SUBDIVISION AMENDED,  
according to Plat No. S-37, Seward Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 13505162)**



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Parcel No. 13723055

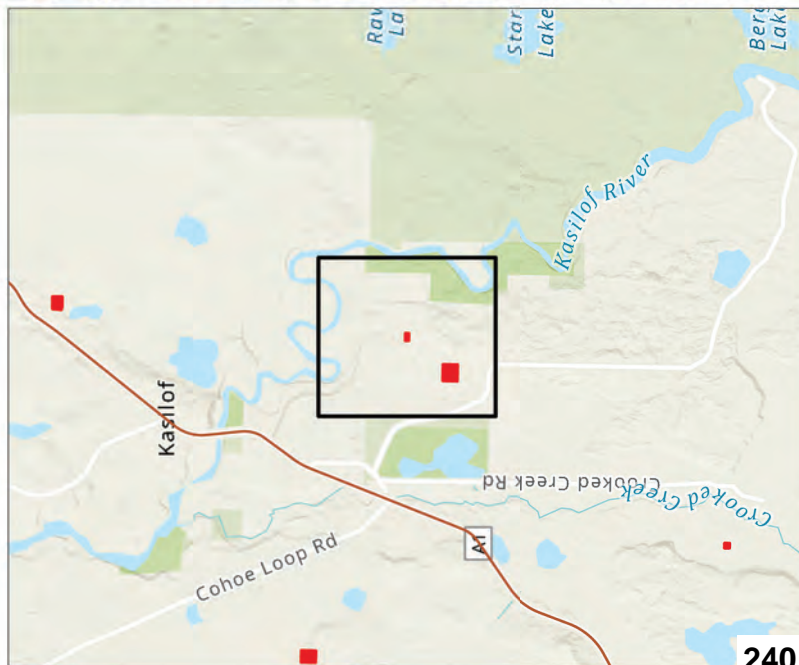
Cohoe

Minimum Bid: **TBD**

Acres: **0.99**

Legal Description:

**Lot Twenty-nine (29), BENCHMARK  
SUBDIVISION RENAULT 1986 SUBDIVISION  
OF TRACT D, according to Plat No. 86-122,  
Kenai Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
13723055)**



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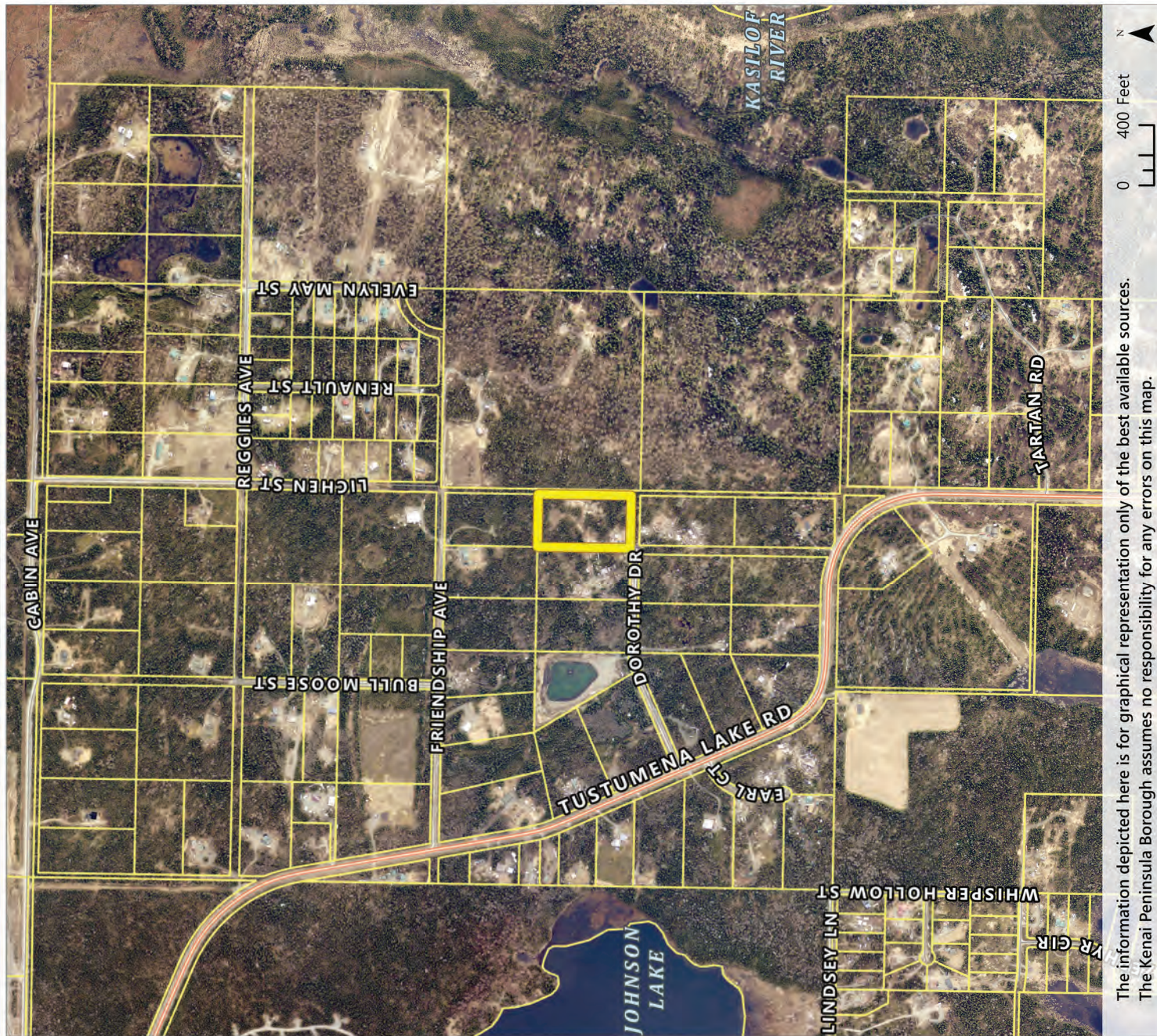
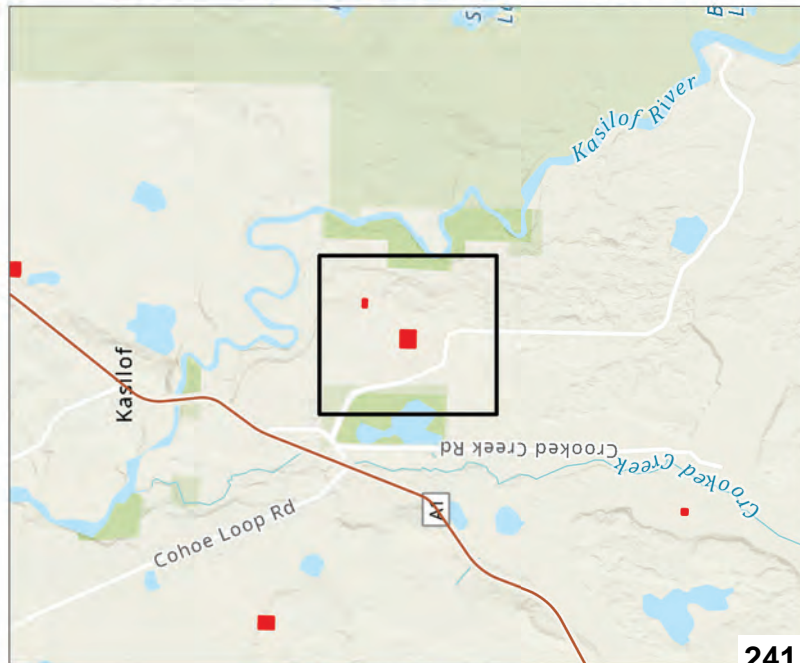
Parcel No. 13732034

Cohoe

Minimum Bid: **TBD**

Acres: **4.94**

Legal Description:  
**Lot Ten (10), EARL H. FISLER 1983  
SUBDIVISION, OF TRACT 16, according to  
Plat No. 85-140, Kenai Recording District,  
Third Judicial District, State of Alaska. (KPB  
PIN 13732034)**



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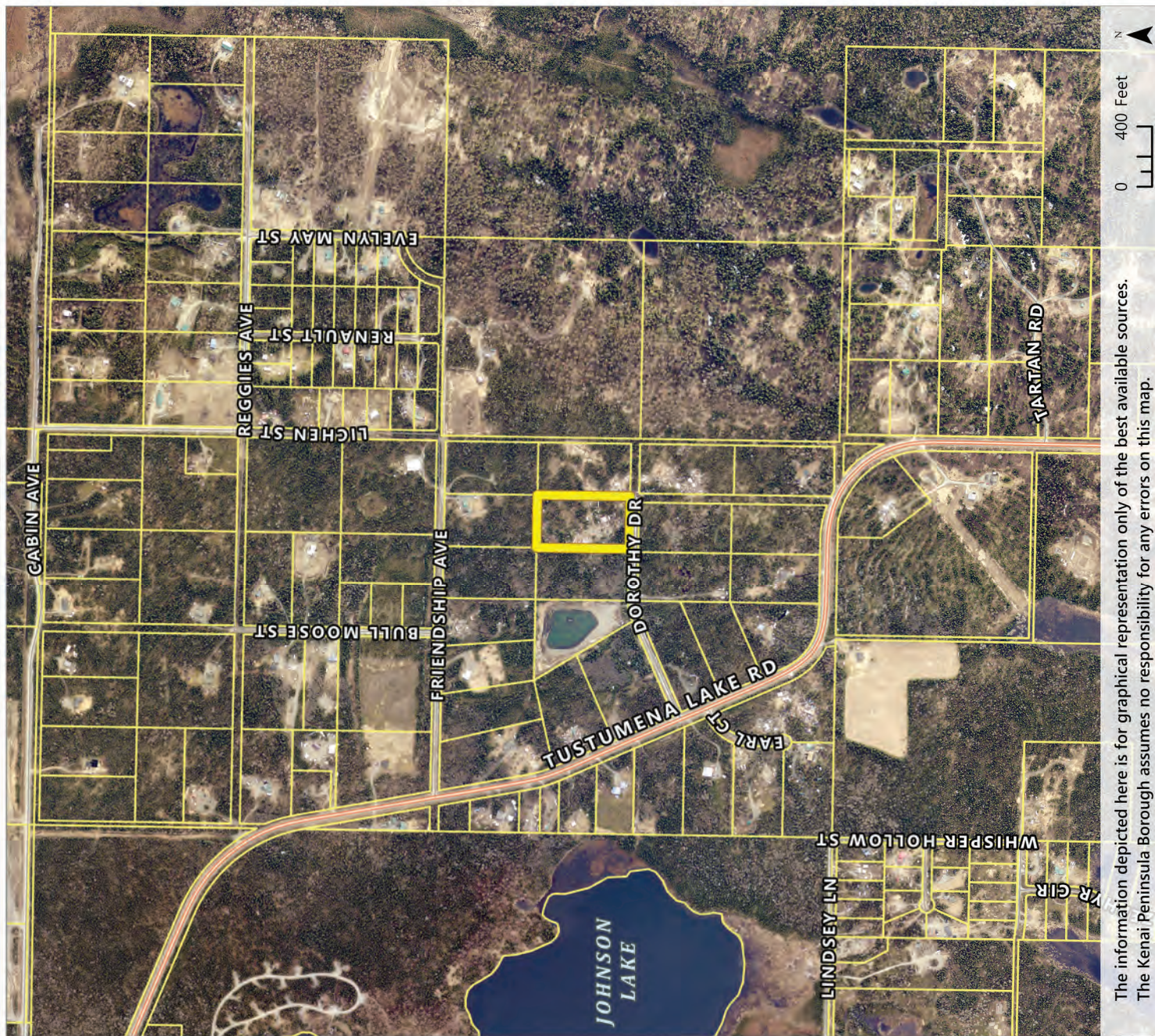
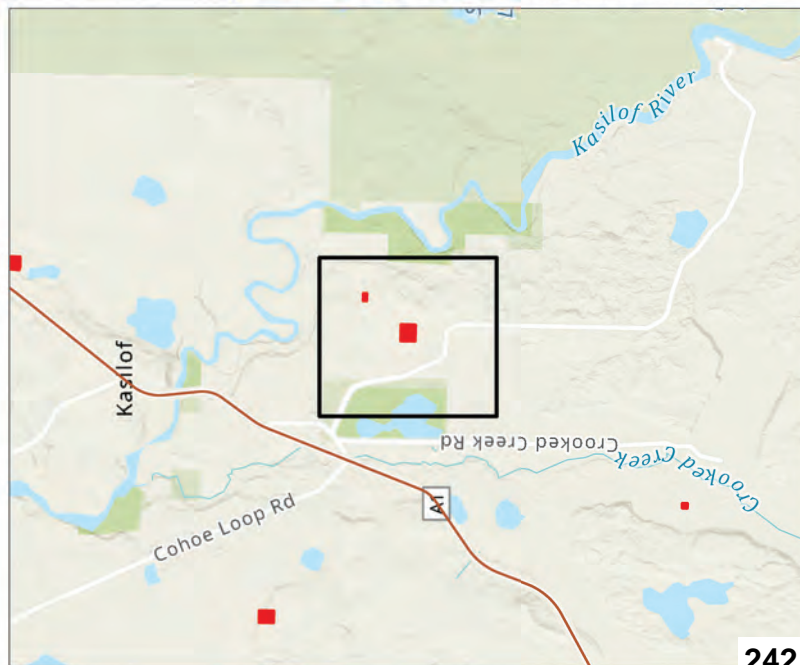
Parcel No. 13732035

Cohoe

Minimum Bid: **TBD**

Acres: **4.94**

Legal Description:  
**Lot Eleven (11), EARL H. FISLER 1983  
SUBDIVISION, OF TRACT 16, according to  
Plat No. 85-140, Kenai Recording District,  
Third Judicial District, State of Alaska. (KPB  
PIN 13732035)**



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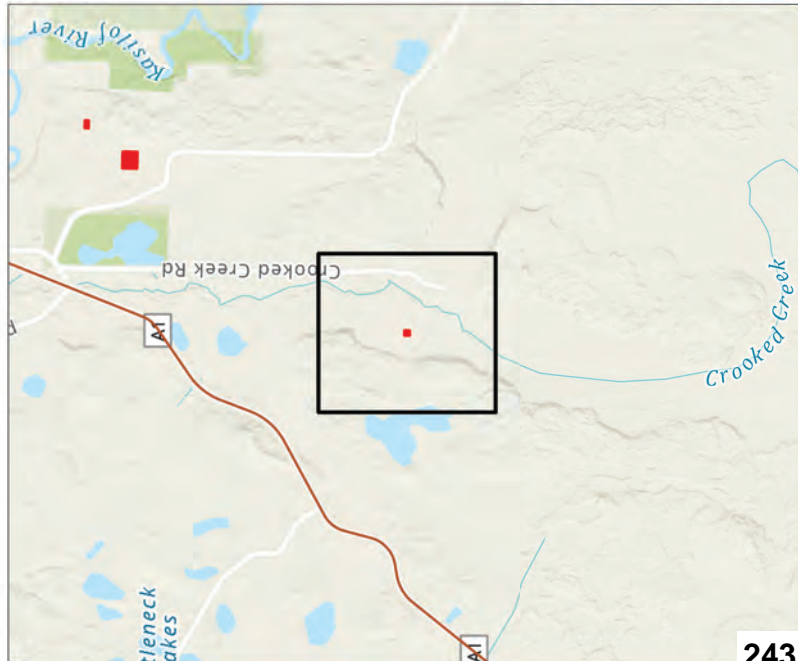
Parcel No. 13733104

Cohoe

Minimum Bid: **TBD**

Acres: **1.57**

Legal Description:  
**Lot Thirteen (13), Block One (1),  
WHISPERING SPRUCE SUBDIVISION,  
according to Plat No. 84-20, Kenai Recording  
District, Third Judicial District, State of  
Alaska. (KPB PIN 13733104)**



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Parcel No. 15707408

Ninilchik

Minimum Bid: **TBD**

Acres: **0.40**

Legal Description:

**Lot Two (2), Block Two (2), NINILCHIK  
TOWNSITE OF USS 3036 Tract A and B,  
according to Plat No. 65-55, in the Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 15707408)**







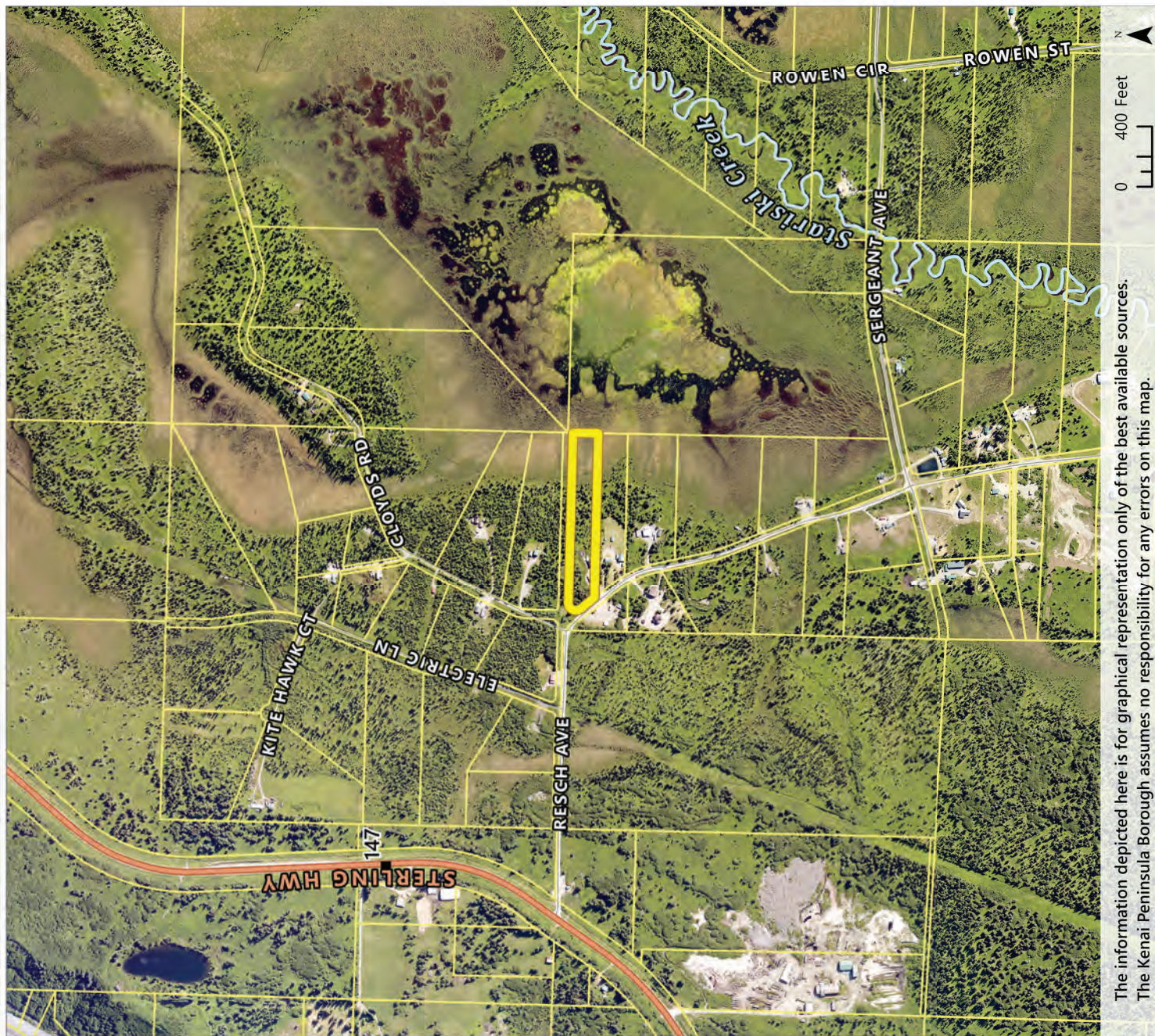
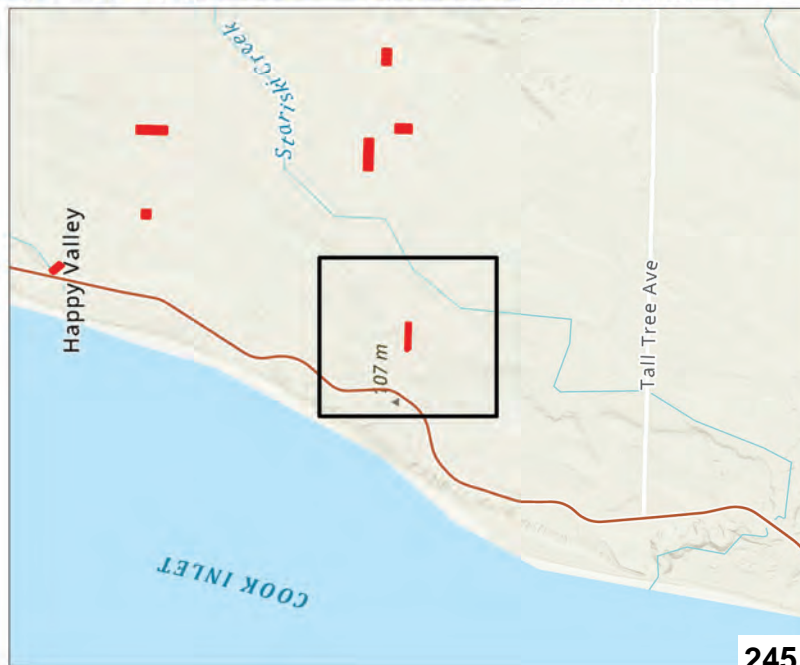
Parcel No. 15914322

Happy Valley

Minimum Bid: **TBD**

Acres: **4.51**

Legal Description:  
**Lot Three (3), PIPERS HAVEN UNIT 2,  
according to Plat No. 97-86, Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 15914322)**



The information depicted here is for graphical representation only of the best available sources.  
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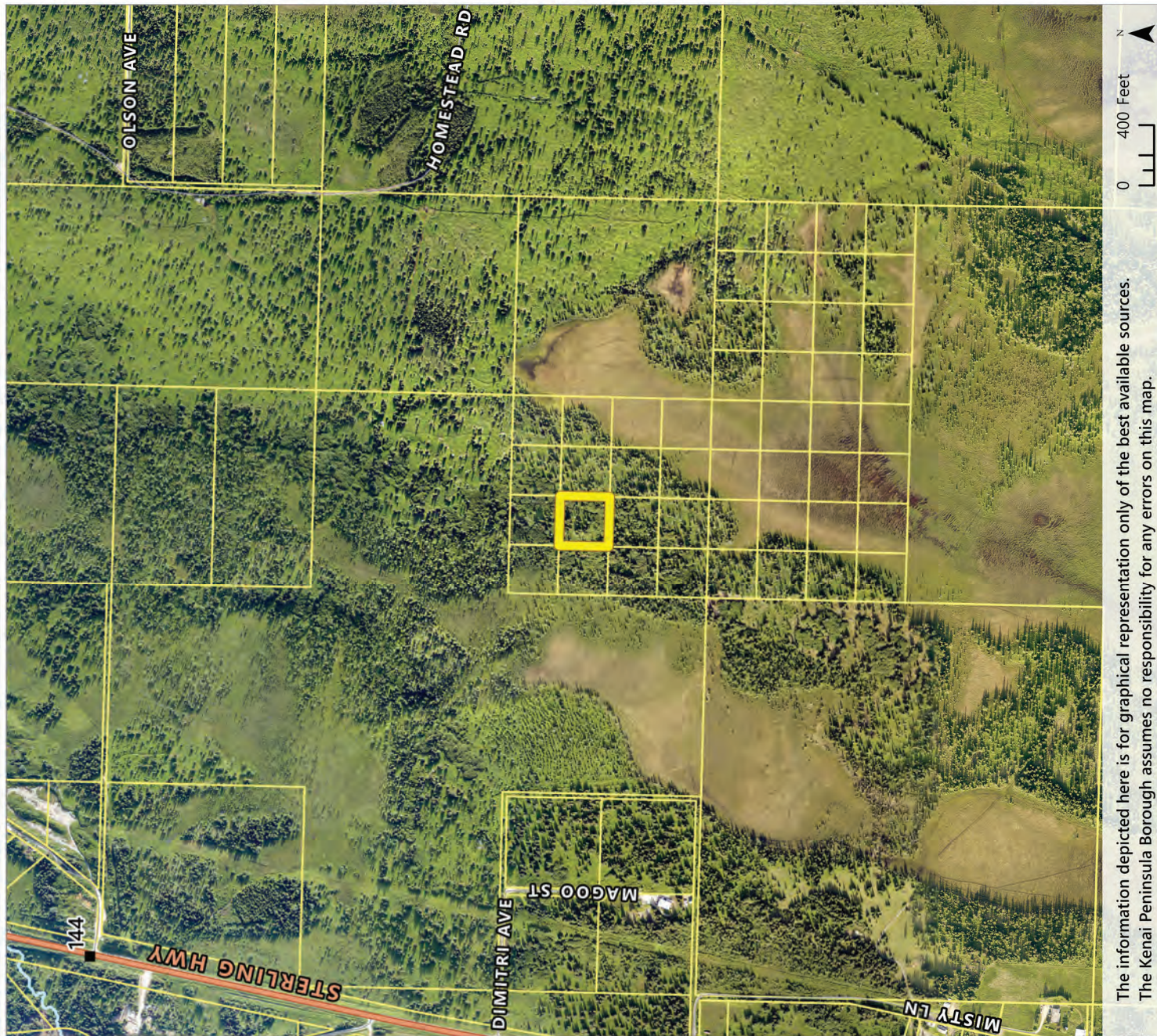
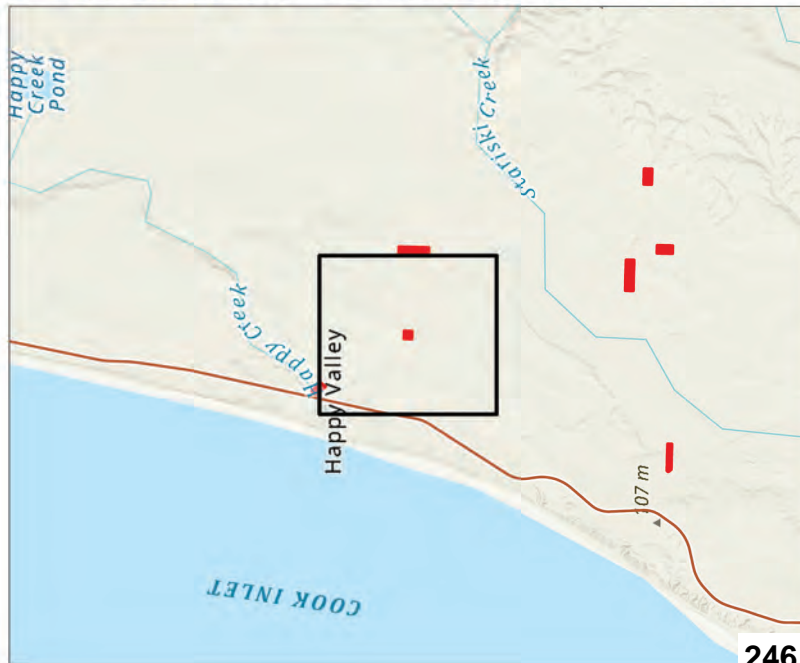
Parcel No. 15922006

Happy Valley

Minimum Bid: **TBD**

Acres: **2.50**

Legal Description:  
**Tract Ten (10), HAPPY ACRE HOMESITES,**  
according to Plat No. 63-666, Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 15922006)



The information depicted here is for graphical representation only of the best available sources.  
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Parcel No. 15923006

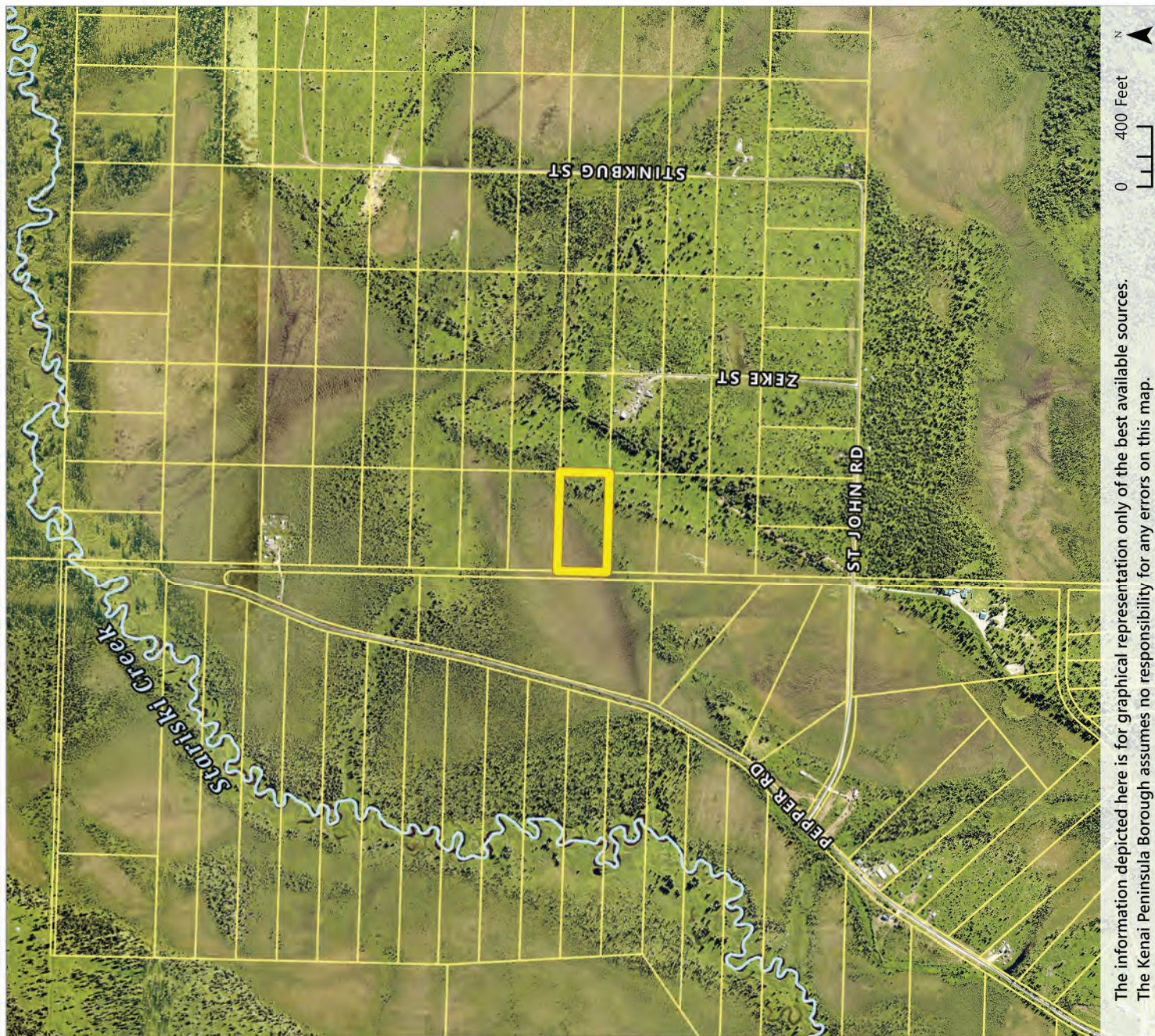
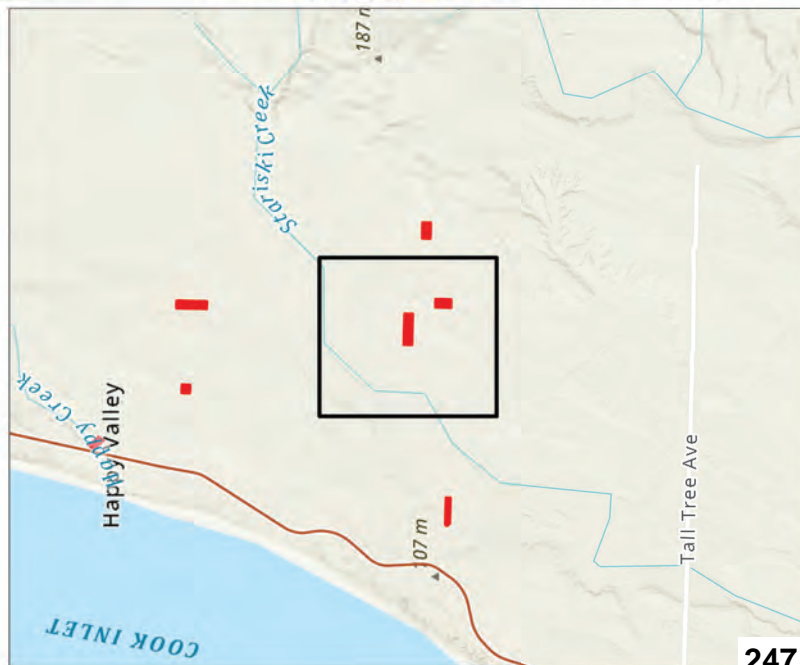
Happy Valley

Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract Eleven (11), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923006)**



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Parcel No. 15923022

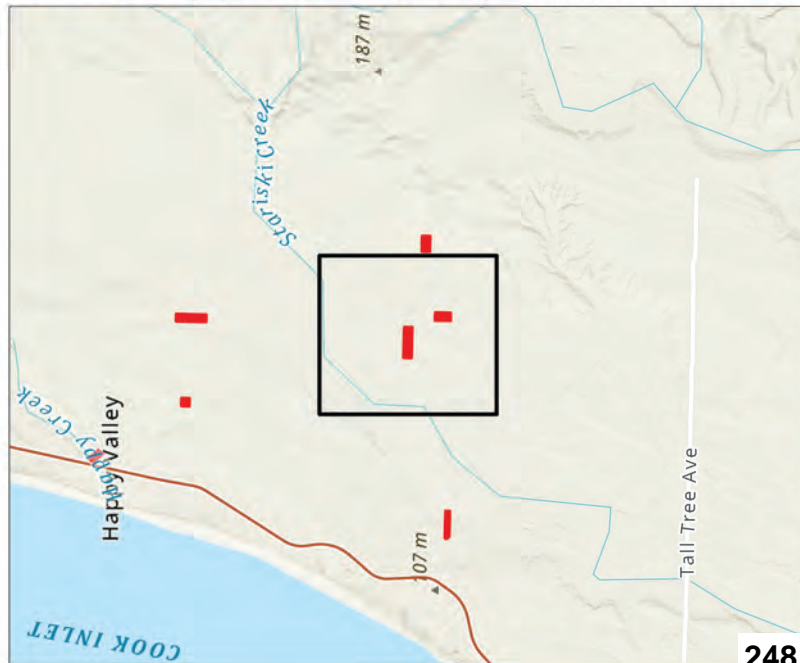
Happy Valley

Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract Twenty-two (22), HAPPY VALLEY 5  
ACRE HOMESITES, according to Plat No.  
62-629, Homer Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
15923022)**



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Parcel No. 15923034

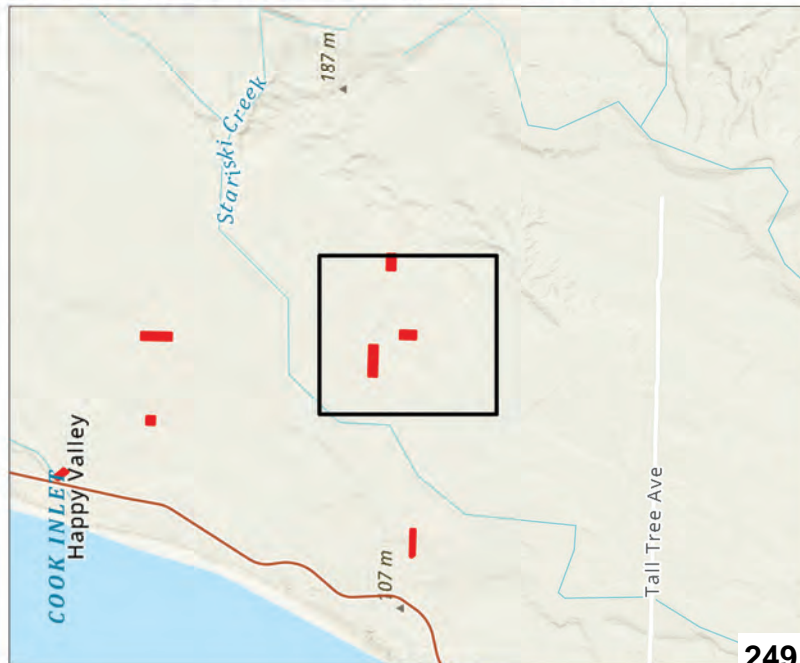
Happy Valley

Minimum Bid: **TBD**

Acres: **5.00**

Legal Description:

**Tract Forty-eight (48), HAPPY VALLEY 5  
ACRE HOMESITES, according to Plat No.  
62-629, Homer Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
15923034)**



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Parcel No. 15924052

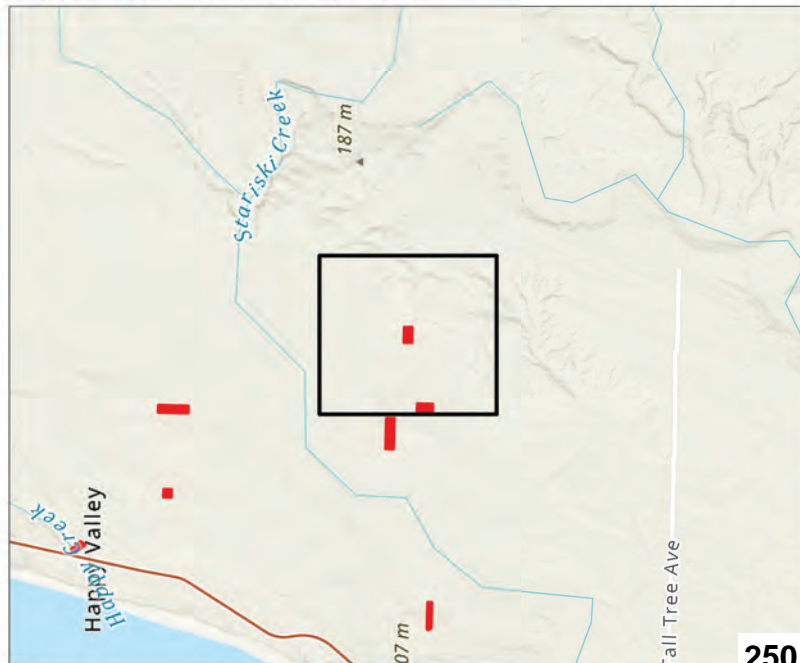
Happy Valley

Minimum Bid: **TBD**

Acres: **5.0**

Legal Description:

**Tract One Hundred Sixteen (116), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15924052)**



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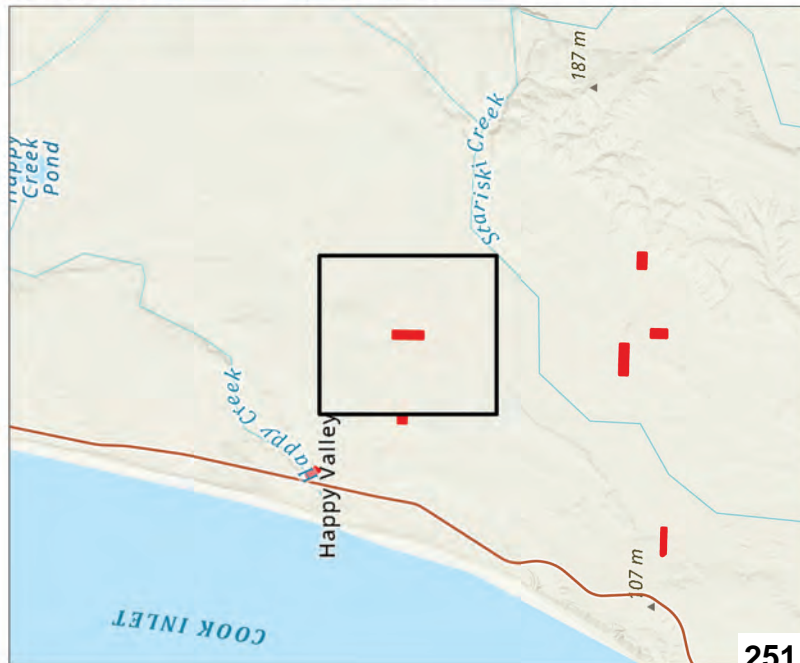
Parcel No. 15939004

Happy Valley

Minimum Bid: **TBD**

Acres: **9.13**

Legal Description:  
**Lot Sixteen (16), ECHO ACRES  
SUBDIVISION, according to Plat No. 72-581,  
Homer Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
15939004)**



The information depicted here is for graphical representation only of the best available sources.  
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Parcel No. 15952112

Happy Valley

Minimum Bid: **TBD**

Acres: **2.72**

Legal Description:

**Tract Two (2), PERRY-VEATER TRACTS  
SUBDIVISION, according to Plat No. 89-31,  
Homer Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
15952112)**



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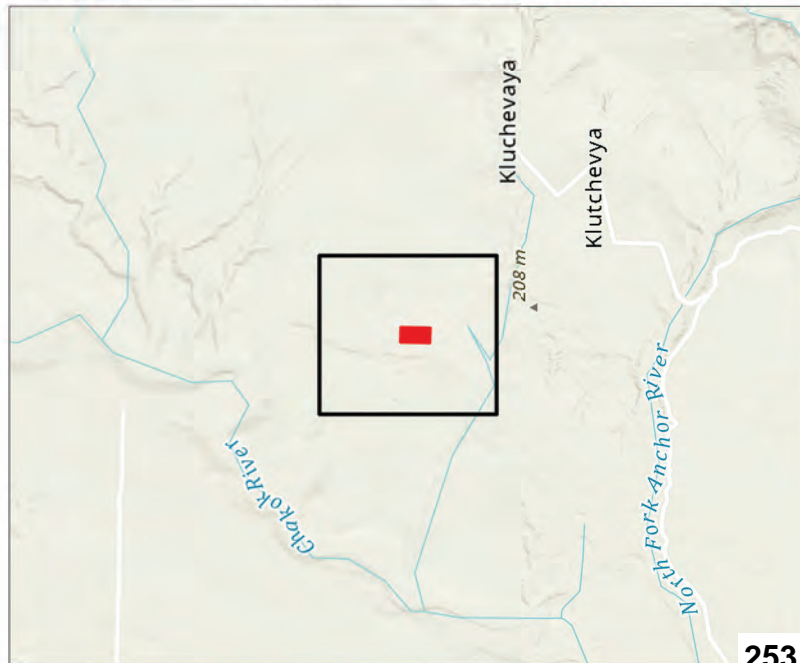
Parcel No. 16536003

Nikolaevsk

Minimum Bid: **TBD**

Acres: **9.14**

Legal Description:  
**Tract Three (3), KING ACRES SUBDIVISION,  
according to Plat No. 74-2192, in the Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 16536003)**



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The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





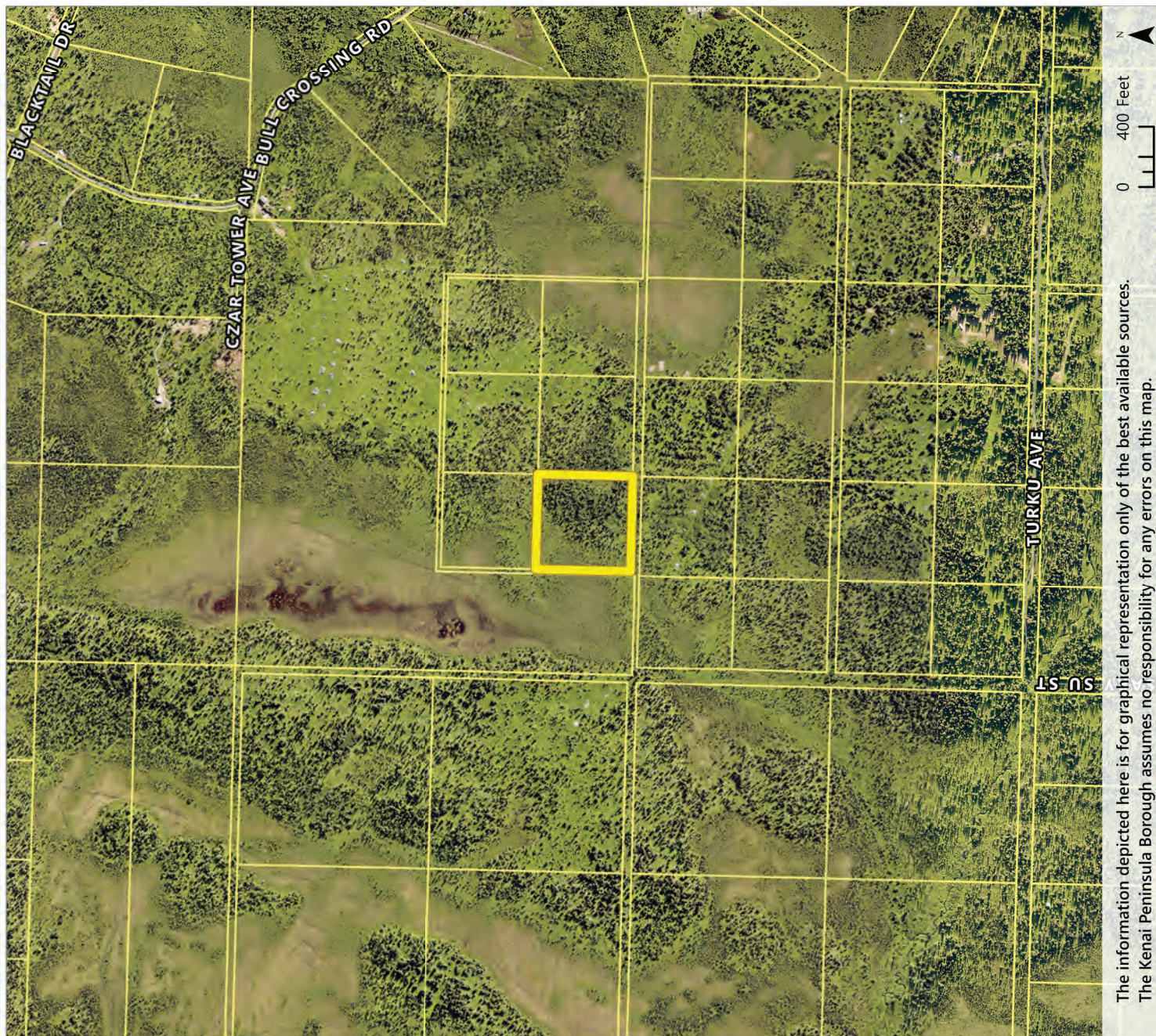
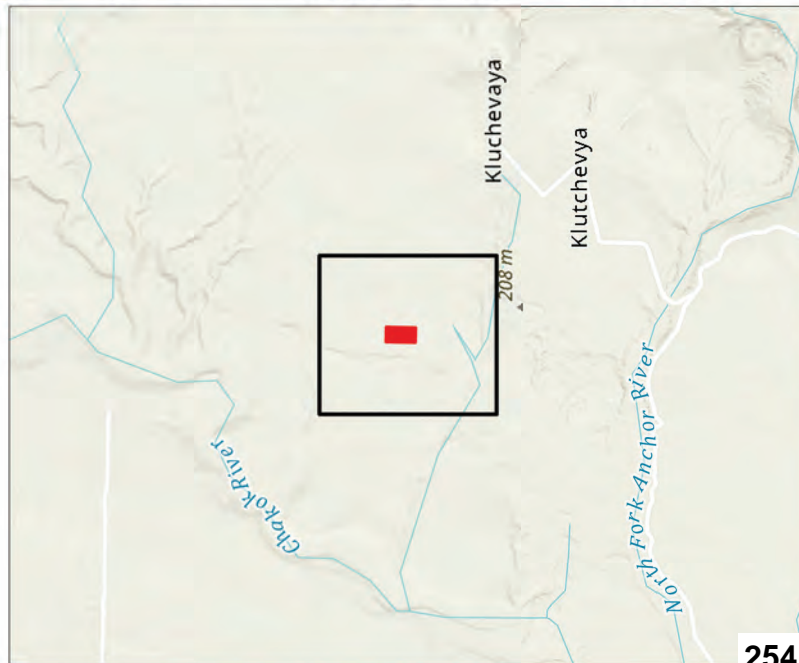
Parcel No. 16536004

Nikolaevsk

Minimum Bid: **TBD**

Acres: **9.14**

Legal Description:  
**Tract Four (4), KING ACRES SUBDIVISION,  
according to Plat No. 74-2192, in the Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 16536004)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Parcel No. 17224018

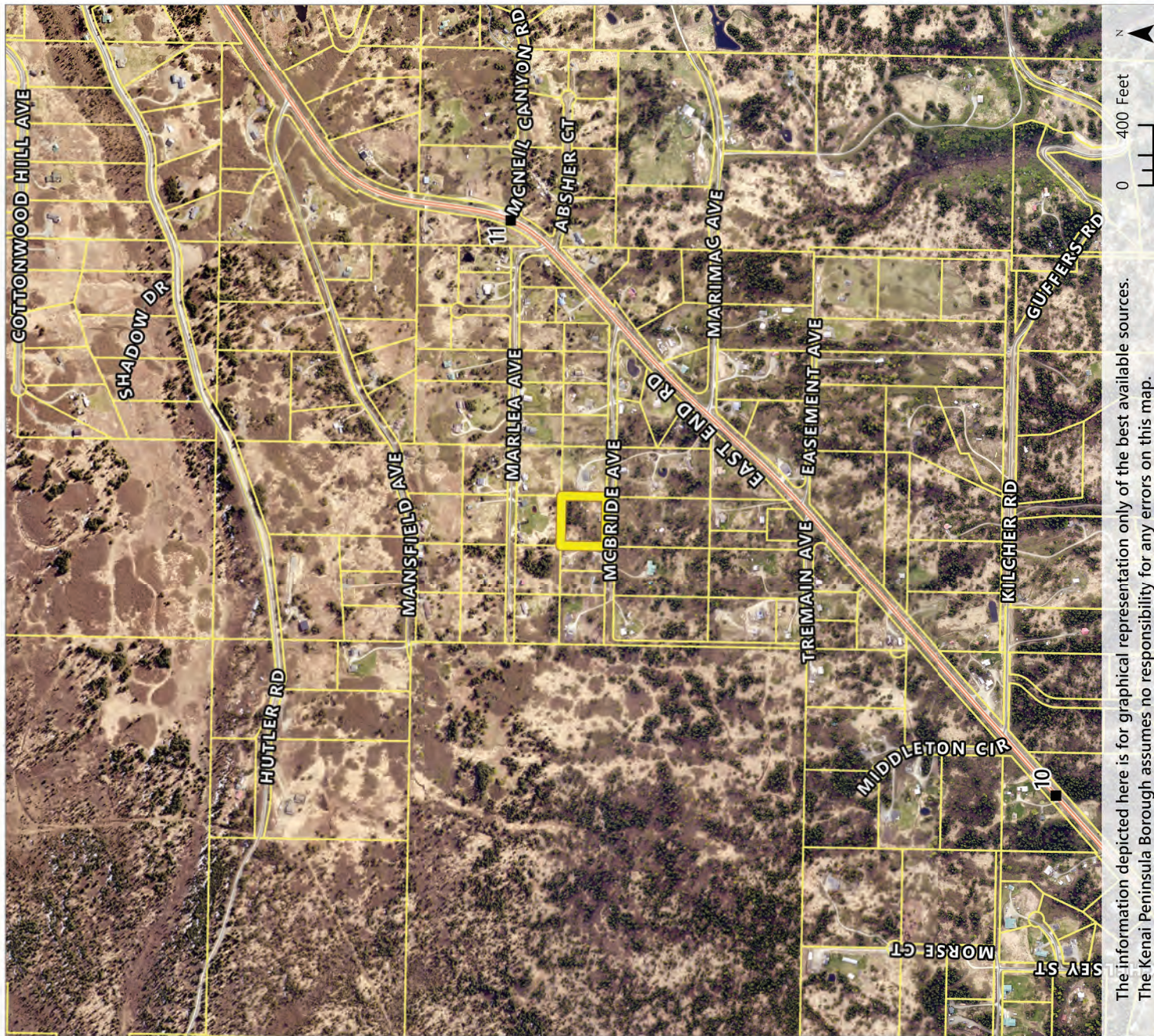
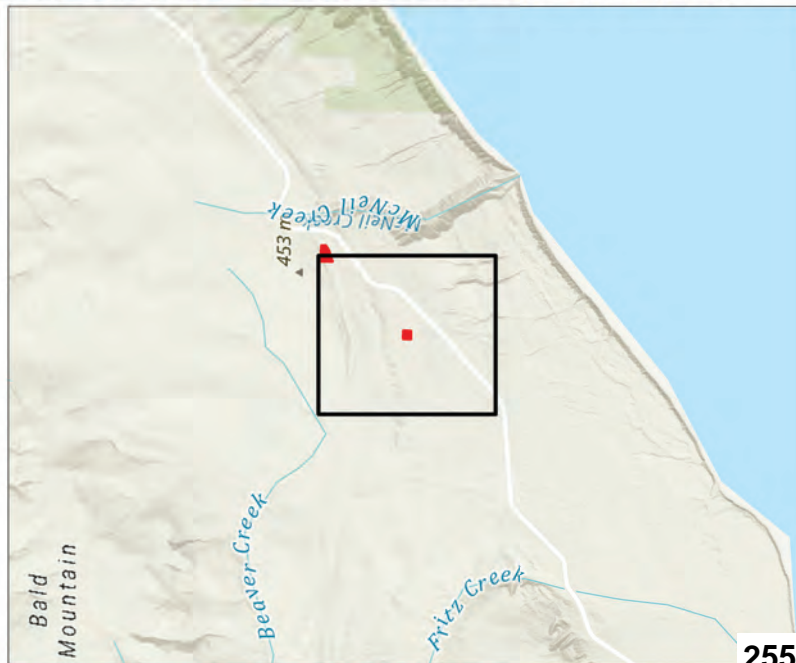
Fritz Creek

Minimum Bid: **TBD**

Acres: **2.27**

Legal Description:

**Lot Fourteen (14) MANSFIELD 1983  
SUBDIVISION OF TRACT H, according to Plat  
No. 85-86, Homer Recording District, Third  
Judicial District, State of Alaska. (KPB PIN  
17224018)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Parcel No. 17240001

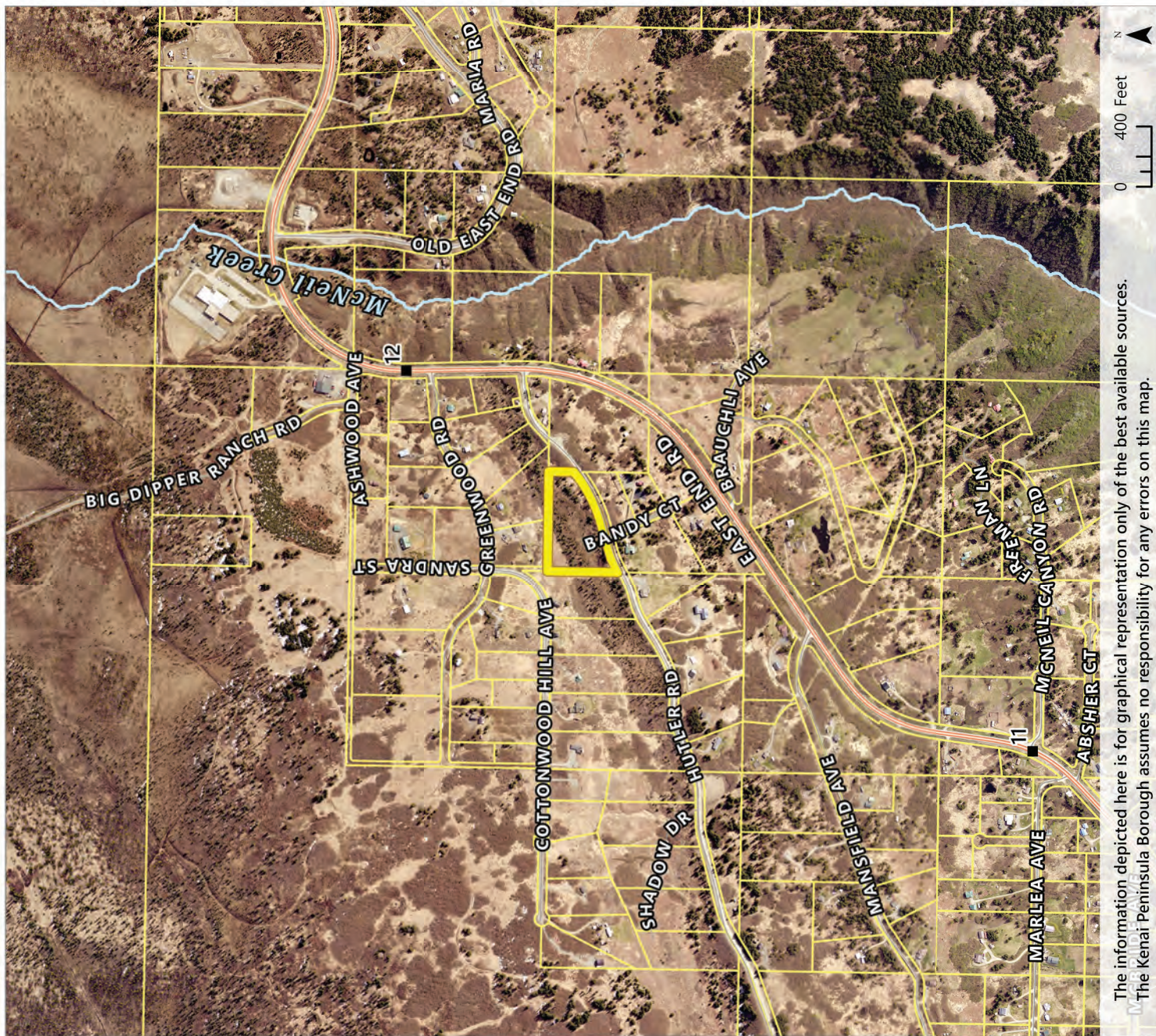
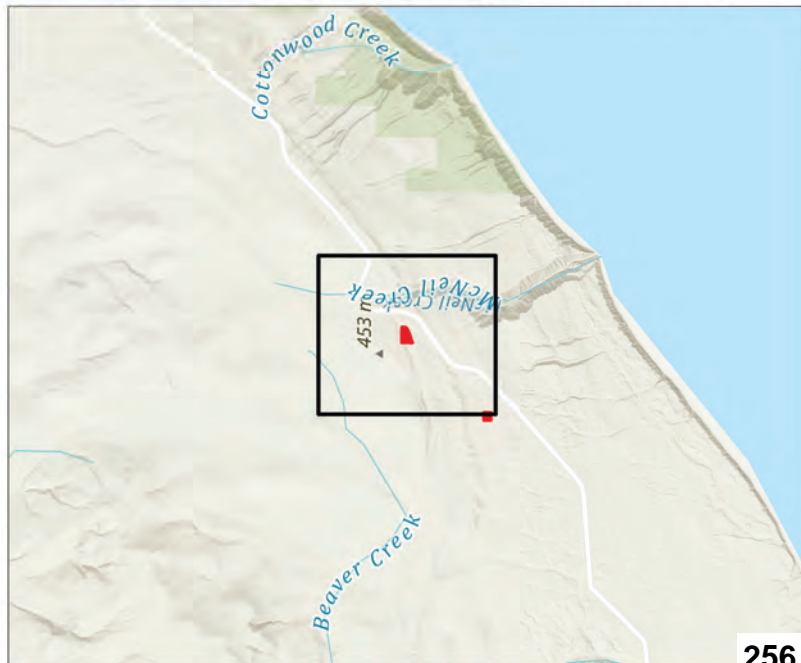
Fritz Creek

Minimum Bid: **TBD**

Acres: **7**

Legal Description:

**That portion of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter (NW 1/4 SE 1/4 SE 1/4), of Section 14, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska**



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Parcel No. 17913311

Homer

Minimum Bid: **TBD**

Acres: **0.34**

Legal Description:  
**Lot Forty-Eight (48) VIRGINIA LYN  
SUBDIVISION, according to Plat No. 61-256,  
Homer Recording District, Third Judicial  
District, State of Alaska. (KPB PIN  
17913311)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





Parcel No. 18512309

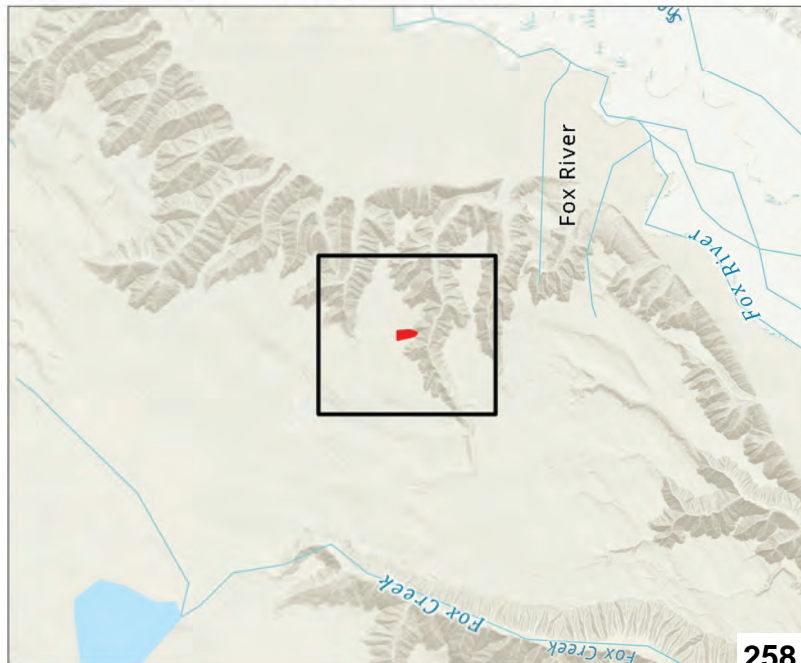
Fox River

Minimum Bid: **TBD**

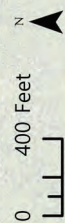
Acres: **4.35**

Legal Description:

**ALASKA STATE LAND SURVEY 91-93,  
according to Plat No. 93-20, Homer  
Recording District, Third Judicial District,  
State of Alaska. (KPB PIN 18512309)**



The information depicted here is for graphical representation only of the best available sources.  
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







Parcel No. 18522008

Fox River

Minimum Bid: **TBD**

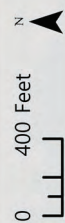
Acres: **61.07**

Legal Description:

**ALASKA STATE LAND SURVEY 78-177,  
according to Plat No. 80-36, Homer  
Recording District, Third Judicial District.  
State of Alaska. (KPB PIN 18522008)**



The information depicted here is for graphical representation only of the best available sources.  
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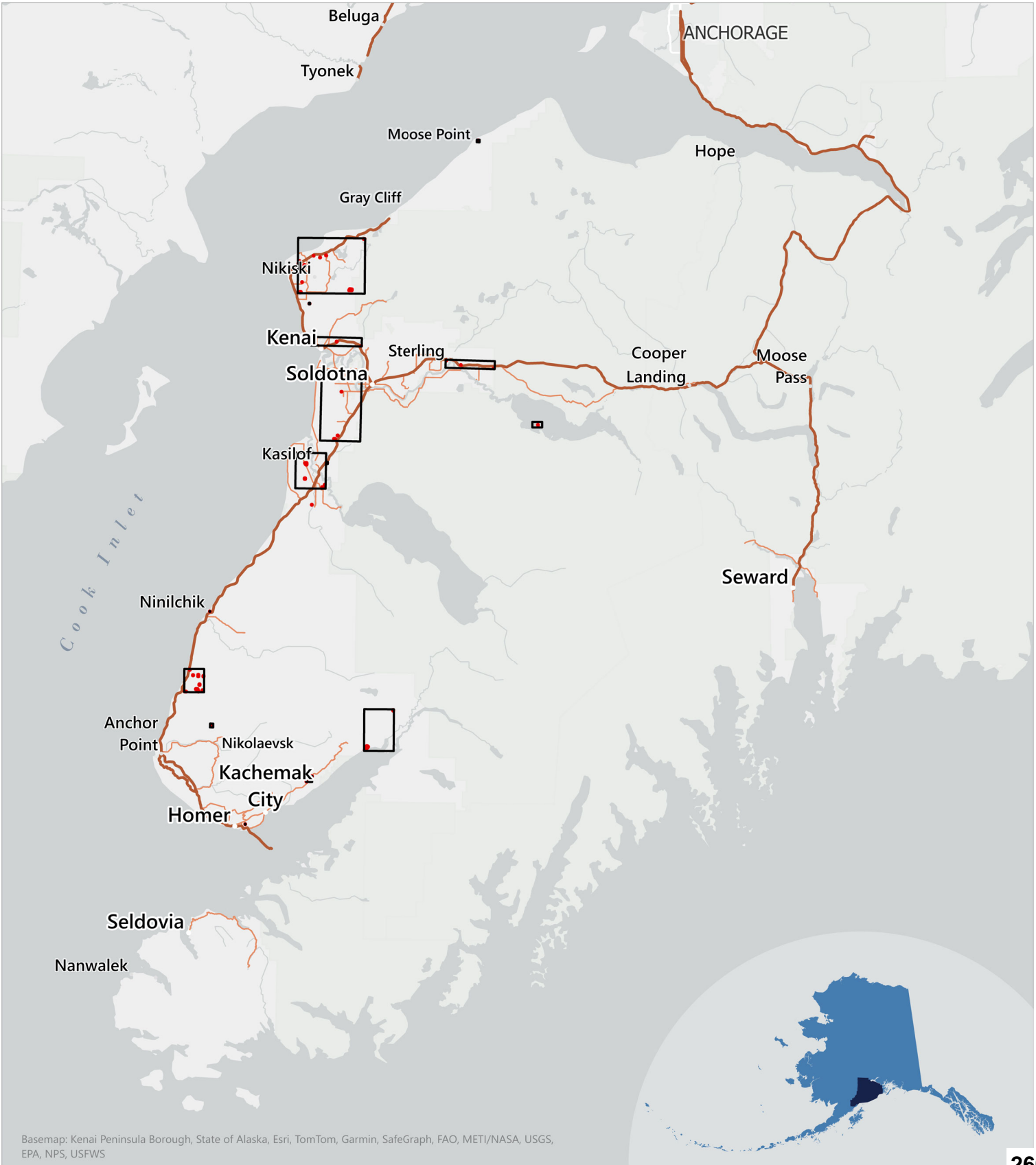






# KENAI PENINSULA BOROUGH

## 2024 TAX FORECLOSURE VICINITY MAP



Basemap: Kenai Peninsula Borough, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS




Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Michele Turner, Borough Clerk 

**DATE:** August 26, 2024

**RE:** Ordinance 2024-24: Authorizing Retention or Sale of Certain Real Property  
Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings  
(Mayor)

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Per KPB 22.40.050(F), the borough clerk, or the clerk's designee in his or her absence, has the authority to revise pending resolutions and ordinances prior to assembly action, by filling in any blanks in the legislation stating advisory board recommendations made concerning the legislation. This serves as our memorandum to advise the assembly of same.

Conforming to the advisory boards' actions, the last Whereas clause has been updated to read:

“**WHEREAS**, the Planning Commission conducted a public hearing during its regularly scheduled meeting on August 12, 2024, and recommended approval by unanimous consent,”

Thank you.

Introduced by:	Mayor
Date:	08/06/24
Hearing:	09/03/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-25**

**AN ORDINANCE AMENDING KPB 21.18.025 TO ADDRESS ADOPTIONS AND  
DELETIONS OF ANADROMOUS WATERS WITHIN THE SOUTH DISTRICT OF  
THE KPB 21.18 APPENDIX THAT HAVE BEEN IDENTIFIED IN THE "ATLAS AND  
CATALOG OF WATERS IMPORTANT FOR SPAWNING, REARING, OR  
MIGRATION OF ANADROMOUS FISH" PUBLISHED BY THE ALASKA  
DEPARTMENT OF FISH AND GAME**

- WHEREAS,** the Kenai Peninsula Borough (KPB) is home to vital watersheds that our salmon require to spawn, rear, and grow in; and
- WHEREAS,** maintaining watershed connectivity via riparian habitat buffers along anadromous waterbodies is one crucial tool that has proven to aid in sustaining the Kenai Peninsula's salmon populations; and
- WHEREAS,** Goal 2, Objective D, Strategy 2 of the 2019 KPB Comprehensive Plan calls for the identification and protection of critical natural systems of the KPB, its rivers, watersheds, floodplains and fish and wildlife habitats and resources, specifically through KPB 21.18; and
- WHEREAS,** the Alaska Department of Fish and Game (ADFG) has jurisdiction over anadromous water and maintains the "Atlas and Catalog of Waters Important for the Spawning, Rearing, or Migration of Anadromous Fish" (Catalog); and
- WHEREAS,** KPB 21.18.030(D) requires that ADFG's additions and deletions to the Catalog be reviewed every three years; and
- WHEREAS,** certain waters in the Catalog do not have sufficient ADFG documentation to verify their anadromous status and should not be regulated by KPB Chapter 21.18; and
- WHEREAS,** direct mail notice of this ordinance as required by KPB 21.04.020 was sent to impacted property owners; and
- WHEREAS,** the Planning Commission at its regularly scheduled meeting of August 12, 2024 recommended approval by unanimous consent;



**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That KPB 21.18.025 is hereby amended as follows:

**21.18.025. Application.**

- A. The following anadromous waters, as identified in the "Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish" published by the Alaska Department of Fish and Game (ADF&G) and listed in the KPB 21.18 Appendix adopted by the assembly and incorporated herein by reference, are subject to this chapter:

[1. KENAI RIVER DISTRICT ANADROMOUS WATERS MADE SUBJECT TO THIS CHAPTER ON MAY 15, 1996.]

[2. MAJOR WATERS DISTRICT ANADROMOUS WATERS MADE SUBJECT TO THIS CHAPTER ON MAY 16, 2000.]

[3]1. West District anadromous waters made subject to this Chapter beginning January 1, 2014.

[4]2. North District anadromous waters made subject to this Chapter beginning January 1, 2014.

a. Including the Kenai River, formerly known as the Kenai River District, made subject to this chapter on May 15, 1996.

b. Including various major waterbodies identified within the KPB 21.18 Appendix, formerly included in the Major Waters District, made subject to this chapter on May 16, 2000.

[5]3. South District anadromous waters made subject to this Chapter beginning January 1, 2014.

a. Including various major waterbodies identified within the KPB 21.18 Appendix, formerly included in the Major Waters District, made subject to this chapter on May 16, 2000.

b. Additional substantiated waterbodies identified in the KPB 21.18 Appendix made subject to this chapter on October 1, 2024.

**SECTION 2.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Acting Borough Clerk

Yes:

No:

Absent:



# Kenai Peninsula Borough

## Planning Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Robert Ruffner, Planning Director *RR*

**FROM:** Samantha Lopez, River Center Manager *SL*

**DATE:** August 6, 2024

**SUBJECT:** Ordinance 2024- 25 , Amending KPB 21.18.025 to address adoptions and deletions of anadromous waters within the South District of the KPB 21.18 Appendix that have been identified in the "Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish" published by the Alaska Department of Fish and Game (Mayor)

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The Kenai Peninsula Borough (“KPB”) is home to vital watersheds that our salmon require to spawn, rear, and grow in. Maintaining watershed connectivity via riparian habitat buffers along anadromous waterbodies is one crucial tool that has proven to aid in sustaining the Kenai Peninsula’s salmon populations. It is important that these buffers are developed in ways that allow property owners to freely recreate while also maintaining a healthy riparian habitat that benefits our salmon.

The Alaska Department of Fish and Game’s (“ADFG”) maintains the “Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish” (“Catalog”), and makes annual additions and deletions based on data observed in the field. In 2014, the KPB opted to maintain its own list of anadromous waters, known as the KPB 21.18 Appendix, which is categorized into three geographical districts: South, West, and North. This ordinance addresses the additions and deletions within the South District.

KPB 21.18.030(D) requires that the River Center review ADFG’s additions & deletions to the Catalog every three years, and present those changes to the Assembly. After a thorough review of those changes, the River Center identified the majority of changes as extensions of waterbodies already listed the KPB 21.18 Appendix, with only a few new waterbodies.

Your consideration is appreciated.

# **KPB 21.18 Appendix: South District**

## **Proposed Updates**

	AWC Number	Name	Tributary To	Salt Water Terminus	Date Adopted/ <a href="#">Proposed</a>
1	231-20-10330	Unknown		Aialik Peninula	January 1, 2014
2	231-20-10337	Unknown		Aialik Peninula	January 1, 2014
3	232-10-10250	Unknown		Nuka Passage	January 1, 2014
4	<a href="#">232-10-10330</a>	<a href="#">*Unknown (397)</a>			<a href="#">October 1, 2024</a>
5	<a href="#">232-10-10330-0010</a>	<a href="#">*Unknown lake (1264)</a>			<a href="#">October 1, 2024</a>
6	<a href="#">232-10-10330-2015</a>	<a href="#">*West Fork Petrof River</a>			<a href="#">October 1, 2024</a>
7	<a href="#">232-10-10330-2015</a>	<a href="#">*West Fork Petrof River</a>			<a href="#">October 1, 2024</a>
8	<a href="#">232-10-10330-2015</a>	<a href="#">West Fork Petrof River</a>			<a href="#">October 1, 2024</a>
9	232-10-10340	Unknown		Tonsina Bay	January 1, 2014
10	232-10-10342	Unknown		Tonsina Bay	January 1, 2014
11	232-10-10350	Unknown		Front Point	January 1, 2014
12	232-15-10350	Unknown		Home Cove, Nuka Island	January 1, 2014
13	232-15-10360	Unknown		Home Cove, Nuka Island	January 1, 2014
14	232-22-10060	Unknown		North Arm, Nuka Bay	January 1, 2014
15	232-22-10064	Unknown		North Arm, Nuka Bay	January 1, 2014
16	232-22-10070	Unknown		Pilot Harbor, North Arm, Nuka Bay	January 1, 2014
17	232-22-10077	Unknown		North Arm, Nuka Bay	January 1, 2014
18	232-22-10081	Unknown		North Arm, Nuka Bay	January 1, 2014
19	232-22-10082	Unknown		North Arm, Nuka Bay	January 1, 2014
20	232-22-10092	Unknown		North Arm, Nuka Bay	January 1, 2014
21	232-22-10130	Nuka River		Beauty Bay	January 1, 2014
22	232-22-10140	Nuka Delta		Beauty Bay	January 1, 2014
23	232-22-10145	Ferrum Creek		Beauty Bay	January 1, 2014
24	232-22-10158	Shelter Cove Creek		Shelter Cove, Beauty Bay	January 1, 2014
25	232-22-10215	Unknown		Yalik Bay, Nuka Bay	January 1, 2014
26	232-23-10100	Unknown		East Arm, McCarty Fjord	January 1, 2014
27	232-23-10100-0010	Delight Lake	Delight Creek		January 1, 2014
28	<a href="#">232-23-10120</a>	<a href="#">*Unknown (207)</a>			<a href="#">October 1, 2024</a>
29	<a href="#">232-23-10120-0010</a>	<a href="#">*Unknown lake (112)</a>			<a href="#">October 1, 2024</a>
30	232-23-10245	Unknown		East Arm, McCarty Fjord	January 1, 2014
31	232-23-10256	Unknown	James Lagoon	East Arm, McCarty Fjord	January 1, 2014
32	232-23-10257	Unknown	James Lagoon	East Arm, McCarty Fjord	January 1, 2014
33	232-23-10258	Unknown	James Lagoon	East Arm, McCarty Fjord	January 1, 2014
34	232-23-10259	Unknown	James Lagoon	East Arm, McCarty Fjord	January 1, 2014
35	232-23-10260	Unknown		East Arm, McCarty Fjord	January 1, 2014
36	232-23-10261	Unknown	James Lagoon	East Arm, McCarty Fjord	January 1, 2014
37	232-23-10261-2002	Unknown	232-23-10261		January 1, 2014
38	232-23-10261-2009	Unknown	232-23-10261		January 1, 2014
39	232-23-10261-2009-3010	Unknown	232-23-10261-2009		January 1, 2014
40	232-23-10290	Unknown		East Arm, McCarty Fjord	January 1, 2014
41	232-23-10390	Unknown		East Arm, McCarty Fjord	January 1, 2014
42	232-23-10390-0010	Unknown	232-23-10390		January 1, 2014
43	232-23-10390-0020	Unknown	232-23-10390		January 1, 2014
44	232-30-10195	Unknown		Sandy Bay	January 1, 2014
45	232-30-10200	Unknown		Cup Cove, Harris Bay	January 1, 2014
46	232-30-10215	Unknown		Harris Bay	January 1, 2014
47	232-30-10215-0010	Unknown	Harris Bay via Trib		January 1, 2014
48	232-30-10220	Unknown		Harris Bay	January 1, 2014
49	232-30-10226	Unknown		Northwestern Lagoon, Harris Bay	January 1, 2014
50	232-30-10230	Unknown		Northwestern Lagoon, Harris Bay	January 1, 2014
51	232-30-10244	Boulder Creek		Northwestern Fiord, Harris Bay	January 1, 2014
52	232-30-10244-0010	Unknown	Boulder Creek		January 1, 2014
53	232-30-10244-0020	Unknown	Boulder Creek		January 1, 2014
54	232-30-10244-0030	Unknown	Boulder Creek		January 1, 2014
55	232-30-10244-0040	Unknown	Boulder Creek		January 1, 2014
56	232-30-10247	Unknown		Northwestern Fiord, Harris Bay	January 1, 2014
57	232-30-10250	Unknown		Northwestern Fiord, Harris Bay	January 1, 2014
58	232-30-10255	Unknown		Northwestern Fiord, Harris Bay	January 1, 2014
59	232-30-10270	Unknown		Paguna Arm, Two Arm Bay	January 1, 2014
60	232-30-10272	Unknown		Paguna Arm, Two Arm Bay	January 1, 2014
61	232-30-10273	Crescent Beach Pond		Harris Bay	January 1, 2014
62	232-30-10273-2007	Unknown	Crescent Beach Pond		January 1, 2014



**KPB 21.18 Appendix: South District**
**Proposed Updates**

63	232-30-10273-2007-3012	Unknown	232-30-10273-2007	January 1, 2014
64	232-30-10273-2020	Unknown	Crescent Beach Pond	January 1, 2014
65	232-30-10273-2024	Unknown	Crescent Beach Pond	January 1, 2014
66	232-30-10275	Unknown	Paguna Arm, Two Arm Bay	January 1, 2014
67	232-30-10340	Unknown	Taroka Arm, Two Arm Bay	January 1, 2014
68	232-30-10350	Unknown	Taroka Arm, Two Arm Bay	January 1, 2014
69	232-30-10355	Unknown	Taroka Arm, Two Arm Bay	January 1, 2014
70	232-30-10375	Unknown	Taroka Arm, Two Arm Bay	January 1, 2014
71	232-30-10375-0010	Unknown	232-30-10375	January 1, 2014
72	232-30-10420	Unknown	Thunder Bay	January 1, 2014
73	232-30-10425	Unknown	Thunder Bay	January 1, 2014
74	232-30-10435	Unknown	Thunder Bay	January 1, 2014
75	232-40-10130	Unknown	Aialik Bay	January 1, 2014
76	232-40-10140	Unknown	Aialik Bay	January 1, 2014
77	232-40-10140-0010	Unknown	232-40-10140	January 1, 2014
78	232-40-10145	Unknown	Aialik Bay	January 1, 2014
79	232-40-10177	Unknown	Aialik Bay	January 1, 2014
80	232-40-10182	Unknown	Aialik Bay	January 1, 2014
81	232-40-10230	Unknown	Aialik Bay	January 1, 2014
82	232-40-10230-0010	Unknown	232-40-10230	January 1, 2014
83	232-40-10250	Unknown	Holgate Arm, Aialik Bay	January 1, 2014
84	232-40-10254	Unknown	Holgate Arm, Aialik Bay	January 1, 2014
85	232-40-10280	Unknown	Quicksand Cove, Aialik Bay	January 1, 2014
86	232-40-10280-2007	Unknown	232-40-10280	January 1, 2014
87	<a href="#">241-11-10730</a>	<a href="#">Seldovia River</a>		<a href="#">October 1, 2024</a>
88	241-11-10730	Seldovia River		May 16, 2000
89	241-11-10740	Unknown	Seldovia Bay	January 1, 2014
90	241-11-10740-2010	Unknown	241-11-10740	January 1, 2014
91	241-11-10770-2010	Unknown	241-11-10740	January 1, 2014
92	241-11-10800	Barabara Creek	Kachemak Bay	January 1, 2014
93	241-14-10510	Humpy Creek	Kachemak Bay	January 1, 2014
94	241-14-10510-2011	Unknown	Humpy Creek	January 1, 2014
95	241-14-10600	Martin River	Kachemak Bay	January 1, 2014
96	241-14-10600-0010	Unknown	Fox Creek, Kachemak Bay	January 1, 2014
97	<a href="#">241-14-10608</a>	<a href="#">*Unknown (1211)</a>		<a href="#">October 1, 2024</a>
98	<a href="#">241-14-10608-2003</a>	<a href="#">*Unknown (1212)</a>		<a href="#">October 1, 2024</a>
99	241-14-10610	Battle Creek	Kachemak Bay	January 1, 2014
100	241-14-10610-2011	Unknown	Battle Creek	January 1, 2014
101	241-14-10625	Unknown	Kachemak Bay	January 1, 2014
102	<a href="#">241-14-10625-2003</a>	<a href="#">*Unknown (1209)</a>		<a href="#">October 1, 2024</a>
103	<a href="#">241-14-10625-2004</a>	<a href="#">*Unknown (1210)</a>		<a href="#">October 1, 2024</a>
104	241-14-10625-2006	Fox Farm Creek	Bradley River	January 1, 2014
105	241-14-10625-2010	Bradley River		May 16, 2000
106	241-14-10630	Sheep Creek	Kachemak Bay	January 1, 2014
107	241-14-10630-2045	Unknown	Sheep Creek	January 1, 2014
108	<a href="#">241-14-10645</a>	<a href="#">Fox River</a>		<a href="#">October 1, 2024</a>
109	<a href="#">241-14-10645</a>	<a href="#">Fox River</a>		<a href="#">October 1, 2024</a>
110	<a href="#">241-14-10645</a>	<a href="#">Fox River</a>		<a href="#">October 1, 2024</a>
111	<a href="#">241-14-10645</a>	<a href="#">Fox River</a>		May 16, 2000
112	<a href="#">241-14-10645-2019</a>	<a href="#">Homesteader Creek</a>		<a href="#">October 1, 2024</a>
113	<a href="#">241-14-10645-2023</a>	<a href="#">Powerline Creek</a>		<a href="#">October 1, 2024</a>
114	<a href="#">241-14-10645-2031</a>	<a href="#">No Name Bog Creek</a>		<a href="#">October 1, 2024</a>
115	<a href="#">241-14-10645-2031-3002</a>	<a href="#">*Unknown (1227)</a>		<a href="#">October 1, 2024</a>
116	<a href="#">241-14-10645-2058</a>	<a href="#">Cache Creek</a>		<a href="#">October 1, 2024</a>
117	241-14-10645-2060	Clearwater Slough	Fox River	January 1, 2014
118	241-14-10645-2060-3004	Unknown	Clearwater Slough	January 1, 2014
119	241-14-10645-2060-3010	Clearwater Lake Fork	Clearwater Slough	January 1, 2014
120	241-14-10645-2071	Two Log Creek	Fox River	January 1, 2014
121	241-14-10645-2081	Bog Creek	Fox River	January 1, 2014
122	241-14-10645-2101	Nikolai Creek	Fox River	January 1, 2014
123	<a href="#">241-14-10645-2129</a>	<a href="#">Windy Creek</a>		<a href="#">October 1, 2024</a>
124	241-14-10645-2131	Unknown	Nikolai Creek, South	January 1, 2014
125	<a href="#">241-14-10646</a>	<a href="#">Fox River Outlet Braid</a>		<a href="#">October 1, 2024</a>
126	241-14-10646	Unknown	Kachemak Bay	January 1, 2014
127	<a href="#">241-14-10646-2009</a>	<a href="#">*Unknown (1224)</a>		<a href="#">October 1, 2024</a>
128	<a href="#">241-14-10646-2011</a>	<a href="#">*Unknown (1225)</a>		<a href="#">October 1, 2024</a>
129	<a href="#">241-14-10646-2013</a>	<a href="#">*Unknown (1226)</a>		<a href="#">October 1, 2024</a>
130	241-14-10658	Unknown	Kachemak Bay	January 1, 2014

## KPB 21.18 Appendix: South District

### Proposed Updates

131	241-14-10660	Fox Creek	Kachemak Bay	January 1, 2014
132	241-14-10660-0010	Caribou Lake	Fox Creek, Kachemak Bay	January 1, 2014
133	241-14-10660-2003	Moose Creek		October 1, 2024
134	241-14-10664	Swift Creek		October 1, 2024
135	241-15-10340	*Slough of Wosnesenski River		October 1, 2024
136	241-15-10340	Wosnesenski River	Neptune Bay	January 1, 2014
137	241-15-10340-2009	Unknown	Wosnesenski River	January 1, 2014
138	241-15-10340-2020	*Unknown (1214)		October 1, 2024
139	241-15-10340-2020-3004	*Unknown (1213)		October 1, 2024
140	241-15-10340-2020-3004-4000	*Hazel Creek		October 1, 2024
	241-15-10340-2020-3004-4000-0010			
141	0010	*Unknown lake (1266)		October 1, 2024
142	241-15-10340-2501	*Unknown (469)		October 1, 2024
143	241-15-10340-2501	Unknown	Wosnesenski River	January 1, 2014
144	241-15-10345	Stonehocker Creek	China Poot Bay	January 1, 2014
145	241-15-10350	Silver Creek	China Poot Bay	January 1, 2014
146	241-15-10370	Unknown	China Poot Bay	January 1, 2014
147	241-16-10040	Jakolof Creek	Jakolof Bay	January 1, 2014
148	241-16-10040-2010	*Unknown (467)		October 1, 2024
149	241-16-10040-2013	Unknown	Jakolof Creek	January 1, 2014
150	241-16-10040-2013-0010	Unknown	241-16-10040-2013	January 1, 2014
151	241-16-10040-2013-3009	*Unknown (1216)		October 1, 2024
152	241-16-10040-2013-3009	Unknown	241-16-10040-2013	January 1, 2014
153	241-16-10040-2013-3009-4008	Unknown	241-16-10040-2013-3009	January 1, 2014
154	241-16-10040-2013-3025	*Unknown (1217)		October 1, 2024
155	241-16-10040-2013-3025	Unknown	Jakolof Creek	January 1, 2014
156	241-16-10040-2013-3033	*Unknown (1218)		October 1, 2024
157	241-16-10064	*Unknown (1215)		October 1, 2024
158	241-16-10090	Unknown	Tutka Bay Lagoon	January 1, 2014
159	241-16-10120	*Unknown (1221)		October 1, 2024
160	241-16-10130	Unknown	Tutka Bay	January 1, 2014
161	241-16-10130-2010	Unknown	241-16-10130	January 1, 2014
162	241-16-10136	*Unknown (1219)		October 1, 2024
163	241-16-10136-2004	*Unknown (1220)		October 1, 2024
164	241-16-10245	Unknown	Sadie Cove	January 1, 2014
165	241-20-10530	Unknown	Port Graham	January 1, 2014
166	241-20-10550	Unknown	at head of Port Graham	January 1, 2014
167	241-20-10550-2009	Unknown	241-20-10550	January 1, 2014
168	241-20-10550-2009-0010	Unknown	241-20-10550-2009	January 1, 2014
169	241-20-10550-2014	Unknown	241-20-10550	January 1, 2014
170	241-20-10550-2015	Unknown	241-20-10550	January 1, 2014
171	241-20-10550-2017	Unknown	241-20-10550	January 1, 2014
172	241-20-10550-2018	Unknown	241-20-10550	January 1, 2014
173	241-20-10550-2018-3010	Unknown	241-20-10550-2018	January 1, 2014
174	241-20-10550-2019	Unknown	241-20-10550	January 1, 2014
175	241-20-10550-2020	Unknown	241-20-10550	January 1, 2014
176	241-20-10550-2021	Unknown	241-20-10550	January 1, 2014
177	241-20-10550-2022	Unknown	241-20-10550	January 1, 2014
178	241-20-10550-2023	Unknown	241-20-10550	January 1, 2014
179	241-20-10550-2024	Unknown	241-20-10550	January 1, 2014
180	241-20-10550-2024-3012	Unknown	241-20-10550-2024	January 1, 2014
181	241-20-10550-2040	*Unknown (1223)		October 1, 2024
182	241-20-10550-2040	Unknown	241-20-10550	January 1, 2014
183	241-20-10550-2048	*Unknown (1222)		October 1, 2024
184	241-20-10550-2048	Unknown	241-20-10550	January 1, 2014
185	241-20-10560	Unknown	Port Graham	January 1, 2014
186	241-20-10560-2014	Unknown	241-20-10560	January 1, 2014
187	241-20-10570	Unknown	Port Graham	January 1, 2014
188	241-20-10600	Unknown	Selenie Lagoon, Port Graham	January 1, 2014
189	241-20-10650	Unknown	Kachemak Bay	January 1, 2014
190	241-30-10375	Unknown	Cook Inlet	January 1, 2014
191	241-30-10400	Unknown	Cook Inlet	January 1, 2014
192	241-30-10500	English Bay River		May 16, 2000
193	241-30-10500-0010	Unknown	English Bay River	January 1, 2014
194	241-30-10500-0020	Unknown	English Bay River	January 1, 2014
195	241-30-10500-0030	Unknown	English Bay River	January 1, 2014



## KPB 21.18 Appendix: South District

### Proposed Updates

196	241-30-10500-2009	Unknown	English Bay River	January 1, 2014
197	241-30-10500-2012	Unknown	English Bay River	January 1, 2014
198	241-30-10500-2014	Unknown	English Bay River	January 1, 2014
199	241-30-10500-2018	Unknown	English Bay River	January 1, 2014
200	241-30-10500-2031	Unknown	English Bay River	January 1, 2014
201	241-30-10500-2039	Unknown	English Bay River	January 1, 2014
202	241-30-10500-2051	Unknown	English Bay River	January 1, 2014
203	241-30-10500-2061	Unknown	English Bay River	January 1, 2014
204	241-30-10500-2071	Unknown	English Bay River	January 1, 2014
205	241-40-10297	Unknown	Koyuktolik Bay	January 1, 2014
206	241-40-10299	Unknown	Koyuktolik Bay	January 1, 2014
207	241-40-10300	Unknown	Koyuktolik Bay	January 1, 2014
208	241-40-10300-2002	Unknown	241-40-10300	January 1, 2014
209	241-40-10300-2004	Unknown	241-40-10300	January 1, 2014
210	241-40-10300-2007	Unknown	241-40-10300	January 1, 2014
211	241-40-10300-2010	Unknown	241-40-10300	January 1, 2014
212	241-40-10300-2010-3001	Unknown	241-40-10300-2010	January 1, 2014
213	241-40-10300-2012	Unknown	241-40-10300	January 1, 2014
214	241-40-10300-2020	Unknown	241-40-10300	January 1, 2014
215	241-40-10300-2020-3005	Unknown	241-40-10300-2020	January 1, 2014
216	241-40-10309	Unknown	Koyuktolik Bay	January 1, 2014
217	241-40-10320	Dogfish Lagoon Right Hand Crk		October 1, 2024
218	241-40-10320	Unknown	Koyuktolik Bay	January 1, 2014
219	241-40-10325	Dogfish Lagoon Left Hand Creek		October 1, 2024
220	241-40-10325	Unknown	Koyuktolik Bay	January 1, 2014
221	242-10-10196	Perl Island Stream	Chugach Passage	January 1, 2014
222	242-10-10200	Unknown	Chugach Passage	January 1, 2014
223	242-10-10200-0010	Unknown	242-10-10200	January 1, 2014
224	242-10-10200-2003	Unknown	242-10-10200	January 1, 2014
225	242-10-10200-2003-0010	Unknown	242-10-10200-2003	January 1, 2014
226	242-10-10200-2003-3008	Unknown	242-10-10200-2003	January 1, 2014
227	242-10-10200-2003-3010	Unknown	242-10-10200-2003	January 1, 2014
228	242-10-10200-2003-3011	Unknown	242-10-10200-2003	January 1, 2014
229	242-10-10200-2026	Unknown	242-10-10200	January 1, 2014
230	242-10-10200-2034	Unknown	242-10-10200	January 1, 2014
231	242-10-10220	*Port Chatham Lagoon Creek		October 1, 2024
232	242-10-10220	Unknown	Port Chatham	January 1, 2014
233	242-10-10221	Unknown	Port Chatham	January 1, 2014
234	242-10-10221-2009	Unknown	242-10-10221	January 1, 2014
235	242-10-10230	Unknown	Port Chatham	January 1, 2014
236	242-10-10230-2003	Unknown	242-10-10230	January 1, 2014
237	242-10-10230-2011	Unknown	242-10-10230	January 1, 2014
238	242-10-10230-2014	Unknown	242-10-10230	January 1, 2014
239	242-10-10230-2014-3003	Unknown	242-10-10230-2014	January 1, 2014
240	242-10-10230-2021	Unknown	242-10-10230	January 1, 2014
241	242-10-10230-2029	Unknown	242-10-10230	January 1, 2014
242	242-10-10240	*Port Chatham Middle Creek		October 1, 2024
243	242-10-10240	Unknown	Port Chatham	January 1, 2014
244	242-10-10249	Unknown	Port Chatham	January 1, 2014
245	242-10-10261	Unknown	Chrome Baay, Port Chatham	January 1, 2014
246	242-10-10270	Elizabeth Creek		October 1, 2024
247	242-10-10270-0010	*Unknown lake (1267)		October 1, 2024
248	242-20-10170	Unknown	Chugach Bay	January 1, 2014
249	242-20-10190	Unknown	Chugach Bay	January 1, 2014
250	242-31-10080	Unknown	Port Dick	January 1, 2014
251	242-31-10114	Unknown	Rocky Bay	January 1, 2014
252	242-31-10115	Unknown	Rocky Bay	January 1, 2014
253	242-31-10116	Unknown	Rocky Bay	January 1, 2014
254	242-31-10117	Unknown	Rocky Bay	January 1, 2014
255	242-31-10119	Unknown	Rocky Bay	January 1, 2014
256	242-31-10119-2010	Unknown	242-31-10119	January 1, 2014
257	242-31-10119-2010-3005	Unknown	242-31-10119-2010	January 1, 2014
258	242-31-10120	Rocky River	Rocky Bay	January 1, 2014
259	242-31-10120-2149	Unknown	Rocky River	January 1, 2014
260	242-31-10120-2155	Unknown	Rocky River	January 1, 2014
261	242-31-10120-2155-3038	Unknown	242-31-10120-2155	January 1, 2014
262	242-31-10120-2155-3040	Unknown	242-31-10120-2155	January 1, 2014

## KPB 21.18 Appendix: South District

### Proposed Updates

263	242-31-10120-2155-3048	Unknown	242-31-10120-2155	January 1, 2014
264	242-31-10120-2159	Unknown	Rocky River	January 1, 2014
265	242-31-10120-2160	Unknown	Rocky River	January 1, 2014
266	242-31-10120-2160-0010	Unknown	242-31-10120-2160	January 1, 2014
267	242-31-10120-2251	Unknown	Rocky River	January 1, 2014
268	242-31-10120-2272	Unknown	Rocky River	January 1, 2014
269	242-31-10120-2272-3007	Unknown	242-31-10120-2272	January 1, 2014
270	242-31-10120-2282	Unknown	Rocky River	January 1, 2014
271	242-31-10122	Unknown	Rocky Bay	January 1, 2014
272	242-31-10125	Unknown	Rocky Bay	January 1, 2014
273	242-31-10130	Unknown	Picnic Harbor, Rocky Bay	January 1, 2014
274	242-32-10140	Unknown	Rocky Bay	January 1, 2014
275	242-32-10150	Unknown	Windy Bay	January 1, 2014
276	242-32-10155	Unknown	Windy Bay	January 1, 2014
277	242-32-10160	Unknown	Windy Bay	January 1, 2014
278	242-32-10160-2007	Unknown	242-32-10160	January 1, 2014
279	242-32-10170	Unknown	Windy Bay	January 1, 2014
280	242-32-10170-2015	Unknown	242-32-10170	January 1, 2014
281	242-32-10170-2024	Unknown	242-32-10170	January 1, 2014
282	242-32-10170-2037	Unknown	242-32-10170	January 1, 2014
283	242-32-10170-2045	Unknown	242-32-10170	January 1, 2014
284	242-32-10175	Unknown	Windy Bay	January 1, 2014
285	242-32-10180	Unknown	Windy Bay	January 1, 2014
286	242-32-10182	Unknown	Windy Bay	January 1, 2014
287	242-32-10183	Unknown	Windy Bay	January 1, 2014
288	242-32-10185	Unknown	Windy Bay	January 1, 2014
289	242-32-10186	Unknown	Windy Bay	January 1, 2014
290	242-42-10430	Island Creek	West Arm Port dick	January 1, 2014
291	242-42-10430-2003	*Island Creek Left Fork		October 1, 2024
292	242-42-10440	Unknown	West Arm Port Dick	January 1, 2014
293	242-42-10442	Unknown	West Arm Port Dick	January 1, 2014
294	242-42-10450	Slide Creek	West Arm Port Dick	January 1, 2014
295	242-42-10460	Port Dick Creek	West Arm Port Dick	January 1, 2014
296	242-42-10460-2010	Port Dick Creek	Port Dick Creek	January 1, 2014
297	242-43-10400	Unknown	Taylor Bay, Port Dick	January 1, 2014
298	242-43-10410	Unknown	Taylor Bay, Port Dick	January 1, 2014
299	242-43-10418	Unknown	Taylor Bay, Port Dick	January 1, 2014
300	242-43-10420	Unknown	Taylor Bay, Port Dick	January 1, 2014
301	244-10-10010	Anchor River		October 1, 2024
302	244-10-10010	Anchor River		October 1, 2024
303	244-10-10010	Anchor River		May 16, 2000
304	244-10-10010-2003	*Unknown (1202)		October 1, 2024
305	244-10-10010-2004	*Unknown (1203)		October 1, 2024
306	244-10-10010-2004-3011	*Unknown (1204)		October 1, 2024
307	244-10-10010-2005	*Unknown (1207)		October 1, 2024
308	244-10-10010-2006	*Unknown (1205)		October 1, 2024
309	244-10-10010-2009	*Unknown (1206)		October 1, 2024
310	244-10-10010-2011	North Fork Anchor River		May 16, 2000
311	244-10-10010-2011-3008	*Unknown (1196)		October 1, 2024
312	244-10-10010-2011-3008	Unknown	Anchor River North Fork	January 1, 2014
313	244-10-10010-2011-3023	*Unknown (1193)		October 1, 2024
314	244-10-10010-2011-3023	Unknown	Anchor River North Fork	January 1, 2014
315	244-10-10010-2011-3027	*Unknown (1194)		October 1, 2024
316	244-10-10010-2011-3027	Unknown	Anchor River North Fork	January 1, 2014
317	244-10-10010-2011-3031	Chakok River		October 1, 2024
318	244-10-10010-2011-3031	Chakok River	Anchor River North fork	January 1, 2014
319	244-10-10010-2011-3031-4016	Unknown	Chakok River	January 1, 2014
320	244-10-10010-2011-3031-4022	Unknown	Chakok River	January 1, 2014
321	244-10-10010-2011-3031-4022		244-10-10010-2011-3031-4022	
321	-5030	Unknown	022	January 1, 2014
322	244-10-10010-2011-3031-4030	*Unknown (1191)		October 1, 2024
323	244-10-10010-2011-3031-4030	Unknown	Chakok River	January 1, 2014
324	244-10-10010-2011-3031-4034	Unknown	Chakok River	January 1, 2014



**KPB 21.18 Appendix: South District**
**Proposed Updates**

325	244-10-10010-2011-3031-4036	Unknown	Chakok River	January 1, 2014
326	244-10-10010-2011-3031-4038	Unknown	Chakok River	January 1, 2014
	244-10-10010-2011-3031-4038		244-10-10010-2011-3031-4	
327	-5021	Unknown	038	January 1, 2014
	244-10-10010-2011-3031-4038		244-10-10010-2011-3031-4	
328	-5029	Unknown	038	January 1, 2014
	244-10-10010-2011-3031-4038		244-10-10010-2011-3031-4	
329	-5033	Unknown	038	January 1, 2014
	244-10-10010-2011-3031-4038		244-10-10010-2011-3031-4	
330	-5033-6008	Unknown	038-5033	January 1, 2014
331	244-10-10010-2011-3035	<a href="#">*Unknown (1195)</a>		<a href="#">October 1, 2024</a>
332	244-10-10010-2011-3071	North Fork Anchor River	Anchor River North Fork	January 1, 2014
333	244-10-10010-2011-3071-4080	Unknown	Anchor River North Fork	January 1, 2014
334	244-10-10010-2021	Unknown	Anchor River	January 1, 2014
335	244-10-10010-2021-3009	<a href="#">*Unknown (1201)</a>		<a href="#">October 1, 2024</a>
336	244-10-10010-2021-3029	Unknown	Two Moose Creek	January 1, 2014
337	244-10-10010-2025	<a href="#">*Unknown (1197)</a>		<a href="#">October 1, 2024</a>
338	244-10-10010-2025	Unknown	Anchor River	January 1, 2014
339	244-10-10010-2025-3011	<a href="#">*Unknown (1198)</a>		<a href="#">October 1, 2024</a>
340	244-10-10010-2025-3011	Unknown	244-10-10010-2025	January 1, 2014
341	244-10-10010-2027	Unknown	Anchor River	January 1, 2014
342	244-10-10010-2027-3002	Unknown	244-10-10010-2027	January 1, 2014
343	244-10-10010-2031	<a href="#">*Unknown (1199)</a>		<a href="#">October 1, 2024</a>
344	244-10-10010-2031-3004	<a href="#">*Unknown (1200)</a>		<a href="#">October 1, 2024</a>
345	244-10-10010-2088	<a href="#">Ruby Creek</a>		<a href="#">October 1, 2024</a>
346	244-10-10010-2088	Ruby Creek	Anchor River	January 1, 2014
347	244-10-10010-2090	<a href="#">*Telephone Creek</a>		<a href="#">October 1, 2024</a>
348	244-10-10010-2090	Unknown	Anchor River	January 1, 2014
349	244-10-10010-2100	<a href="#">Twitter Creek</a>		<a href="#">October 1, 2024</a>
350	244-10-10010-2100	Twitter Creek	Anchor River	January 1, 2014
351	244-10-10010-2100-3011	Bridge Creek	Anchor River	January 1, 2014
352	244-10-10010-2103	Unknown	Anchor River	January 1, 2014
353	244-10-10010-2122	South Beaver Creek	Anchor River	January 1, 2014
354	244-10-10010-2125	Unknown	Anchor River	January 1, 2014
355	244-10-10010-2146	Unknown	Anchor River	January 1, 2014
356	244-10-10010-2150	Beaver Creek	Anchor River	January 1, 2014
357	244-10-10010-2150-3009	Unknown	Beaver Creek	January 1, 2014
358	244-10-10010-2150-3041	<a href="#">*Unknown (1208)</a>		<a href="#">October 1, 2024</a>
359	244-10-10010-2150-3041	Unknown	Beaver Creek	January 1, 2014
360	244-10-10010-2150-3048	Unknown	Beaver Creek	January 1, 2014
361	244-10-10010-2193	Unknown	Anchor River	January 1, 2014
362	244-10-10010-2201	Unknown	Anchor River	January 1, 2014
363	244-10-10010-2201-3021	Unknown	244-10-10010-2201	January 1, 2014
364	244-10-10010-2202	Unknown	Anchor River	January 1, 2014
365	244-10-10010-2206	Unknown	Anchor River	January 1, 2014
366	244-10-10010-2209	Unknown	Anchor River	January 1, 2014
367	244-10-10010-2210	Unknown	Anchor River	January 1, 2014
368	244-10-10010-2211	Unknown	Anchor River	January 1, 2014
369	244-10-10010-2217	Unknown	Anchor River	January 1, 2014
370	244-10-10010-2220	Unknown	Anchor River	January 1, 2014
371	244-10-10010-2228	Anchor River		May 16, 2000
372	244-10-10050	Stariski Creek		May 16, 2000
373	244-10-10050-2012	Unknown	Stariski Creek	January 1, 2014
374	244-10-10050-2014	<a href="#">*Unknown (1190)</a>		<a href="#">October 1, 2024</a>
375	244-10-10050-2016	<a href="#">*Unknown (1189)</a>		<a href="#">October 1, 2024</a>
376	244-10-10050-2016	Unknown	244-10-10050-2012	January 1, 2014
377	244-10-10050-2040	Unknown	244-10-10050-2012	January 1, 2014
378	244-10-10050-2040-3006	<a href="#">*Unknown (1188)</a>		<a href="#">October 1, 2024</a>
379	244-10-10050-2040-3006	Unknown	244-10-10050-2040	January 1, 2014
380	244-10-10050-2049	<a href="#">*Unknown (1186)</a>		<a href="#">October 1, 2024</a>
381	244-10-10050-2050	<a href="#">*Unknown (1187)</a>		<a href="#">October 1, 2024</a>
382	244-10-10050-2050	Unknown	244-10-10050-2012	January 1, 2014
383	244-10-10050-2054	<a href="#">*Pepper Road Creek</a>		<a href="#">October 1, 2024</a>
384	244-10-10050-2060	Unknown	244-10-10050-2012	January 1, 2014
385	244-10-10050-2063	<a href="#">*Unknown (1184)</a>		<a href="#">October 1, 2024</a>
386	244-10-10050-2068	<a href="#">*Unknown (1185)</a>		<a href="#">October 1, 2024</a>

## KPB 21.18 Appendix: South District

### Proposed Updates

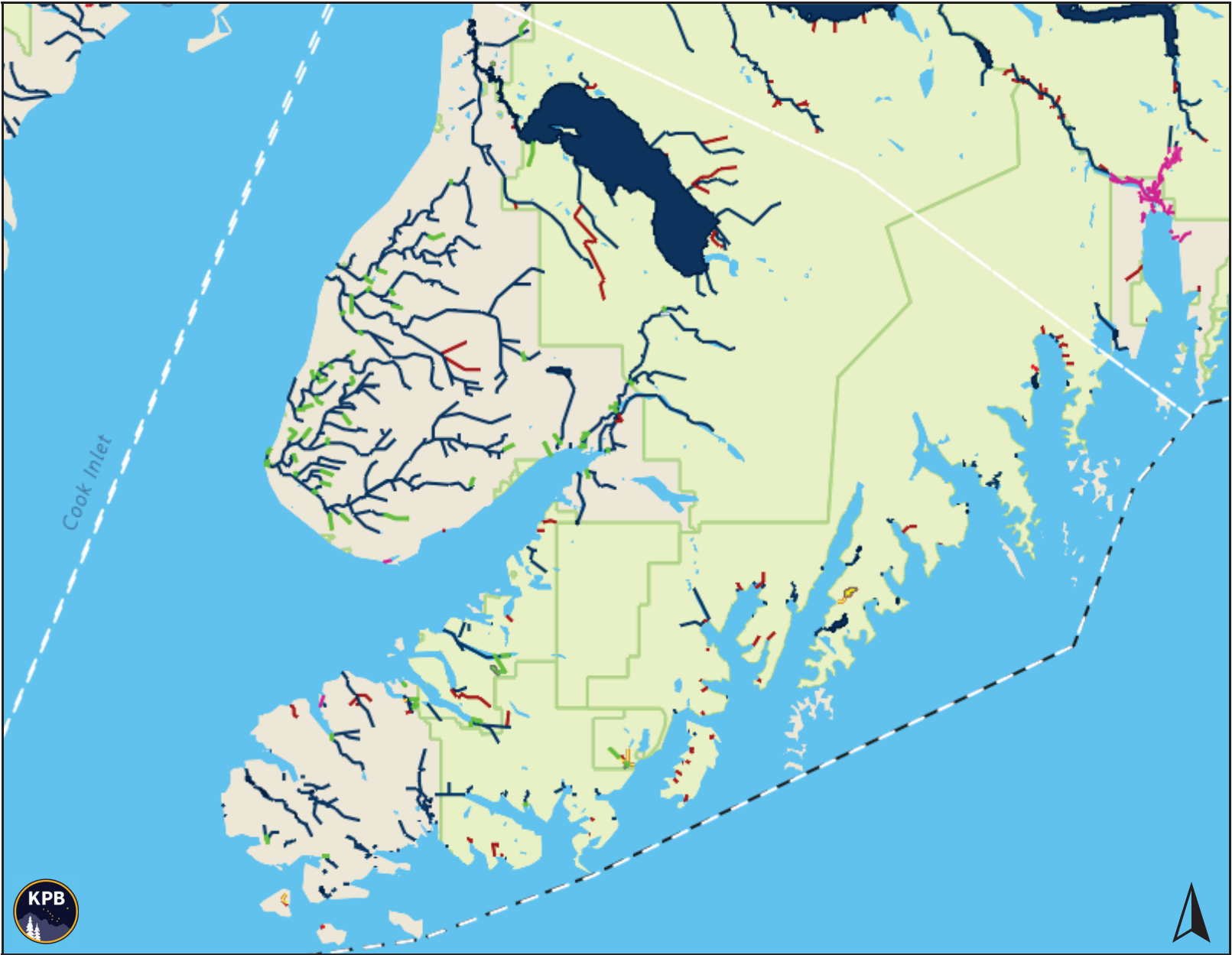
387	244-10-10050-2089	Unknown	244-10-10050-2012	January 1, 2014
388	244-10-10050-2089-3007	Unknown	244-10-10050-2089	January 1, 2014
389	244-10-10050-2089-3015	*Unknown (1182)		October 1, 2024
390	244-10-10050-2089-3016	*Unknown (1183)		October 1, 2024
391	244-10-10050-2300	Unknown	244-10-10050-2012	January 1, 2014
392	244-10-10050-2600	Unknown	244-10-10050-2012	January 1, 2014
393	244-20-10090	Ninilchik River		May 16, 2000
394	244-20-10090-2003	Unknown	244-10-10050-2012	January 1, 2014
395	244-20-10090-2020	*Unknown (1173)		October 1, 2024
396	244-20-10090-2026	*Unknown (1172)		October 1, 2024
397	244-20-10090-2026	Unknown	244-10-10050-2012	January 1, 2014
398	244-20-10090-2030	Unknown	244-10-10050-2012	January 1, 2014
399	244-20-10090-2030-3015	Unknown	244-20-10090-2030	January 1, 2014
400	244-20-10090-2030-3019	*Unknown (1179)		October 1, 2024
401	244-20-10090-2030-3019	Unknown	244-20-10090-2030	January 1, 2014
402	244-20-10090-2030-3030	Unknown	244-20-10090-2030	January 1, 2014
403	244-20-10090-2030-3032	Unknown	244-20-10090-2030	January 1, 2014
404	244-20-10090-2030-3032-4005	Unknown	244-20-10090-2030-3032	January 1, 2014
405	244-20-10090-2030-3034	Unknown	244-20-10090-2030	January 1, 2014
406	244-20-10090-2030-3036	Unknown	244-20-10090-2030	January 1, 2014
407	244-20-10090-2040	Unknown	244-10-10050-2012	January 1, 2014
408	244-20-10090-2041	Unknown	244-10-10050-2012	January 1, 2014
409	244-20-10090-2046	Unknown	244-10-10050-2012	January 1, 2014
410	244-20-10090-2057	Unknown	244-10-10050-2012	January 1, 2014
411	244-20-10090-2070	Unknown	244-10-10050-2012	January 1, 2014
412	244-20-10090-2093	*Unknown (1171)		October 1, 2024
413	244-20-10090-2096	Unknown	244-10-10050-2012	January 1, 2014
414	244-20-10100	Deep Creek		May 16, 2000
415	244-20-10100-2010	Calm Creek	Deep Creek	January 1, 2014
416	244-20-10100-2010-3028	*Unknown (1176)		October 1, 2024
417	244-20-10100-2010-3038	*Unknown (1177)		October 1, 2024
418	244-20-10100-2010-3041	Unknown	Clam Creek	January 1, 2014
419	244-20-10100-2019	Silver Salmon Creek	Deep Creek	January 1, 2014
420	244-20-10100-2019-3011	*Unknown (1174)		October 1, 2024
421	244-20-10100-2019-3018	*Unknown (1180)		October 1, 2024
422	244-20-10100-2019-3018	Unknown	Silver Salmon Creek	January 1, 2014
423	244-20-10100-2019-3018-4009	Unknown	244-20-10100-2019-3018	January 1, 2014
424	244-20-10100-2019-3022	*Unknown (1178)		October 1, 2024
425	244-20-10100-2019-3040	Unknown	Silver Salmon Creek	January 1, 2014
426	244-20-10100-2022	*Unknown (1175)		October 1, 2024
427	244-20-10100-2030	South Fork Deep Creek	Deep Creek	January 1, 2014
428	244-20-10100-2030-3032	Unknown	Deep Creek South Fork	January 1, 2014
429	244-20-10100-2030-3051	Unknown	Deep Creek South Fork	January 1, 2014
430	244-20-10100-2030-3071	Unknown	Deep Creek South Fork	January 1, 2014
431	244-20-10100-2030-3091	Unknown	Deep Creek South Fork	January 1, 2014
432	244-20-10100-2039	Unknown	Deep Creek	January 1, 2014
433	244-20-10100-2045	North Fork Deep Creek	Deep Creek	January 1, 2014
434	244-20-10100-2045-3001	North Fork Deep Creek	Deep Creek North Fork	January 1, 2014
435	244-20-10100-2045-3016	Unknown	Deep Creek North Fork	January 1, 2014
436	244-20-10100-2065	Cytex Creek	Deep Creek	January 1, 2014
437	244-20-10100-2070	Unknown	Cytex Creek	January 1, 2014
438	244-20-10100-2070-3042	Unknown	Cytex Creek	January 1, 2014
439	244-20-10100-2080	*Unknown (1181)		October 1, 2024
440	244-30-10050	Kasilof River		May 16, 2000
441	244-30-10050-0010	Tustumena Lake	Kasilof River	January 1, 2014
442	244-30-10050-2015	Coal Creek	Kasilof River	January 1, 2014
443	244-30-10050-2015-3011	*Unknown (1166)		October 1, 2024
444	244-30-10050-2018	*Unknown (98)		October 1, 2024
445	244-30-10050-2018	Unknown	Kasilof River	January 1, 2014
446	244-30-10050-2020	*Unknown (1167)		October 1, 2024
447	244-30-10050-2024	Crooked Creek	Kasilof River	January 1, 2014
448	244-30-10050-2024-3004	*Unknown (1168)		October 1, 2024
449	244-30-10050-2024-3044	Unknown	Crooked Creek	January 1, 2014
450	244-30-10050-2024-3044-0010	Unknown	244-30-10050-2024-3044	January 1, 2014
451	244-30-10050-2024-3058	Unknown	Crooked Creek	January 1, 2014
452	244-30-10050-2026	Unknown	Kasilof River	January 1, 2014



## KPB 21.18 Appendix: South District

### Proposed Updates

453	244-30-10050-2027	*Unknown (1169)		October 1, 2024
454	244-30-10050-2027	Unknown	Kasilof River	January 1, 2014
455	244-30-10050-2027-0010	Pollard Lake	Kasilof River via trib	January 1, 2014
456	244-30-10050-2027-0020	*Unknown lake (1265)		October 1, 2024
457	244-30-10050-2058	*Unknown (1170)		October 1, 2024
458	244-30-10050-2059	Shantatalik Creek	Tustumena Lake	January 1, 2014
459	244-30-10050-2060	Nikolai Creek	Tustumena Lake	January 1, 2014
460	244-30-10050-2070	Fox Creek	Tustumena Lake	January 1, 2014
461	244-30-10050-2075	Bear Creek	Tustumena Lake	January 1, 2014
462	244-30-10050-2099	Moose Creek	Tustumena Lake	January 1, 2014
463	244-30-10050-2115	Indian Creek	Tustumena Lake	January 1, 2014
464	244-30-10050-2121	Glacier Creek	Tustumena Lake	January 1, 2014
465	244-30-10050-2127	Seepage Creek	Tustumena Lake	January 1, 2014
466	244-30-10050-2134	Crystal Creek	Devils Bay, Tustumena Lake	January 1, 2014
467	244-30-10050-2135	Clear Creek	Tustumena Lake	January 1, 2014
468	244-30-10050-2136	Unknown	Tustumena Lake	January 1, 2014
469	244-30-10050-2137	Unknown	Tustumena Lake	January 1, 2014



Legend

Regulatory Zoning  
KPB 21.18 Anadromous Waters

- Managed
- Unsubstantiated
- Exempt

Proposed Changes

- Managed (removed)
- Proposed (new)
- Proposed (re-substantiation)

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.





Legend

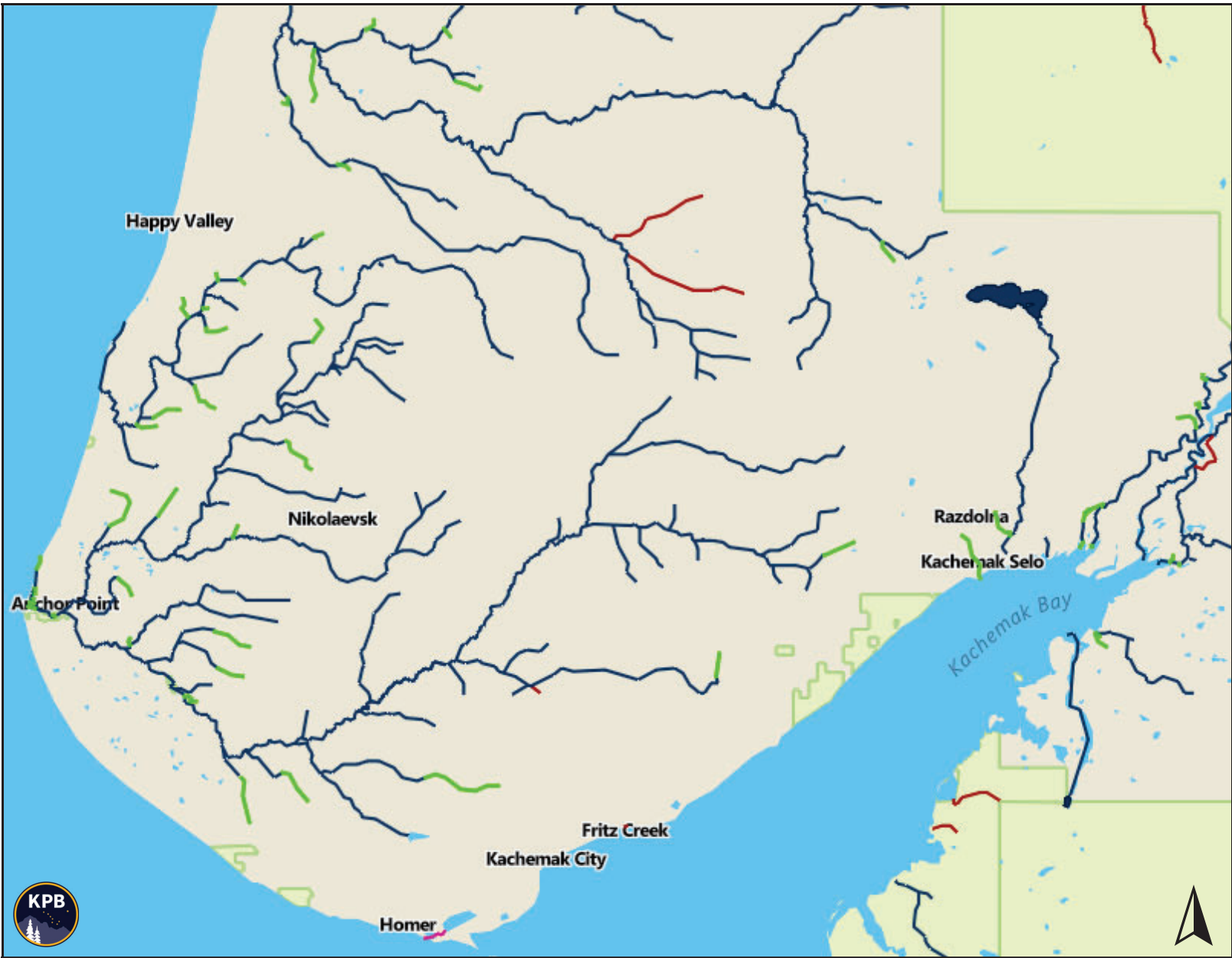
Regulatory Zoning  
KPB 21.18 Anadromous Waters

- Managed
- Unsubstantiated
- Exempt

Proposed Changes

- Managed (removed)
- Proposed (new)
- Proposed (re-substantiation)

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



Legend

Regulatory Zoning  
KPB 21.18 Anadromous Waters

- Managed
- Unsubstantiated
- Exempt

Proposed Changes

- Managed (removed)
- Proposed (new)
- Proposed (re-substantiation)



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Legend

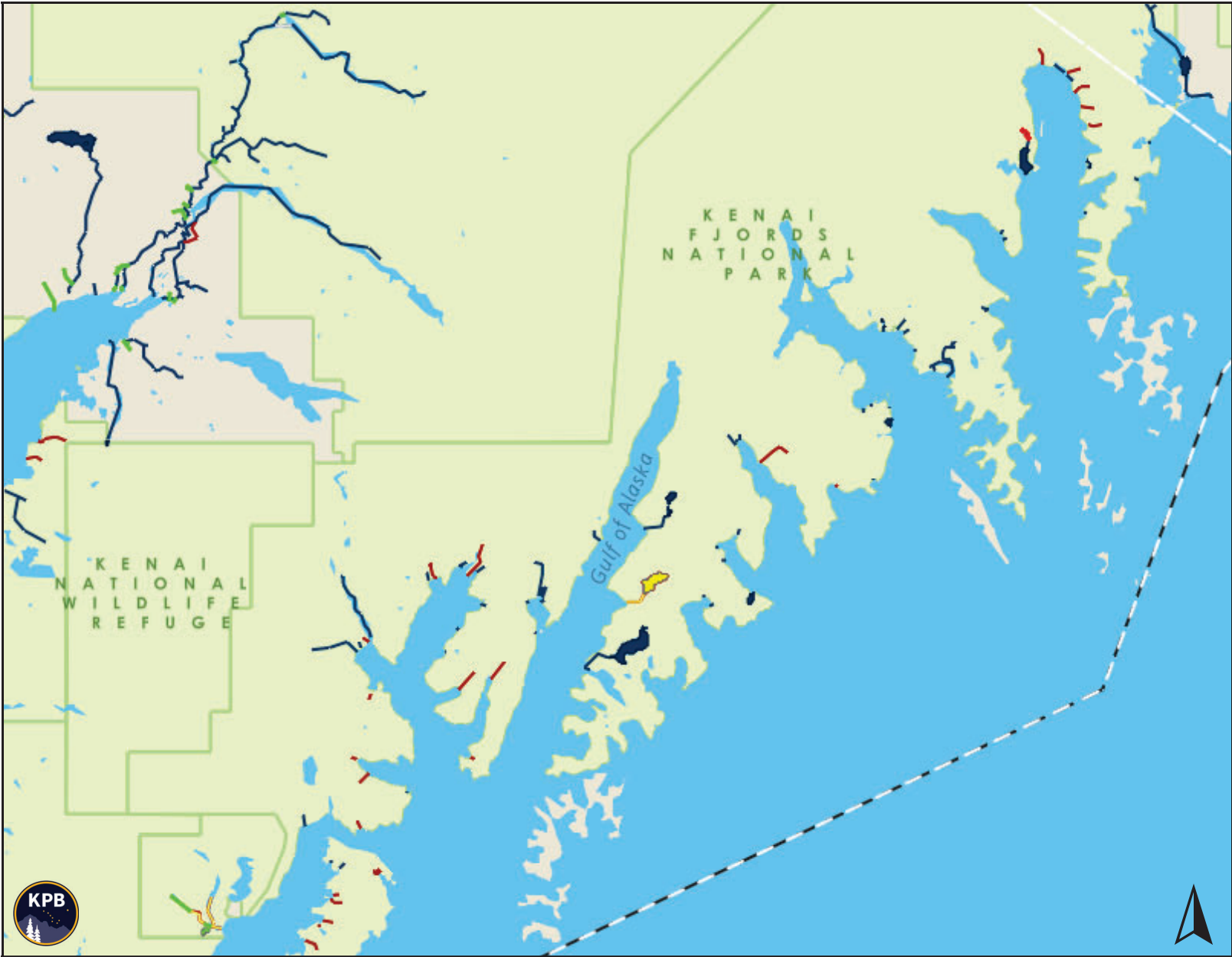
Regulatory Zoning  
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Legend

Regulatory Zoning  
KPB 21.18 Anadromous Waters

- Managed
- Unsubstantiated
- Exempt

Proposed Changes

- Managed (removed)
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Kenai Peninsula Borough  
Office of the Borough Clerk

---

**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Michele Turner, Borough Clerk 

**DATE:** August 26, 2024

**RE:** Ordinance 2024-25: Amending KPB 21.18.025 to Address Adoptions and Deletions of Anadromous Waters within the South District of the KPB 21.18 Appendix that have been Identified in the "Atlas and Catalog of Waters Important for Spawning, Rearing, or Migration of Anadromous Fish" Published by the Alaska Department of Fish and Game (Mayor)

---

Per KPB 22.40.050(F), the borough clerk, or the clerk's designee in his or her absence, has the authority to revise pending resolutions and ordinances prior to assembly action, by filling in any blanks in the legislation stating advisory board recommendations made concerning the legislation. This serves as our memorandum to advise the assembly of same.

Conforming to the advisory boards' actions, the last Whereas clause has been updated to read:

“**WHEREAS**, the Planning Commission at its regularly scheduled meeting on August 12, 2024, and recommended approval by unanimous consent,”

Thank you.

Introduced by: Mayor, Cooper  
Date: 09/03/24  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2024-037**

**A RESOLUTION ESTABLISHING A TOURISM INDUSTRY WORKING GROUP TO  
EVALUATE THE BALANCE BETWEEN POSITIVE AND NEGATIVE TOURISM-  
RELATED IMPACTS ON KENAI PENINSULA BOROUGH COSTS AND SERVICES**

**WHEREAS,** in recent years the question of a "bed tax" has been brought before the Assembly on multiple occasions unsuccessfully due to inadequate stakeholder processes and data gathering; and

**WHEREAS,** prior to moving forward with new policy for voter approval, the Assembly would benefit from community and industry engagement and economic data collection to evaluate the issue and consider various perspectives; and

**WHEREAS,** increased participation in local elections and an informed and engaged citizenry is of paramount importance in a democratic republic form of government; and

**WHEREAS,** a collaborative approach should also include the incorporated cities and affected service providers from the industry within the Kenai Peninsula Borough to find equitable solutions; and

**WHEREAS,** this working group will meet during the winter months and provide a report to the Assembly before the 2025 tourism season begins, thereby allowing full participating in this process;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the Assembly hereby forms the Tourism Industry Working Group ("TISG") and directs the TISG to focus its meetings on evaluating tourism benefits and impacts on current revenue, costs, and services, and discuss potential options or ideas, and associated data, for ensuring that visitors are paying their fair share for services they use. The working group will provide a final written report to present to the Assembly.



**SECTION 2.** That the members of the working group will include seven voting members and three ex-officio non-voting members comprised as follows: three tourism-related industry representatives appointed by the Mayor (3); four community members appointed by the Mayor (4); and three ex-officio, non-voting members comprised of two Assembly members appointed by the Assembly President and the Borough Mayor to participate in the debate and discussion (3).

**SECTION 3.** That all six incorporated cities within the Kenai Peninsula Borough are invited and encouraged to have a representative attend the working groups and join as a non-voting participant in this collaborative working group discussion.

**SECTION 4.** That the TISG's first meeting may not occur prior to October 22, 2024 and the last meeting the working group must occur prior to April 15, 2024. Unless extended by the Assembly, the report of the working group must be provided to the Assembly by April 30, 2024.

**SECTION 5.** That, subject to availability, the working group will be staffed and noticed by the KPB's Clerk's Office, and Legal Department. Notice will be provided through the internet on the KPB website and posted at 144 N. Binkley St., Soldotna, AK 99669.

**SECTION 6.** That the working group is subject to the Alaska Open Meetings Act and will use Robert's Rules of Order to conduct business.

**SECTION 7.** That the working group is not authorized to act or communicate on behalf of the Borough other than to provide a written report containing its final recommendations to the Assembly.

**SECTION 8.** That this resolution takes effect immediately.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF SEPTEMBER, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:



# Kenai Peninsula Borough Assembly

---

## MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**FROM:** Kelly Cooper, Assembly Member *KC*  
Peter A. Micciche, Mayor *PAM*

**DATE:** August 22, 2024

**SUBJECT:** Resolution 2024- 037, Establishing a Tourism Industry Working Group to Evaluate the Balance Between Positive and Negative Tourism-Related Impacts on Kenai Peninsula Borough Costs and Services (Mayor, Cooper)

---

Since 2017 the question of a bed tax has been brought before the Assembly multiple times. The timing of the proposed ballot question inevitably occurs during the tourist season. Members of this industry have repeatedly asked to be part of the discussion and would like to participate in policy discussions that will have significant impacts on their industry. We believe a collaborative approach is in the best interests of all involved and is the only way to achieve stakeholder buy-in.

This Resolution will form a Tourism Industry Working Group (TISG) to evaluate tourism benefits and impacts on current revenue, costs and services and discuss potential options or ideas, and associated data, for ensuring that visitors are paying their fair share for services they use. The working group will provide a final written report to present to the Assembly.

Your consideration is appreciated.

Introduced by: Johnson at the Request  
of the Borough Clerk  
Date: 09/03/24  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2024-038**

**A RESOLUTION APPROVING A 2024 REVISED MEMORANDUM OF AGREEMENT  
BETWEEN THE KENAI PENINSULA BOROUGH AND THE CITIES OF HOMER,  
KENAI, SELDOVIA, SEWARD AND SOLDOTNA, FOR THE PURPOSE OF  
INTERGOVERNMENTAL ADMINISTRATION OF BOROUGH AND CITY  
ELECTIONS**

**WHEREAS,** historically the Kenai Peninsula Borough (“KPB”) and the cities of Homer, Kenai, Seldovia, Seward, and Soldotna have worked together to administer the annual regular municipal election; and

**WHEREAS,** the KPB and the cities share a common goal and find that a collaborative approach serves public interest to minimize costs, increase efficiencies and to ensure municipal elections are conducted in a fair, transparent, and consistent way throughout the KPB; and

**WHEREAS,** a Memorandum of Agreement for the purpose of intergovernmental administration of elections was approved by the KPB and the cities of Homer, Kenai, Seldovia, Seward and Soldotna in July of 2021; and

**WHEREAS,** the KPB and municipal clerks continue to address updates to election processes and associated costs;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI  
PENINSULA BOROUGH:**

**SECTION 1.** That the Assembly authorizes and approves the "2024 Revised Memorandum of Agreement", substantively the same as the redline version accompanying this resolution, between the KPB and the signatory cities to update current election processes and associated costs.

**SECTION 2.** That this resolution takes effect immediately.



**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF SEPTEMBER 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:


Absent:


# Kenai Peninsula Borough Assembly

---

## MEMORANDUM

**TO:** Members, KPB Assembly

**THRU:** Brent Johnson, Assembly President 

**FROM:** Michele Turner, Borough Clerk 

**DATE:** August 22, 2024

**RE:** Resolution 2024-038: Approving a 2024 Revised Memorandum of Agreement Between the Kenai Peninsula Borough and the Cities of Homer, Kenai, Seldovia, Seward and Soldotna, for the Purpose of Intergovernmental Administration of Borough and City Elections (Johnson at the Request of the Borough Clerk)

---

In July 2021, KPB Resolution 2021-055 approved Joint Resolution 2021-001 of the Assembly of the Kenai Peninsula Borough and Councils of the Cities of Homer, Kenai, Seldovia, Seward and Soldotna, for the purposes of Intergovernmental Administration of Borough and City Elections and authorized entering into a Memorandum of Agreement (Agreement) with the cities for that purpose.

Election processes have changed since 2021 and some administrative amendments to the Agreement are necessary to update processes and costs.

This Resolution will approve "2024 Revised" updates to the Agreement, as shown in the accompanying redline version of the Agreement. The substantive updates include: identifying KPB's software vendor responsibility for setting up the election database and ballot layouts; operations of the absentee voting sites at the cities respective clerk offices and the management of those election workers; and updated fees associated with programming city special election.

Your consideration is appreciated.



## **2024 Revised Memorandum of Agreement**

Between Kenai Peninsula Borough and the Cities of  
Kachemak, Kenai, Homer, Seldovia, Seward, and Soldotna  
For the Intergovernmental Administration of Borough and City Municipal Elections

This Memorandum of Agreement (hereinafter the “Agreement”) is by and between the Kenai Peninsula Borough, whose address is 144 North Binkley Street, Soldotna, AK 99669, (hereinafter “Borough”) and the participating Cities of Kenai, Homer, Seldovia, Seward, and Soldotna (hereinafter “Cities,” or “City”) whose addresses are included on the signatory page below, for the purpose of intergovernmental administration of the Borough and the Cities’ local municipal elections (hereinafter “municipal elections”).

WHEREAS, Article X, Section 13 of the Alaska Constitution authorizes local government to enter into agreements for the cooperative or joint administration of any function or power, unless otherwise prohibited by law or charter; and

WHEREAS, AS 29.35.010(13) provides authority for the Borough to enter into intergovernmental cooperative agreements for the joint administration of a borough function or power; and

WHEREAS, historically the Borough and five (5) of the Cities within the Borough (Homer, Kenai, Seldovia, Seward, and Soldotna) have collaborated on the administration of the annual regular municipal election; and

WHEREAS, the Borough and the Cities share a common goal and find that it serves public interest to work together to minimize costs, increase efficiencies and to ensure municipal elections are conducted in a fair and consistent way throughout the Borough; and

WHEREAS, the parties hereto wish to memorialize past practices and understandings through this written document which shall constitute their specific agreement on terms and conditions related to roles, responsibilities, permissions and fees associated with the Borough’s administration of municipal elections;

THE PARTIES THEREFORE AGREE, in consideration of the mutual promises contained in this Agreement and the services and fees provided, as set forth below:

### **1. PURPOSE AND INTENT**

This Agreement is established and entered into between the parties for the purpose of jointly administering municipal elections. This Agreement contemplates basic and core election services for municipal elections, including special elections. The Borough Clerk’s Office will be primarily responsible for providing the basic and core election services as set out below. The Cities agree to pay the Borough for reasonable costs related to the election services pursuant to the fee schedule established below, or as amended by mutual written agreement of the parties. In-line with current and past practices, the Borough’s

Clerk's Office will collaborate with the City Clerk's Offices regarding administration of municipal elections.

## **2. BOROUGH'S OBLIGATIONS**

- a. Election and Ballot Programming:
  - i. The Borough Clerk's Office will work with our election software vendor to program the election(s) and ballot(s) for all regular and special municipal elections.
  - ii. Each City will pay an administration fee for this contracted service as set out in Section 3 below. Each City will provide final approval of ballot proofs to the Borough Clerk's Office.
  - iii. Ballots shall be delivered to each City at least 15 days before each regular election and at least 10 days before each special or runoff election.
- b. Logic and Accuracy Testing
  - i. The Borough Clerk's Office will ensure all ballots and equipment is tested and set for municipal elections.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
  - iii. Copies of the logic and accuracy testing will be provided to each City.
- c. Voter Pamphlet – to include Borough and Cities candidates and issues
  - i. The Borough Clerk's Office will provide the Cities forms for candidate and ballot propositions submissions, and sample ballots, to be included in the Information Brochure (aka Voter Pamphlet). The completed forms will be submitted to the Borough Clerk's Office camera ready.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
- d. Shared services for absentee voting
  - i. The Borough Clerk's Office will open an absentee voting site two weeks prior to the regular election and provide for absentee voters to have access to Borough and city ballots for all precincts within the Borough.
  - ii. This is an in-kind service; there is no administrative charge for this service.
- e. Election worker recruitment, training, and administration
  - i. The Borough Clerk's Office will, in collaboration with each City, recruit, train, and provide for administration of all shared election workers, to include election judges, election officials, canvass board, election board, and any other similar terms in City or Borough codes referring to election workers. Election workers hired for a regular municipal election will be considered temporary employees of the Borough.
  - ii. Each City will pay or cause to be paid an administration fee for this service as set out in Section 3 below.



- iii. For the purposes of Workers' Compensation and all other employment related matters Election Workers shall be considered temporary employees of the Borough.
  - iv. Because City of Seldovia is within the Seldovia/Kachemak Bay voting precinct which is a by mail precinct for the Borough, the Borough Clerk's Office will only be responsible for hiring an absentee voting official to work on Seldovia/Kachemak elections.
- f. Equipment delivery and storage
  - i. The Borough Clerk's Office will provide for all necessary election equipment to be delivered to polling sites and absentee voting stations, unless specific arrangements are otherwise made with individual Cities.
- g. Precinct/Polling Site Rental
  - i. In the event a polling site requires a rental charge, the KPB will handle all aspects of securing the site for use.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
- h. Special elections support
  - i. Section 2(a) through (g) above do not apply to City special elections.
  - ii. Unless specific arrangements are otherwise made with individual Cities, the Borough Clerk's Office will work with our election software vendor to program ballots, assist the Cities with their logic and accuracy testing, and provide for use of Borough election equipment for the City's special election which will include print ready artwork to printer, ballot tabulator, ADA compliant tablet, ballot printer, and ballot box per precinct for special elections conducted by a City.
  - iii. Each City will pay an administration fee for this service as set out in Section 3 below. The Borough will not provide for an absentee voting site for special elections conducted by a City. Each City will pick up the Borough election equipment that it will use in its special election.

### **3. CITIES OBLIGATIONS AND FEES**

- a. The Cities' respective Clerk's Office will open, organize and manage an absentee voting site two weeks prior to the regular election and provide for absentee voters to have access to Borough ballots for precincts within or near the City limits. This includes maintaining the work schedules for the shared absentee election officials working at their site. Except that it is understood City of Soldotna and the KPB will share an absentee voting site at the Borough Administration Building located at 144 N. Binkley Street.
- b. The Cities' respective Clerk's Office will provide all candidate information and proposition language to the Borough Clerk's Office within the set timelines for ballot programming and voter pamphlet information.
- c. By signing this Agreement, Cities consent to the following fee schedule:

<b><u>Service</u></b>	<b><u>Cost</u></b>	<b><u>Description</u></b>
Ballot Programming	\$500 per regular election	See description of services in 2(a) above.
Logic and Accuracy Testing	\$100 per regular election	See description of services in 2(b) above.
Voter Pamphlet	\$100 per page	See description of services in 2(c) above.
Shared services for absentee voting	No charge, in kind service provided	See description of services in 2(d) above.
Election worker recruitment, training, and administration	50% of wages and employer's share of FICA for all election officials working at polling locations within City's jurisdiction.	Wages are based on the current election worker hourly rate as set by the Division of Elections  See description of services in 2(e) above.
Equipment delivery and storage	No charge	See description of services in 2(f) above.
Precinct rental or lease fees	50/50, with a maximum charge to the City of \$50 if charged by the site	See description of services in 2(g) above.
City's Special Elections	Actual costs billed by election software vendor.	See description of services in 2(h) above.

#### **4. ELECTION WEBPAGES AND LOCAL INFORMATION**

The parties agree that the Borough and each City shall continue to maintain, with each party continuing to bear respective associated costs, its own election webpage and other information items regarding municipal elections.

#### **5. WITHDRAWAL**

- a. If the Borough or a City wants to withdraw from agreement They must provide 4 months' written notice.



- b. The Borough or a City cannot cancel or terminate this agreement within 90 days of the regular municipal election.

## **6. TERM OF AGREEMENT**

This Agreement shall be in effect for five (5) years beginning **October 1, 2024** and terminating **September 30, 2029**. This Agreement is eligible for two (2) 5-year renewals by mutual written consent of the parties.

## **7. CITY AND KPB CODE AND STATE LAW**

This Agreement does not supersede any City or KPB code or state law. If a provision of this Agreement conflicts with KPB or City code or state law, the respective code and state law controls.

## **8. WORKERS' COMPENSATION; LIABILITY INSURANCE**

Each Party shall be responsible for the purchase and maintenance of minimum insurance coverage as specified in paragraphs (a) and (b) of this section. Insurance coverage shall be in acceptable form, and for the amounts specified by the Borough, or as required by law, whichever is greater.

Insurance coverage shall remain in effect for the life of this Agreement, and any extensions thereto. This insurance shall be primary.

- a. Commercial general/automobile liability insurance of not less than \$1,000,000 combined single limit bodily injury and property damage per occurrence.
- b. Worker's Compensation and Employer's Liability insurance shall be provided for all employees and volunteers as per Alaska State Statutes.

## **9. DEFAULT**

Failure of either party to fully perform its obligations under the terms of this Agreement will constitute a default. If default is not cured, within 30 days, by full performance under this Agreement, then the non-defaulting party may immediately terminate the Agreement by delivering written notice to the defaulting party.

## **10. AMENDMENT OF AGREEMENT**

This Agreement may only be modified or amended by written agreement of the parties.

## **11. COUNTERPARTS; ELECTRONIC SIGNATURE**

This Agreement may be executed in counterparts and may be executed by way of facsimile or electronic signature in compliance with AS 9.80, each of which when so executed shall constitute an original and all of which together shall constitute one and the same instrument.

## **12. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties. There are no other understandings or agreements between the parties, either oral or memorialized in writing regarding the matters addressed in this Agreement.

## **13. SAVINGS CLAUSE**

If any provision of this Agreement shall be invalidated on any ground by any court of competent jurisdiction, then the invalidated provision shall remain in force and effect only to the extent not invalidated and the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

## **14. OBLIGATIONS**

All of the Borough's and the Cities obligations as specified in Sections 1 and 2 are subject to lawful appropriations, if necessary, for the specific purpose of carrying out the Borough and City's obligations.

**KENAI PENINSULA BOROUGH  
144 N BINKLEY STREET**



**SOLDOTNA, AK 99669**

\_\_\_\_\_  
By: Peter A. Micciche, Mayor

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
Michele Turner, Borough Clerk

\_\_\_\_\_  
Sean Kelley, Borough Attorney

**CITY OF KENAI  
210 FIDALGO AVE.  
KENAI, AK 99611**

---

By: Terry Eubank, City Manager

Date: \_\_\_\_\_

ATTEST:

---

Shellie Saner, City Clerk



**CITY OF HOMER  
491 E. PIONEER AVE.  
HOMER, AK 99603**

---

By: Melissa Jacobsen, City Manager

Date: \_\_\_\_\_

ATTEST:

---

Renee Krause, Acting City Clerk

**CITY OF SELDOVIA  
PO DRAWER B  
SELDOVIA, AK 99663**

---

By: Heidi Geagel, City Manager

Date: \_\_\_\_\_

ATTEST:

---

Elizabeth Diamant, City Clerk



**CITY OF SEWARD  
PO BOX 167  
SEWARD, AK 99664**

---

By: Kat Sorensen, City Manager

Date: \_\_\_\_\_

ATTEST:

---

Kris Peck, City Clerk

**CITY OF SOLDOTNA  
177 N BIRCH ST.  
SOLDOTNA, AK 99669**

\_\_\_\_\_  
By: Janette Bower, City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Johni Blankenship, City Clerk



Introduced By:  
Date:  
Action:  
Vote:

City Clerk  
July 24, 2024  
Adopted  
6 Yes, 0 No

CITY OF SOLDOTNA  
RESOLUTION 2024-023

A RESOLUTION ADOPTING A REVISED MEMORANDUM OF AGREEMENT BETWEEN THE KENAI PENINSULA BOROUGH AND THE CITIES OF HOMER, KENAI, SELDOVIA, SEWARD AND SOLDOTNA, FOR THE PURPOSE OF INTERGOVERNMENTAL ADMINISTRATION OF BOROUGH AND CITY ELECTIONS

WHEREAS, the Soldotna City Council adopted Resolution 2021-029 which adopted a joint resolution between the Kenai Peninsula Borough and the cities of Homer, Kenai, Seldovia, Seward and Soldotna for the Purpose of Intergovernmental Administration of Borough and City Elections, on June 25, 2021; and

WHEREAS, the original memorandum of agreement approved by the borough and the cities of Homer, Kenai, Seldovia, Seward and Soldotna in July of 2021; and

WHEREAS, revisions to the Memorandum of Agreement are needed in order to address updates to election processes and associated costs; and

WHEREAS, the Borough and the Cities share a common goal and find that it serves public interest to work together to minimize costs, increase efficiencies and to ensure municipal elections are conducted in a fair and consistent way throughout the borough;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. Revisions to the Memorandum of Agreement, as shown in the accompanying redline version of the agreement, amend the Memorandum of Agreement to satisfy updates to current election processes and associated costs

Section 2. That the Soldotna City Council authorizes the City Manager to sign the revised Memorandum of Agreement.

Section 3. This resolution shall become effective immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL THIS 24TH DAY OF JULY, 2024.

ATTEST:

  
John Blankenship, MMC, City Clerk

  
Paul J. Whitney, Mayor

Yes: Carey, Chilson, Hutchings, Nelson, Parker, Wackler  
No: None



Sponsored by: City Clerk

**CITY OF KENAI  
RESOLUTION NO. 2024-36**

A RESOLUTION APPROVING A REVISED MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF KENAI AND THE KENAI PENINSULA BOROUGH FOR INTERGOVERNMENTAL ADMINISTRATION OF BOROUGH AND CITY MUNICIPAL ELECTIONS.

WHEREAS, the Kenai Peninsula Borough and the five cities within the Borough, have historically collaborated on the administration of their regular elections annually; and,

WHEREAS, the Borough and the City's share a common goal and find that it serves public interest to work together to minimize costs, increase efficiencies and to ensure municipal elections are conducted in a fair and consistent way throughout the borough; and,

WHEREAS, the original Memorandum of Agreement was approved by the Borough and the cities of Homer, Kenai, Seldovia, Seward and Soldotna in July of 2021; and,

WHEREAS, the clerks continue to address updates to election process and associated costs reflected in the revised Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA:

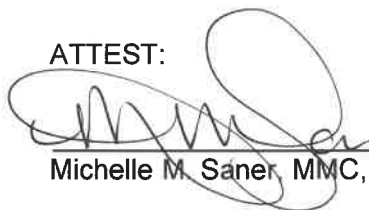
**Section 1.** That Kenai City Council supports minimizing costs and increasing efficiencies to ensure municipal elections are conducted in a fair and consistent way.

**Section 2.** The City Manager is authorized to execute the revised memorandum of agreement between the City of Kenai and the Kenai Peninsula Borough.

**Section 3.** That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 7<sup>TH</sup> DAY OF AUGUST, 2024.

  
Brian Gabriel Sr., Mayor

ATTEST:  
  
Michelle M. Saner, MMC, City Clerk





## MEMORANDUM

**TO:** Mayor Gabriel and Council Members

**FROM:** Shellie Saner, City Clerk

**DATE:** July 23, 2024

**SUBJECT:** Resolution No. 2024-36 - Approving a Revised Memorandum of Agreement Between the City of Kenai and the Kenai Peninsula Borough for Intergovernmental Administration of Borough and City Municipal Elections.

---

Kenai Peninsula Borough Joint Resolution 2021-001 - A Joint Resolution of the Assembly of the Kenai Peninsula Borough and the Councils of the Cities of Homer, Kenai, Seldovia, Seward and Soldotna Respectively, for the Purpose of Intergovernmental Administration of Borough and City Elections, was adopted by the Kenai City Council on July 7, 2021 through Resolution 2021-46; the resolution also authorized the City Manager to execute a Memorandum of Agreement (MOA) with the Borough for intergovernmental administration of Borough and City Elections.

Election processes have changed since 2021 and the proposed changes within the revised MOA incorporates the changes.

The following identifies substantive changes to the agreement:

- The software vendor is now responsible for setting up the election database and ballot layouts, this was previously performed by the Borough Clerk.
- Absentee Voting Officials will remain employees of the Kenai Peninsula Borough; however, operations of the Absentee Voting Sites located within a City Clerk's Office and the management of those election workers is the respective City Clerk's responsibility.
- Updated fees associated with programming City Special Elections.

The attached Memorandum of Agreement identifies changes via track changes.

Your consideration is appreciated.

**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 24-084**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
ADOPTING A JOINT RESOLUTION OF THE KENAI PENINSULA  
BOROUGH ASSEMBLY AND COUNCILS OF THE CITIES OF HOMER,  
KENAI, SELDOVIA, SEWARD AND SOLDOTNA FOR THE PURPOSE  
OF AMENDING THE MEMORANDUM OF AGREEMENT FOR  
INTERGOVERNMENTAL ADMINISTRATION OF BOROUGH AND CITY  
ELECTIONS.

WHEREAS, The City of Homer has collaborated with the Kenai Peninsula Borough  
(KPB) on the administration of the annual regular elections for the past four three years; and

WHEREAS, The Borough and City have common goals to serve the public interest to  
minimize costs, increase efficiencies and ensure municipal elections are conducted in a fair  
and consistent manner; and

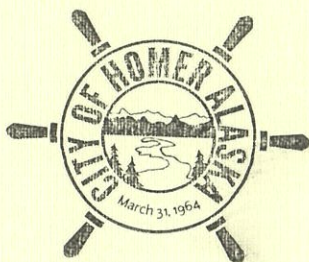
WHEREAS, The City of Homer entered into a Memorandum of Agreement under Joint  
Resolution 2021-001 via Resolution 21-049 for the intergovernmental administration, including  
cost and equipment sharing of borough and city elections; and

WHEREAS, The Clerks for the City and KPB continue to address updates to election  
processes and associated costs; and

WHEREAS, These election updates and associated costs necessitate the amendments  
to the Memorandum of Agreement previously adopted.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
Adopts the Joint Resolution of the Kenai Peninsula Borough and the Councils of the Cities of  
Homer, Kenai, Seldovia, Seward and Soldotna for the Purpose of Amending the Memorandum  
of Agreement for Intergovernmental Administration of Borough and City Elections.

PASSED AND ADOPTED by the Homer City Council this 12<sup>th</sup> day of August, 2024.

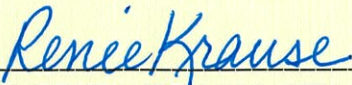


CITY OF HOMER

KEN CASTNER, MAYOR



44 ATTEST:

45   
46 \_\_\_\_\_  
47 RENEE KRAUSE, MMC, CITY CLERK

48

49  
50 Fiscal information: 100-0102-5210

51

Introduced by: Mayor  
Date: 09/03/24  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2024-039**

**A RESOLUTION ADOPTING JOINT RESOLUTION NO. 2024-002 OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINFISH MEETINGS BE HELD IN SOLDOTNA, ALASKA, AND ROTATED THEREAFTER AMONG THE THREE PRIMARY AFFECTED BOROUGHES (ANCHORAGE, MAT-SU AND KENAI PENINSULA) TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES**

**WHEREAS**, Joint Resolution No. 2024-002 supports the efforts of the Kenai Economic Development District's request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the Kenai Peninsula Borough Assembly approves and adopts Joint Resolution 2024-002.

**SECTION 2.** That Assembly President Brent Johnson and Mayor Micciche are authorized to jointly sign Joint Resolution 2024-002 on behalf of the Kenai Peninsula Borough. The Assembly hereby approves and incorporates by reference the document titled "*2026-2027 Upper Cook Inlet Finfish Regulatory Meeting Location Proposal*" accompanying this resolution.

**SECTION 3.** That this resolution takes effect immediately.



**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF SEPTEMBER, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:


# Kenai Peninsula Borough

## Mayor's Office

---

### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**FROM:** Peter A. Micciche, Mayor 

**DATE:** August 22, 2024

**SUBJECT:** Resolution 2024- 039, Adopting Joint Resolution No. 2024-002 of the Assembly of the Kenai Peninsula Borough and the Councils of the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, Supporting the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish Meetings be Held in Soldotna, Alaska, and Rotated Thereafter Among the Three Primary Affected Boroughs (Anchorage, Mat-Su and Kenai Peninsula) to Provide Resource Stakeholders with the Opportunity to be Present at Public Discussions Affecting the Management of their Resources (Mayor)

---

Joint Resolution No. 2024-002 supports the efforts of the Kenai Economic Development District's request for the 2026 and 2027 Cook Inlet Finfish meetings to be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources.

Your consideration is appreciated.



**KENAI PENINSULA BOROUGH  
CITY OF KACHEMAK  
CITY OF KENAI  
CITY OF HOMER  
CITY OF SELDOVIA  
CITY OF SEWARD  
CITY OF SOLDOTNA**

**JOINT RESOLUTION NO. 2024-002**

A JOINT RESOLUTION OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINFISH MEETINGS BE HELD IN SOLDOTNA, ALASKA, AND ROTATED THEREAFTER AMONG THE THREE PRIMARY AFFECTED BOROUGHES (ANCHORAGE, MATSU AND KENAI PENINSULA) TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES

---

WHEREAS, the functions of the Alaska Department of Fish and Game Commissioner are to manage, protect, maintain, improve, and extend the fish, game, and aquatic plant resources of the state in the interest of the economy and general well-being of the state; and,

WHEREAS, the Alaska State Legislature created the seven-member Fisheries Board in 1975 with the purpose of conservation and development of fisheries and wildlife resources; and,

WHEREAS, the regulatory authority must work alongside all stakeholders, including industry leaders and local, tribal, and borough organizations, to protect the Kenai Peninsula's natural resources, communicate regulatory needs, and receive critical stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system; and,

WHEREAS, the Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers and Fish Creek are the entry points to significant sockeye salmon systems in Upper Cook Inlet; and,

WHEREAS, the Kenai River and its lakes are the primary sockeye salmon-producing systems in the Cook Inlet; and,

WHEREAS, personal-use salmon fisheries are essential to the people of the Kenai Peninsula; and

WHEREAS, salmon sport fisheries are essential to the Kenai Peninsula economy; and

WHEREAS, subsistence salmon fisheries are essential for all Kenai Peninsula communities; and

WHEREAS, all users of salmon are dependent on an abundance of salmon; and

WHEREAS, according to the Alaska Department of Fish and Game, more than 1,300 drift and set gillnet limited-entry fishing permits have been issued for the Upper Cook Inlet area, contributing about 10% of salmon permits issued statewide; and

WHEREAS, the Alaska Board of Fish Upper Cook Inlet Finfish Regulatory Meetings provide critical resource updates, including research presentations and staff reports; provide a platform for public testimony; create and/or update industry regulations; facilitate deliberations from committee members to ensure sustainable salmon returns; and outline management plans; and

WHEREAS, Joint Resolution No. 2024-002 supports the efforts of the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources;

Joint Resolution No. 2024-XX  
Page 2 of 4

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA:**

- Section 1.** That the Kenai Peninsula Borough and the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, respectively, formally request that the 2026-2027 Upper Cook Inlet Finfish Regulatory Meetings be held in Soldotna, Alaska, and Rotated Thereafter Among the Three Primary Affected Boroughs (Anchorage, Mat-Su and Kenai Peninsula) to provide an opportunity for local stakeholders to attend and provide public testimony regarding the management of the salmon system.
- Section 2.** That this resolution takes effect immediately upon adoption by the City Councils of the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, and the Kenai Peninsula Borough Assembly.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Brian Gabriel Sr., Mayor

\_\_\_\_\_  
Michelle M. Saner, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SOLDOTNA, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Paul J. Whitney, Mayor

\_\_\_\_\_  
Johni Blankenship, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SEWARD, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Sue McClure, Mayor

\_\_\_\_\_  
Kris Peck, City Clerk



Joint Resolution No. 2024-XX  
Page 3 of 4

---

PASSED BY THE COUNCIL OF THE CITY OF HOMER, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Ken Castner, Mayor

\_\_\_\_\_  
Melissa Jacobsen, MMC, City Clerk

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PASSED BY THE COUNCIL OF THE CITY OF SELDOVIA, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Jeremiah Campbell, Mayor

\_\_\_\_\_  
Liz Diamant, City Clerk

---

PASSED BY THE COUNCIL OF THE CITY OF KACHEMAK, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Bill Fry, Mayor

\_\_\_\_\_  
Laurie Wallace, City Clerk

Joint Resolution No. 2024-XX  
Page 4 of 4

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PASSED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH, ALASKA, THIS XX<sup>ND</sup> DAY OF  
XXXX, 2024.

\_\_\_\_\_  
Brent Johnson, Assembly President

\_\_\_\_\_  
Peter A. Micciche, KPB Mayor

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk



JULY 2024



# 2026-2027 Upper Cook Inlet Finfish Regulatory Meeting Location Proposal

Prepared for Art Nelson, Executive Director  
Alaska Board of Fisheries

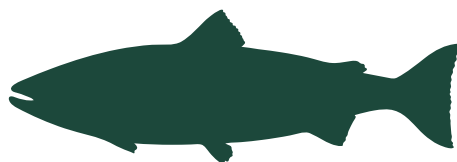
**PRESENTED BY:**

Kenai Peninsula Economic Development District  
Kenai Peninsula Borough  
City of Kenai  
Kenai Chamber of Commerce  
City of Soldotna  
Soldotna Chamber of Commerce



# Table Of Contents

01	Proposal Overview
02	Stakeholders
03	Regional Significance
04	Event Facility
05	Lodging
07	Transportation
08	Dining
09	Contact Information



MEETING LOCATION PROPOSAL

# 2026-2027 Upper Cook Inlet Finfish Meetings

The Kenai Peninsula Economic Development District supports and advocates for public engagement processes and opportunities for our stakeholders and communities. We formally and respectfully request the Alaska Fish and Game Board of Fish to hold the Upper Cook Inlet Finfish Regulatory meetings for 2026-2027 on the Kenai Peninsula, specifically in Soldotna. This proposal request will outline the history, accommodation, logistic resources, and outlay of permit holders and business operators, as well as resolutions from our municipalities and borough communicating the need for the meeting to be held in Soldotna.

As the Board of Fish makes decisions on fish allocation and management for the commercial and sportfishing industries in the region, it is vital to hold the meeting where the stakeholders, business owners, and waters are. For context, it has been over a decade since the Board of Fish has held any public meetings in this region; the last regular Upper Cook Inlet Finfish meeting was in 1999 with in-person BOF work sessions in 2016 and an Upper Cook Inlet Task Force meeting in 2013. KPEDD respectfully requests the Board of Fish to see this as an opportunity to re-engage and re-establish connections through this public process to proceed with its work to make sound judgments and well-informed decisions and develop comprehensive policy with viewpoints and local perspectives considered.



**Director Cassidi Cameron**  
Kenai Peninsula Economic  
Development District

## PROPOSAL SPONSORED BY



**Mayor Peter Micciche**  
Kenai Peninsula Borough



**Mayor Brian Gabriel**  
City of Kenai



**Mayor Paul Whitney**  
City of Soldotna



**Director Samantha Springer**  
Kenai Chamber of Commerce



**Director Maddy Olsen**  
Soldotna Chamber of  
Commerce



# Cook Inlet Stakeholders

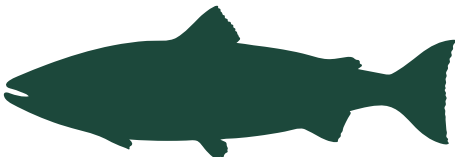
## INDIVIDUALS AND ENTITIES AFFECTED BY MEETING DECISIONS

Permit/License Type Active in 2023	# Registered
Finfish Guides & Charters	197
Drift Gillnets	356
Set Gillnets	672
Purse Seine	68
Total	1,293

85% of active set net permits and 75% of active drift gillnet permits are owned by Alaska residents.

Regional stakeholders require reasonable access to the Upper Cook Inlet Finfish (UCI) Regulatory Meetings, as they are directly affected by decisions made by the Board of Fish. Holding the two-week Board of Fish UCI meetings solely in Anchorage leads to disproportionate representation of special-interest groups that have the resources to attend the meetings and underrepresentation of individual residents of the Kenai Peninsula. Government officials and representatives of these groups have the ability to travel to the Peninsula for meetings as their costs are borne by the organization rather than the individual. The fluidity of these meetings also makes it difficult for residents to make adequate travel accommodations to provide public testimony.

The Kenai Peninsula Economic Development District will act as a point of contact, in partnership with the Kenai Peninsula Borough and regional municipalities, to assist in identifying resources and cost savings for the State. KPEDD will strive to ensure that logistical considerations, adequate public facilities, transportation, lodging and experience are met with the upmost care.



# Upper Cook Inlet

## REGIONAL SIGNIFICANCE

- The Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers, and Fish Creek are the entry points to major sockeye salmon systems in Upper Cook Inlet
- The Kenai River and its lakes are the primary sockeye salmon producing systems in the Cook Inlet
- The Kasilof River and Tustumena Lake is the second-most (sometimes the third-most) productive sockeye salmon producing system in Cook Inlet
- Commercial, sport, subsistence and personal use fisheries are essential to the Kenai Peninsula Economy
- The value and economic impact goes far beyond the number of permit holders in the region

**Commercial fisheries land a combined average of 31.3 million pounds of salmon annually, valued on average at 50.1 million USD annually**

The regulatory authority must work alongside industry to protect the Kenai Peninsula’s natural resources, communicate on regulatory needs, and receive necessary stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system. Holding the 2026 and 2027 Upper Cook Inlet Finfish Regulatory Meetings in Soldotna would provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources.

# SOLDOTNA FIELD HOUSE



## SIZE

- NEWLY BUILT 40,500 SQ FT MULTI-PURPOSE FACILITY
- 215' X 115' MEETING AREA WITH REMOVABLE TURF SYSTEM
- DIVIDER CURTAINS ALLOWING FOR MULTIPLE MEETING SPACES

## ACCOMMODATIONS

- AUDIO AND VISUAL EQUIPMENT TO SUPPORT MEETINGS AND LARGE EVENTS
- COMMERCIAL KITCHEN ACCESS FOR FOOD SERVICE
- SMALL MULTI-PURPOSE ROOM PLUS ADDITIONAL CONFERENCE ROOMS AT THE SOLDOTNA REGIONAL SPORTS COMPLEX FOR BREAKOUT SESSIONS
- HIGH SPEED WIFI

## LOCATION

- CENTRALLY LOCATED ON THE KENAI PENINSULA, EASILY ACCESSIBLE BY ROAD AND AIR, WITH MANY AMENITIES AND LODGING OPTIONS NEARBY





# Lodging

The newly remodeled Aspen Hotel is located in the heart of downtown Soldotna, less than five minutes from the Soldotna Field House. The Aspen also offers block rates for local event attendees. There are also 3 other lodging options in Soldotna and 6 in Kenai providing accommodations for out-of-town meeting attendees.

## ASPEN HOTEL - SOLDOTNA

<https://aspenhotelsak.com/soldotna/>

Phone: (907) 260-7736 Address: 326 Binkley Cir, Soldotna, AK 99669

## ALASKA ANGLERS INN - SOLDOTNA

<https://www.anglersinnalaska.com/>

Phone: (907) 420-0500 Address: 44715 Sterling Hwy, Soldotna, AK 99669

## SOLDOTNA INN - SOLDOTNA

<https://www.soldotnainn.com/>

Phone: (907) 262-9169 Address: 35041 Kenai Spur Hwy, Soldotna, AK 99669

## SOLDOTNA INN - SOLDOTNA

<https://www.soldotnainn.com/>

Phone: (907) 262-9169 Address: 35041 Kenai Spur Hwy, Soldotna, AK 99669



# Lodging

Kenai also offers numerous lodging options, and is less than 15 minutes from the Soldotna event center. A few hotel options include:

## ASPEN HOTEL - KENAI

<https://aspenhotelsak.com/kenai/>

Phone: (907) 283-2272 Address: 10431 Kenai Spur Hwy, Kenai, AK 99611

## QUALITY INN - KENAI

<https://www.choicehotels.com/alaska/kenai/quality-inn>

Phone: (907) 283-6060 Address: 10352 Kenai Spur Highway, Kenai, AK, 99611

## KENAI AIRPORT HOTEL - KENAI

<https://www.kenaiairport-hotels.com/>

Phone: (907) 283-1577 Address: 230 N Willow St, Kenai, AK 99611

## UPTOWN MOTEL - KENAI

<http://www.uptownmotel.com/>

Phone: (907) 283-3660 Address: 47 Spur View Dr, Kenai, AK 99611





# Transportation

Flights operate daily between Anchorage and Kenai through Kenai Aviation and Grant Airlines. There are two car rental centers located in the Kenai Airport, Budget and Avis, for local travel to and from the event. Alaska Bus Company provides shuttle services to and from Anchorage, and Alaska Cab offers shuttle services between and around both Kenai and Soldotna.

## KENAI AVIATION - 15 FLIGHTS FROM ANCHORAGE TO KENAI DAILY

<https://www.kenaiaviation.com/> Phone: (888) 505-3624

## GRANT AVIATION - 30 FLIGHTS FROM ANCHORAGE TO KENAI DAILY

<https://www.flygrant.com/> Phone: 888-359-4726

## BUDGET CAR RENTAL - KENAI

<https://www.budget.com/en/locations/us/ak/kenai/ena>

Phone: (907) 283-4506 Address: 305 N Willow St Ste 116, Kenai, AK 99611

## AVIS CAR RENTAL - KENAI

<https://www.avis.com/en/locations/us/ak/kenai/ena>

Phone: (907) 283-7900 Address: 305 N Willow St, Kenai, AK 99611

## AK BUS COMPANY - DAILY SHUTTLE BETWEEN ANCHORAGE AND KENAI

<https://www.alaskabuscompany.com/> Phone: (907) 299-6806





# Dining

There are more than twenty-five restaurants in and near Soldotna, offering a wide range of local favorites. Fine dining options include Addie Camp, the Flats, and Mykel's. Soldotna also offers casual dining and fast food options for attendees.

## ADDIE CAMP

<https://www.whistlehillsoldotna.com/> Phone: [\(907\) 262-2334](tel:(907)262-2334)  
43540 Whistle Hill Loop, Soldotna, AK 99669

## THE FLATS

<https://theflatsbistro.com/> Phone: [\(907\) 335-1010](tel:(907)335-1010)  
39847 Kalifornsky Beach Rd, Kenai, AK 99611

## MYKEL'S

<https://www.mykels.com/> Phone: [\(907\) 262-4305](tel:(907)262-4305)  
Address: 35041 Kenai Spur Hwy, Soldotna, AK 99669

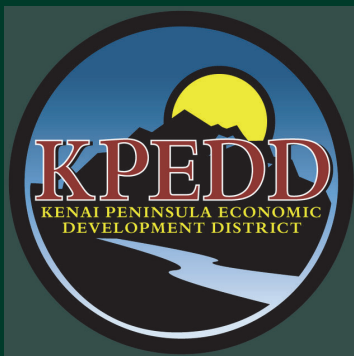
## ST. ELIAS BREWING

<https://www.steliasbrewingco.com/> Phone: [\(907\) 260-7837](tel:(907)260-7837)  
Address: 434 Sharkathmi Ave, Soldotna, AK 99669

## ODIES

<https://odiesdeli.com/> Phone: [\(907\) 260-9000](tel:(907)260-9000)  
44315 Sterling Hwy, Soldotna, AK 99669

# KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT



PLEASE CONTACT US  
WITH ANY QUESTIONS

CASSIDI CAMERON  
EXECUTIVE DIRECTOR  
CASSIDI@KPEDD.ORG  
(907)519-8637



CITY OF SOLDOTNA  
RESOLUTION 2024-026

A RESOLUTION REQUESTING THE 2026 AND 2027 COOK INLET FINFISH REGULATORY MEETINGS BE HELD IN SOLDOTNA, ALASKA, TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES

---

WHEREAS, the functions of the Alaska Department of Fish and Game Commissioner are to manage, protect, maintain, improve, and extend the fish, game, and aquatic plant resources of the state in the interest of the economy and general well-being of the state; and

WHEREAS, the legislature created the seven-member Fisheries Board in 1975 with the purpose of conservation and development of fisheries and wildlife resources; and

WHEREAS, the regulatory authority must work alongside all stakeholders, including industry leaders and local, tribal, and borough organizations, to protect the Kenai Peninsula's natural resources, communicate regulatory needs, and receive critical stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system; and

WHEREAS, the Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers and Fish Creek are the entry points to significant sockeye salmon systems in Upper Cook Inlet; and

WHEREAS, the Kasilof River and Tustumena Lake are the second-most (sometimes the third-most) productive sockeye salmon-producing system in Cook Inlet; and

WHEREAS, personal use salmon fisheries are essential to the people of the Kenai Peninsula; and

WHEREAS, salmon sport fisheries are essential to the Kenai Peninsula economy; and

WHEREAS, subsistence salmon fisheries are essential for all Kenai Peninsula communities; and

WHEREAS, all users of salmon are dependent on an abundance of salmon; and

WHEREAS, according to the Alaska Department of Fish and Game, more than 1,300 drift and set gillnet limited entry fishing permits have been issued for the Upper Cook Inlet area, contributing about 10% of salmon permits issued statewide; and

WHEREAS, the Alaska Board of Fish Upper Cook Inlet Finfish Regulatory Meetings provide critical resources which include: a forum for research presentations and staff reports, a platform for public testimony, opportunities to create and/or update industry regulations, deliberations from committee members to increase rates of salmon returns and outline management plans; and

WHEREAS, Joint Resolution No. 2024-002, supports the efforts of the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources;



NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Soldotna City Council formally requests that the 2026-2027 Upper Cook Inlet Finfish Regulatory Meetings be held in Soldotna, Alaska, to provide an opportunity for local stakeholders to attend and provide public testimony regarding the management of the salmon system:

Section 2. That the Soldotna City Council authorizes the Mayor of the City of Soldotna to sign Joint Resolution 2024-002 on behalf of the Soldotna City Council.

Section 3. This resolution shall become effective immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL THIS 28TH DAY OF AUGUST, 2024.

ATTEST:

  
Johni Blankenship, MMC, City Clerk

  
Paul J. Whitney, Mayor

Yes: Carey, Chilson, Hutchings, Nelson, Parker, Wackler  
No: None

Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 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**

**WHEREAS,** at the regular election held in the Borough on October 4, 2016, a majority of the qualified electors of the South Kenai Peninsula Hospital Service Area (“Service Area”) voted in favor a Proposition 2 authorizing the issuance of general obligation bonds of the Service Area in principal amount not to exceed \$4,800,000 to finance planning, designing, constructing and equipping South Peninsula Hospital Facilities and Homer Medical Clinic, as authorized by Ordinance No. 2016-15 of the Borough, passed by the Assembly on June 7, 2016 (the “Election Ordinance”); and

**WHEREAS,** Resolution 2016-067 authorized the issuance of bonds not to exceed \$4,800,000 through the Alaska Municipal Bond Bank to finance planning, designing, constructing and equipping South Peninsula Hospital Facilities and Homer Medical Clinic; and

**WHEREAS,** the project was completed in two phases and the remaining bond proceeds may be spent on annual debt service for the respective issuance;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$1,478.19 in bond proceeds are deobligated from account number 491.81210.17SPM.49999 in the South Kenai Peninsula Hospital Service Area Capital Project Fund.

**SECTION 2.** That \$1,478.19 in South Kenai Peninsula Hospital Service Area bond proceeds is transferred and appropriated to account number 361.81210.17SPH.44010 the South Kenai Peninsula Hospital Service Area Debt Service Fund to support the final debt service payment for the 2017 South Kenai Peninsula Hospital Service Area General Obligation Bonds.

**SECTION 3.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \* 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:



Kenai Peninsula Borough  
Finance Department

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*

**FROM:** Brandi Harbaugh, Finance Director *BH*

**DATE:** August 22, 2024

**SUBJECT:** 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 General Obligation Bonds (Mayor)

At the regular election held in the Borough on October 4, 2016, a majority of the qualified electors of the South Kenai Peninsula Hospital Service Area (“Service Area”) voted in favor a Proposition 2 authorizing the issuance of general obligation bonds of the Service Area in principal amount not to exceed \$4,800,000 to finance planning, designing, constructing and equipping South Peninsula Hospital Facilities and Homer Medical Clinic, as authorized by Ordinance No. 2016-15 of the Borough, passed by the Assembly on June 7, 2016 (the “Election Ordinance”).

Resolution 2016-067 authorized the issuance of bonds not to exceed \$4,800,000 through the Alaska Municipal Bond Bank to finance planning, designing, constructing and equipping South Peninsula Hospital Facilities and Homer Medical Clinic.

This Ordinance would deobligate bond proceeds from the SPH Capital Project Fund and appropriate the remaining bond proceeds to fund a portion of the annual debt service payment for the 2017 SPH bonds.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT/FUNDS VERIFIED	
Acct. No.	<u>491.81210.17SPM.49999</u>
Amount:	<u>\$1,478.19</u>
By: <u>  <i>BH</i>  </u>	Date: <u>8/19/2024</u>

Introduced by:	Mayor
Date:	05/17/16
Hearing:	06/07/16
Action:	Enacted
Vote:	7 Yes, 1 No, 1 Absent
Election Date:	10/04/16
Certified Date:	10/11/16
Ratified by the Voters:	58.32%, 41.68%

**KENAI PENINSULA BOROUGH  
ORDINANCE 2016-15**

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA THE QUESTION OF THE ISSUANCE OF NOT-TO-EXCEED FOUR MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$4,800,000) OF GENERAL OBLIGATION BONDS OF THE SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA TO PAY COSTS OF PLANNING, DESIGN, CONSTRUCTION, AND EQUIPPING OF FACILITIES AT THE SOUTH PENINSULA HOSPITAL AND HOMER MEDICAL CENTER AT AN ELECTION IN AND FOR THE KENAI PENINSULA BOROUGH ON OCTOBER 4, 2016**

**WHEREAS,** the Kenai Peninsula Borough ("Borough") owns and provides for the operation of a 22-bed acute care and 25-bed long-term care hospital ("South Peninsula Hospital") and for other health services and medical facilities, through the South Kenai Peninsula Hospital Service Area ("SKPHSA"); and

**WHEREAS,** the Borough has entered into a Sublease and Operating Agreement ("SL&OA") with South Peninsula Hospital, Inc. ("SPHI") for the sublease and operation of the hospital and other medical facilities, to operate these medical facilities on a nonprofit basis in order to ensure the continued availability of the medical services to the service area residents and visitors; and

**WHEREAS,** the SL&OA provides that the Borough may make capital improvements to the hospital and other medical facilities; and

**WHEREAS,** the South Peninsula Hospital is located in the South Kenai Peninsula Hospital Service Area ("Service Area"); and

**WHEREAS,** SPHI continues to expand its health services to meet community needs; and

**WHEREAS,** there has been identified a need to expand the Homer Medical Center, which is the Service Area's main primary care facility providing family practice, obstetrics/gynecology, midwifery, nurse practitioners and other services; and

**WHEREAS,** the Borough's capital projects department has estimated the proposed addition will cost between \$2,800,000 and \$3,000,000 including project management and administrative costs; and

**WHEREAS,** there has been identified an immediate need to replace the heating, ventilation and air conditioning ("HVAC") units for the South Peninsula Hospital's operating rooms; and

**WHEREAS,** the Borough's capital project department has estimated the additional funding needed to replace the HVAC units is \$1,800,000 including project management and administrative costs; and

**WHEREAS,** under provisions of AS 29.47.190 a municipality may incur general obligation debt only after a bond authorization ordinance is approved by a majority of those voting on the question at a regular or special election; and

**WHEREAS,** the capital improvements mentioned above are necessary and beneficial to the community;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** It is hereby determined to be for a public purpose and in the public interest of the Kenai Peninsula Borough that the South Kenai Peninsula Hospital Service Area incur general obligation bonded indebtedness in an amount not to exceed Four Million Eight Hundred Thousand Dollars (\$4,800,000), for the purpose of paying the cost of planning, designing, site preparation, constructing, acquiring, renovating, installing and equipping facilities of the South Peninsula Hospital and Homer Medical Center (the Project).

**SECTION 2.** The sum of not to exceed Four Million Eight Hundred Thousand Dollars (\$4,800,000) shall be borrowed by, for, and on behalf of the Borough for the Project and shall be evidenced by the issuance of general obligation bonds of the Borough. The bond proceeds shall be used only for capital improvements and costs of issuance of the bonds. The full faith and credit of only the Service Area is pledged for the payment of the principal of and interest on the bonds, and ad valorem taxes upon all taxable property in the Service Area shall be levied without limitation as to rate or amount to pay the principal of and interest on the bonds when due.

**SECTION 3.** An election is to be held on October 4, 2016, in and for the Borough for the purpose of submitting a general obligation bond proposition to the qualified voters of the Service Area for approval or rejection. The proposition must receive a majority vote of those in the Service Area voting on the question to be approved. The proposition shall be substantially in the following form:



PROPOSITION NO. \_\_\_\_

SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA GENERAL  
OBLIGATION BONDS

Shall Kenai Peninsula Borough borrow up to \$4,800,000 through the issuance of South Kenai Peninsula Hospital Service Area general obligation bonds?

The bond proceeds of \$4,800,000 will be used for the purpose of paying the cost of planning, designing, site preparation, constructing, acquiring, renovating, installing and equipping facilities of the South Peninsula Hospital, including the Homer Medical Center, located within the South Kenai Peninsula Hospital Service Area.

The general obligation bond debt shall be paid from operating revenues generated by the South Peninsula Hospital and from ad valorem taxes on all property levied and collected within the South Kenai Peninsula Hospital Service Area. The South Kenai Peninsula Hospital Service Area will pledge its full faith and credit for payment of the general obligation debt.

Voter approval of this bond proposition authorizes for each \$100,000 of assessed taxable property value in the South Kenai Peninsula Hospital Service Area (based on the estimated total FY2017 assessed valuation) an annual tax of approximately \$21.10 (an amount equal to .21 mills) to retire the proposed debt.

**SECTION 4.** The proposition set forth in Section 3 shall be printed on a ballot which may set forth other general obligation bond propositions, and the following words shall be added as appropriate and next to an area provided for marking the ballot for voting:

PROPOSITION NO. \_\_\_\_ YES \_\_\_\_ NO \_\_\_\_

**SECTION 5.** The Bonds shall be issued upon such terms and conditions and in such form as the Finance Director finds to be in the best interests of the Kenai Peninsula Borough.

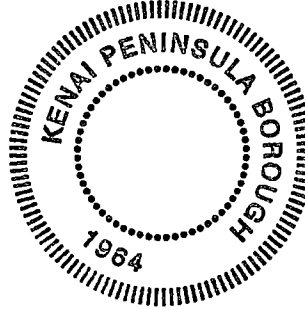
**SECTION 6.** Section 2 and 5 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular borough election on October 4, 2016. The remaining sections of this ordinance shall become effective upon enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF JUNE, 2016.



Blaine Gilman, Assembly President

ATTEST:

  
John Blankenship, MMC, Borough Clerk

Yes: Bagley, Cooper, Dunne, Holmdahl, Johnson, Knopp, Ogle

No: Welles

Absent: Gilman

Introduced by: Mayor  
Date: 11/22/16  
Action: Adopted  
Vote: 8 Yes, 1 No, 0 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2016-067**

**A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, OF THE SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$4,800,000 TO FINANCE THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE SOUTH KENAI PENINSULA HOSPITAL AND HOMER MEDICAL CENTER IN THE BOROUGH AS AUTHORIZED BY ORDINANCE NO. 2016-15 OF THE BOROUGH AND RATIFIED BY THE BOROUGH'S VOTERS AT AN ELECTION HELD ON OCTOBER 4, 2016, FIXING CERTAIN DETAILS OF SUCH BONDS, AND PLEDGING THE FULL FAITH AND CREDIT OF THE SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA TO THE PAYMENT THEREOF**

**WHEREAS,** at an election held in the Kenai Peninsula Borough, Alaska (the "Borough"), on October 4, 2016, a majority of the qualified electors of the South Kenai Peninsula Hospital Service Area voting thereon voted in favor of a Proposition 2 authorizing the issuance of general obligation bonds of the South Kenai Peninsula Hospital Service Area in an aggregate principal amount not to exceed \$4,800,000 to finance costs of planning, designing, construction and equipping of facilities at the South Peninsula Hospital and Homer Medical Center ("Proposition No. 2"), as authorized by Ordinance No. 2016-15 of the Borough, passed by the Assembly on June 7, 2016 (the "Election Ordinance"); and

**WHEREAS,** Section 29.47.410 of the Alaska Statutes provides that the Assembly by ordinance or resolution may provide for the form and manner of sale of bonds and notes; and

**WHEREAS,** it is in the best interest of the Borough and its residents that the Borough proceed to plan, design, construct, and equip the capital improvements within the South Kenai Peninsula Hospital Service Area described in Proposition 2 (the "Project"), and issue not to exceed \$4,800,000 principal amount of general obligation bonds referred to in Proposition No. 2, constituting the unsold general obligation bonds referred to therein, to pay costs of the Project; and

**WHEREAS,** the Assembly wishes to delegate to each the Mayor and Finance Director the authority to sell the general obligations bonds referred to herein to the Alaska Municipal Bond Bank pursuant to the terms of a loan agreement, or a financial institution pursuant to the terms of a bond purchase agreement, as determined to be in the best interests of the Borough;



**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.**     Definitions. The following terms shall have the following meanings in this resolution:

- (A)     “Assembly” means the Assembly of the Borough, as the general legislative authority of the Borough, as the same shall be duly and regularly constituted from time to time.
- (B)     “Bond” means the general obligation bonds of the Borough authorized by this resolution to be issued as a single bond if sold to the Bond Bank, or issued as a single or serial bonds if sold to a financial institution, each in an aggregate principal amount not to be exceed \$4,800,000.
- (C)     “Bond Bank” means the Alaska Municipal Bond Bank, a public corporation and instrumentality of the State of Alaska, created pursuant to the provisions of Chapter 85, Title 44, Alaska Statutes, as amended.
- (D)     “Bond Purchase Contract” means the agreement by and between the Borough and a financial institution, dated on or about the sale date of the Bond.
- (E)     “Bond Register” means the registration books maintained by the Registrar, which include the names and addresses of the owners or nominees of the Registered Owners of the Bond.
- (F)     “Borough” means the Kenai Peninsula Borough, a municipal corporation of the State of Alaska, organized as a second class borough under Title 29 of the Alaska Statutes.
- (G)     “Code” means the Internal Revenue Code of 1986, as amended from time to time, together with corresponding and applicable final, temporary or proposed regulations and revenue rulings issued or amended with respect thereto by the United States Treasury Department or the Internal Revenue Service, to the extent applicable to the Bond.
- (H)     “Cost” or “Costs” means the cost of planning, designing, site preparation, constructing, acquiring, renovating, installing and equipping the Project, including interest on the Bond during the period of planning, designing, site preparation, constructing, acquiring, renovating, installing and equipping the Project, the cost whether incurred by the Borough or by another of field surveys and advance

planning undertaken in connection with the Project properly allocable to the Project, the cost of acquisition of any land or interest therein required as the site or sites of the Project or for use in connection therewith, the cost of any indemnity and surety bonds and premiums on insurance incurred in connection with the Project prior to or during construction thereof, all related direct administrative and inspection expenses whether incurred by the Borough or by another in connection with the Project prior to or during construction thereof and allocation portions of direct costs of the Borough, legal fees, costs of issuance of the Bond by the Borough, including financing charges and fees and expenses of bond counsel, financial advisors and consultants in connection therewith, the cost of any bond insurance premium, the cost of audits, the cost of all machinery, apparatus and equipment, cost of engineering, architectural services, designs, plans, specifications and surveys, estimates of cost, the reimbursement of all moneys advanced from whatever source for the payment of any item or items of cost of the Project, and all other expenses necessary or incidental to determining the feasibility or practicability of the Project, and such other expenses not specified herein as may be necessary or incidental to the acquisition and development of the Project, the financing thereof and the putting of the same in use and operation.

- (I) "Loan Agreement" means the Loan Agreement between the Borough and the Bond Bank, dated on or about the sale date of the Bond.
- (J) "Project" means the capital improvements to the South Peninsula Hospital and Homer Medical Center, each owned by the Borough, which are authorized and more fully described in the Election Ordinance and Proposition 2.
- (K) "Registered Owner" means the person named as the registered owner of a Bond in Bond Register.
- (L) "Registrar" means the Finance Director of the Borough, or any successor that the Borough may appoint by resolution, for the purposes of registering and authenticating the Bond, maintaining the Bond Registrar, and paying the principal of and interest on the Bond.
- (M) "Rule" means Rule 15c2-12 of the United Securities and Exchange Commission under the Securities Exchange Act of 1934.

## **SECTION 2.**

Authorization of Bond and Purpose of Issuance. The Borough shall now issue and sell not to exceed \$4,800,000 of the general obligation bonds authorized by the Election Ordinance and approved by the qualified electors of the South Kenai Peninsula Hospital Service Area at an election held on October 4, 2016, to finance a plan of capital improvements to the South Peninsula Hospital and

Homer Medical Center of the Borough and pay costs of issuance of the Bond. The Bond shall be designated "Kenai Peninsula Borough, Alaska, South Kenai Peninsula Hospital Service Area General Obligation Medical Facilities Bond, 2017," or such further or different designation the Finance Director determines is appropriate and reasonable.

The Mayor and Finance Director are each hereby authorized to determine whether the Bond shall be sold to the Bond Bank, pursuant to the terms of a Loan Agreement, or a financial institution, pursuant to the terms of a Bond Purchase Agreement, based on the best interests of the Borough. If the Bond is sold to the Bond Bank, the Bond will be issued as a single bond in an aggregate principal amount not to exceed \$4,800,000. If the Bond is sold to a financial institution, the Bond may be issued as serial bonds or a single bond in an aggregate principal amount to exceed \$4,800,000.

Notwithstanding the foregoing, the Bond may be issued in one or more series, referred to herein as the "Taxable Bond" and the "Tax-Exempt Bond," if determined that only a portion of the Bond may be issued on a tax-exempt basis under the Code. The Bond forms shall clearly identify which series of Bond is being issued as a Taxable Bond and which series of Bond is being issued as a Tax-Exempt Bond.

The Borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this resolution is necessary in order to carry out and effectuate the purpose of the Borough in accordance with the Constitution and the statutes of the State of Alaska and to incur the indebtedness and issue the Bond as referred to in Proposition 2.

**SECTION 3.**     Obligation of Bond. The Bond shall be a direct and general obligation of the South Kenai Peninsula Hospital Service Area and the full faith and credit of the South Kenai Peninsula Hospital Service Area are hereby pledged to the payment of the principal of and interest on the Bond. The Borough hereby irrevocably pledges and covenants that it will levy and collect taxes upon all taxable property within the South Kenai Peninsula Hospital Service Area without limitation as to rate or amount, in amounts sufficient, together with other funds legally available therefor, to pay the principal of and interest on the Bond as the same become due and payable.

**SECTION 4.**     Date, Maturities, Interest Rates, and Other Details of Bond. The Bond shall be dated the date of sale and delivery to the purchaser shall be in the denomination of \$5,000 or any integral multiple thereof, or such other denominations as may be determined by the Mayor or Finance Director, and shall be numbered in such manner and with any additional designation as the Registrar deems necessary for purposes of identification and control.



The Bond shall bear interest from the date thereof, and semiannually thereafter of each year. Interest shall be computed on the basis of a 360-day year composed of twelve 30-day months. The Mayor and Finance Director are each authorized to fix and determine the principal installment payment dates and the rate of interest on each principal installment of the Bond, provided that (i) the true interest cost of the Bond shall not exceed five percent (5%) unless approved by resolution of the Assembly; and (ii) the final principal installment date shall of the Bond shall be on or before December 31, 2034.

**SECTION 5.** Place and Medium of Payment. Both principal of and interest on the Bond shall be payable in lawful money of the United States of America which, on the respective dates of payment thereof, shall be legal tender for the payment of public and private debts. If the Bond is registered in the name of the Bond Bank, payments of principal and interest thereon shall be made as provided in the Loan Agreement. If the Bond is not owned by the Bond Bank, payments of principal and interest on the Bond will be made by check or draft mailed by first class mail to the Registered Owners of the Bond at the addresses for such Registered Owners appearing on the Bond Register on the 15th day of the month preceding the payment date, provided that the final installment of principal and interest on the Bond will be payable at the principal office of the Bond.

**SECTION 6.** Prepayment. Provisions for the prepayment of some or all of the principal installments of the Bond shall be established pursuant to Section 13 of this resolution and shall be as set forth in the Loan Agreement or Bond Purchase Contract, as applicable.

**SECTION 7.** Form of Bond. The Bond shall be in substantially the following form:

UNITED STATES OF AMERICA  
STATE OF ALASKA

KENAI PENINSULA BOROUGH  
(A Municipal Corporation of the State of Alaska)

NO. \_\_\_\_\_ \$ \_\_\_\_\_

SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA  
GENERAL OBLIGATION MEDICAL FACILITIES BOND, 2017  
[TAXABLE][TAX-EXEMPT]

REGISTERED OWNER:

PRINCIPAL AMOUNT:

FINAL MATURITY DATE:

INTEREST RATES; See below.

Kenai Peninsula Borough, Alaska (the "Borough"), a municipal corporation organized and existing under and by virtue of the laws and Constitution of the State of Alaska, hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or its registered assigns, the Principal Amount indicated above in accordance with the installment payment schedule set forth below (unless prepaid prior thereto as provided herein), together with interest on such installments from the date hereof or the most recent date to which interest has been paid or duly provided for, at the interest rates set forth below, on \_\_\_\_\_, \_\_, 20\_\_, and on each \_\_\_\_\_ 1 and \_\_\_\_\_ 1 thereafter:

Year of Principal Installment Payment (_____ 1)	Principal Installment Amount	Interest Rate
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Both principal or and interest on this bond are payable in lawful money of the United States of America. Installments of principal of and interest on this bond are payable by check or draft of the Finance Director of the Borough ("Registrar") mailed (on the date such interest is due) to the Registered Owner hereof at the address appearing on the bond register of the Borough on the 15th day of the month preceding the payment date, provided that the final installment of principal and interest on this Bond will be payable upon surrender of this bond at the office of the Registrar. Notwithstanding the foregoing, so long as the Alaska Municipal Bond Bank (the "Bank") is the Registered Owner of this bond, payments of principal and interest shall be made as provided in the Loan Agreement between the Bank and the Borough (the "Loan Agreement"). Interest shall be computed on the basis of a 360-day year composed of twelve 30-day months.

This bond is a general obligation bond of the South Kenai Peninsula Hospital Service Area, as authorized by the voters of the Borough and issued pursuant to Ordinance No. 2016-15 of the Borough and Resolution No. 2016-067 adopted by the Borough Assembly on November 22, 2016 (the "Bond Resolution, and together with Ordinance No. 2016-15, the "Bond Legislation"), to provide funds for making certain capital improvements to the South Peninsula Hospital and Homer Medical Facilities of the Borough. Capitalized terms used in this bond and not otherwise defined herein have the meanings given those terms in the Bond Legislation.

The Bond is subject to prepayment as provided in the Bond Legislation and [Loan Agreement] [Bond Purchase Agreement].

This Bond is transferable as provided in the Bond Legislation, (i) only upon the bond register of the Borough, and (ii) upon surrender of this Bond together with a written instrument of transfer duly executed by the registered owner or the duly authorized attorney of the registered owner, and thereupon a new fully registered bond in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefor as provided in the Bond Legislation and upon the payment of charges, if any, as therein prescribed. The Borough may

treat and consider the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or prepayment price, if any, hereof and interest due hereon and for all other purposes whatsoever.

Upon surrender to the Registrar, this bond is interchangeable for a bond or bonds (in denominations of \$5,000 or any integral multiple thereof) of an equal aggregate principal amounts and of the same interest rates and principal amounts as this bond. Such exchange or transfer shall be without cost to the Registered Owner or transferee. The Borough may deem the person in whose name this bond is registered to be the absolute owner hereof the purpose of receiving payment of the principal of and interest on this bond and for any and all other purposes.

This bond is a general obligation of the South Kenai Peninsula Hospital Service Area, and the full faith and credit of the South Kenai Peninsula Hospital Service Area are pledged for the payment of the principal of and interest on the Bond as the same shall become due.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts or things required by the constitution or statutes of the State of Alaska to exist, to have happened or to have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that this bond, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by said constitution or statutes.

IN WITNESS WHEREOF, THE KENAI PENINSULA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by its Mayor and its corporate seal to be hereunto impressed or otherwise reproduced and attested by its Clerk, all as of the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_, Borough Clerk

**SECTION 8.** Execution. The Bond shall be executed in the name of the Borough by the Mayor, and its corporate seal shall be impressed or otherwise reproduced thereon and attested by the Borough Clerk. The execution of the Bond on behalf of the Borough by persons that at the time of the execution are duly authorized to hold the proper offices shall be valid and sufficient for all purposes, although any such person shall have ceased to hold office at the time of delivery of the Bond or shall not have held office on the date of the Bond.



**SECTION 9.**     Registration.

- (A)    The Bond shall be issued only in registered form as to both principal and interest. The Borough designates the Borough Finance Director as Registrar for the Bond. The Registrar shall keep, or cause to be kept, the Bond Register at the principal office of the Borough.
- (B)    The Borough, in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes, and neither the Borough nor the Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be made only as described in Section 5, but such registration may be transferred as herein provided. All such payments made as described in Section 5 shall be valid and shall satisfy and discharge the liability of the Borough upon such Bond to the extent of the amount or amounts so paid.
- (C)    The Bond shall be transferred only upon the Bond Register kept by the Registrar. Upon surrender for transfer or exchange of any Bond at the office of the Registrar, with a written instrument of transfer or authorization for exchange in form and with guaranty of signature satisfactory to the Registrar, duly executed by the registered owner or its duly authorized attorney, the Borough shall execute and the Registrar shall delivery an equal aggregate principal amount of Bond of the same maturity of any authorized denominations, subject to such reasonable regulations as the Registrar may prescribe and upon payment sufficient to reimburse it for any tax, fee or other governmental charge required to be paid in connection with such transfer or exchange. Any Bond surrendered for transfer or exchange shall be canceled by the Registrar. The Registrar shall not be required to transfer or exchange any Bond after the Bond has been called for redemption.
- (D)    The Borough covenants that, until the Bond has been surrendered and canceled, it will maintain a system for recording the ownership of the Bond that complies with the provisions of Section 149 of the Code.

**SECTION 10.**    Mutilated, Destroyed, Stolen or Lost Bond. Upon surrender to the Registrar of a mutilated Bond, the Borough shall execute and deliver a new Bond of like maturity and principal amount. Upon filing with the Registrar of evidence satisfactory to the Borough that a Bond has been destroyed, stolen or lost and of the ownership thereof, and upon furnishing the Borough with identification satisfactory to it, the Borough shall execute and deliver a new Bond of like maturity and principal amount. The person requesting the authentication and delivery of a new Bond pursuant to this section shall comply with such other

reasonable regulations as the Borough may prescribe and pay such expenses as the Borough may incur in connection therewith.

**SECTION 11.** Disposition of the Sale Proceeds of the Bond. The Finance Director is hereby authorized and directed to create a fund designated as the "South Peninsula Hospital and Clinic Capital Project Fund" to be used for the payment of Costs of the Project. The proceeds of the Bond (except for accrued interest, if any, which shall be applied to payment of interest on the Bond) shall be deposited into the South Peninsula Hospital and Clinic Capital Project Fund to be used to pay costs of issuing the Bond and costs of the plan of capital improvements to the South Peninsula Hospital and Homer Medical Clinic facilities of the Borough as authorized by the Election Ordinance; provided however, that any Bond premium exceeding the costs of issuing the Bond shall be deposited into the fund for payment of principal and interest on the Bond, or for other lawfully authorized purposes.

**SECTION 12.** Tax Covenants. The Borough covenants to comply with any and all applicable requirements set forth in the Code in effect from time to time to the extent that such compliance shall be necessary for the exclusion of the interest on the tax-exempt Bond from gross income for federal income tax purposes. The Borough covenants that it will make no use of the proceeds of the tax-exempt Bond which will cause the tax-exempt Bond to be an "arbitrage bonds" subject to federal income taxation by reason of Section 148 of the Code. The Borough covenants that it will not take or permit any action that would cause the tax-exempt Bond to be "private activity bonds" as defined in Section 141 of the Code.

The Borough covenants to comply with the tax certificate executed upon issuance of the tax-exempt Bond unless it receives advice from nationally recognized bond counsel or the Internal Revenue Service that certain provisions have been amended or no longer apply to the tax-exempt Bond.

**SECTION 13.** Sale of the Bond; Loan Agreement/Bond Purchase Agreement. The Borough Mayor and Finance Director each is hereby authorized to negotiate the sale of the Bond to the Bond Bank or financial institution on terms and conditions consistent with the Election Ordinance and this resolution and as set forth in a Loan Agreement or a Bond Purchase Agreement. Such Agreement shall include the aggregate principal amount, the principal installment payment schedule, interest rates, the interest rate payment schedule and prepayment provisions, all as provided for in this resolution. Approval of the Borough Mayor or Finance Director of the terms and conditions of a Loan Agreement or a Bond Purchase Agreement shall be evidenced by execution of such Agreement. The Mayor or Borough Finance Director is hereby authorized to execute and deliver a Loan Agreement or a Bond Purchase Agreement, and a Continuing Disclosure Certificate if required by the purchaser of the Bond.

If the Bond is sold to the Bond Bank, in accordance with the Rule and as the Bond Bank may require, the Borough may now or in the future be an "obligated person" with respect to bonds issued by the Bond Bank.

The Mayor and Finance Director are each authorized to execute and deliver all such documents as may be necessary to effectuate issuances of the Bond on behalf of the Borough.

**SECTION 14.** Authority of Officers. The Mayor, the acting Mayor, the Borough Finance Director, the acting Borough Finance Director, the Borough Clerk and the acting Borough Clerk are, and each of them hereby is, authorized and directed to do and perform all things and determine all matters not determined by this resolution, or to be determined by a subsequent ordinance or resolution, to the end that the Borough may carry out its obligations under the Bond and this resolution.

**SECTION 15.** Amendatory and Supplemental Resolutions.

(A) The Assembly from time to time and at any time may adopt a resolution or resolutions supplemental hereof, which resolution or resolutions thereafter shall become a part of this resolution, for any one or more of the following purposes:

- (i) To add to the covenants and agreements of the Borough in this resolution, other covenants and agreements thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the Borough.
- (ii) To make such provisions for the purpose of curing any ambiguities or of curing, correcting or supplementing any defective provision contained in this resolution or in regard to matters or questions arising under this resolution as the Assembly may deem necessary or desirable and not inconsistent with this resolution and which shall not adversely affect the interest of the Registered Owner of the Bond.

Any such supplemental resolution may be adopted without the consent of the Registered Owner of the Bond at any time outstanding, notwithstanding any of the provisions of subsection (b) of this section.

(B) With the consent of a bond insurer, if any, or the Registered Owners of not less than 60 percent in aggregate principal amount of the Bond at the time outstanding, the Assembly may adopt a resolution or resolutions supplemental hereto for the purpose of adding any provisions to or changing in any manner or eliminating any of the



provisions of this resolution or of any supplemental resolution; provided, however that no such supplemental resolution shall:

- (i) extend the fixed maturity of the Bond, or reduce the rate of interest thereon, or reduce the amount or change the date of any sinking fund installment, or extend the time of payments of interest from their due date, or reduce the amount of the principal thereof, or reduce any premium payable on the redemption thereof, without the consent of the owners of each Bond so affected; or
- (ii) reduce the aforesaid percentage of owners of the Bond required to approve any such supplemental resolution without the consent of the owners of the Bond then outstanding.

It shall not be necessary for the consent of the Registered Owners of the Bond under this subsection to approve the particular form of any proposed supplemental resolution, but it shall be sufficient if such consent approves the substance thereof.

- (A) Upon the adoption of any supplemental resolution under this section, this resolution shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under this resolution of the Borough and the Registered Owners of the outstanding Bond shall thereafter be subject in all respects to such modification and amendment, and all the terms and conditions of the supplemental resolution shall be deemed to be part of the terms and conditions of this resolution for any and all purposes.
- (B) Any Bond executed and delivered after the execution of any supplemental resolution adopted under this section may bear a notation as to any matter provided for in such supplemental resolution, and if such supplemental resolution shall so provide, a new Bond modified so as to conform, in the opinion of the Borough, to any modification of this resolution contained in any such supplemental resolution may be prepared by the Borough and delivered without cost to the Registered Owner of the Bond then outstanding, upon surrender for cancellation of such Bond in equal aggregate principal amounts.

**SECTION 16.** Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the Bond or for any claim based thereon or on this resolution against any member of the Assembly or officer of the Borough or any person executing the Bond. The Bond is not and shall not be in any way a debt or liability of the State of Alaska or of any political subdivision thereof, except the South Kenai Peninsula Hospital Service Area of the Borough, and do not and shall not create or constitute an indebtedness or obligation, either legal,

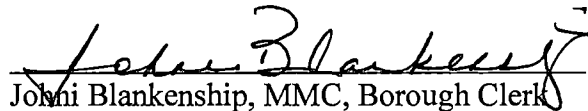
moral or otherwise, of said State or of any political subdivision thereof, except the South Kenai Peninsula Hospital Service Area of the Borough.

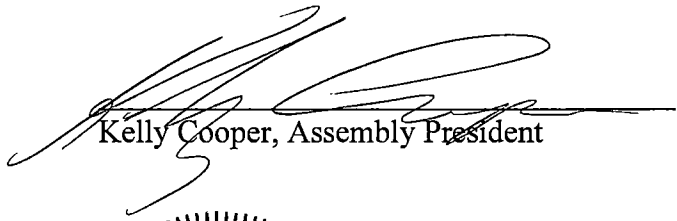
**SECTION 17.** Severability. If any one or more of the provisions of this resolution shall be declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bond.

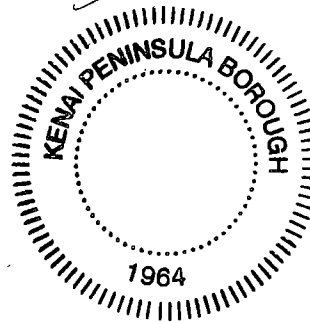
**SECTION 18.** Effective date. This resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 22ND DAY OF NOVEMBER, 2016.**

ATTEST:

  
John Blankenship, MMC, Borough Clerk

  
Kelly Cooper, Assembly President



Yes: Bagley, Dunne, Fischer, Gilman, Holmdahl, Knopp, Ogle, Cooper  
No: Welles  
Absent: None

Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 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**

- WHEREAS,** the Kenai Peninsula Borough School District (“KPBSD”) currently provides K-5 educational instruction at the Nikiski North Star Elementary school campus; and
- WHEREAS,** the existing school campus consists of a 28-acre parcel, bounded by private land holdings and Salamatof Lake, limiting future management and potential expansion of the school facility; and
- WHEREAS,** the subject parcel consists of 4.62 acres and is located immediately adjacent to the Nikiski North Star Elementary school campus; and
- WHEREAS,** the subject parcel is currently listed by a local real estate agent and was actively marketed on the MLS with an asking price of \$59,900; and
- WHEREAS,** the Kenai Peninsula Borough's (“KPB”) Land Management Division (“Land Management”) has identified the strategic acquisition of the subject parcel as being necessary to proactively secure adjacent lands for future management options involving this KPB-owned school site; and
- WHEREAS,** Land Management disposes of lands surplus to KPB needs through land sale auctions, resulting in sale proceeds used for the acquisition of real property necessary to satisfy current and future KPB realty needs, like the subject parcel; and
- WHEREAS,** the Nikiski APC, at its regular meeting of September 5, 2024 recommended \_\_\_\_\_; and
- WHEREAS,** the KPB Planning Commission, at its regular meeting of September 9, 2024 recommended \_\_\_\_\_;



**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That pursuant to KPB 17.10.040, the assembly finds that purchasing the subject parcel, which is the following-described real property, is in KPB's best interests as it secures additional school campus utility, planning and growth:

LOT 6, HAROLD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 92-71, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO. 01524049)

**SECTION 2.** That the terms and conditions substantially in the form of the Purchase Agreement accompanying this ordinance are hereby approved. The purchase price will be \$53,000 for the subject parcel, plus closing and due diligence costs not to exceed \$6,000.

**SECTION 3.** That the subject parcel will be classified as "Government" pursuant to KPB 17.10.080.

**SECTION 4.** That the Mayor is authorized to execute any and all documents necessary to purchase the subject parcel described in Section 1 in accordance with the terms and conditions contained in this ordinance and the accompanying Purchase Agreement, consistent with applicable provisions of KPB Chapter 17.10.

**SECTION 5.** That \$59,000 is appropriated from the Land Trust Fund fund balance to Account No. 250.21210.LNDNS.48610 for the purchase and estimated due diligence or closing costs of the subject parcel located in Nikiski, Alaska.

**SECTION 6.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

# Kenai Peninsula Borough

## Planning Department – Land Management Division

### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*  
Robert Ruffner, Planning Director *RR*

**FROM:** Aaron Hughes, Land Management Officer *RR*

**DATE:** August 22, 2024

**RE:** Ordinance 2024-19- 07, 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)

The Kenai Peninsula Borough School District (KPBSD) provides K-5 educational instruction to approximately 242 students at the North Star School facility. While the existing campus consists of a 28-acre parcel of KPB-owned land, its proximity to private land holdings and Salamatof Lake limits future decision making, management and campus planning. The strategic acquisition of the subject parcel will help to secure additional flexibility and longevity for the existing school site.

Land Management disposes of KPB lands identified as being surplus to KPB needs. The sale proceeds from these disposals are held in trust within the Land Trust Fund for the future management of KPB lands and the acquisition of real property necessary to satisfy KPB needs, like the subject parcel.

The proposed purchase price of \$53,000.00, is consistent with current market comparables in the area. An additional \$6,000.00 will be used to cover due diligence costs and closing fees related to the acquisition. The purchase agreement provides up to 90 days to close.

This Ordinance authorizes the purchase of the subject parcel and appropriates \$59,000 from the Land Trust Fund to cover the costs associated with the purchase. The Ordinance also provides for the classification of the subject parcel as “Government”.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>250.21210. LNDNS.48610</u>
Amount:	<u>\$59,000</u>
By: <i>BH</i> _____	Date: <u>8/19/2024</u>



## PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is made by and between BRENDA DALE AND PAUL DALE, wife and husband, as sellers, whose address is PO Box 701, Kenai, AK 99611, (jointly, "Sellers") and the KENAI PENINSULA BOROUGH, an Alaska municipal corporation, as buyer, whose address is 144 North Binkley Street, Soldotna, Alaska 99669 ("KPB") (together, "the Parties").

WHEREAS, Sellers are the owners of that real property located in the Kenai Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

LOT 6, HAROLD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 92-71, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

(PARCEL NO. 01524049) ("the Property"); and

WHEREAS, KPB has offered to buy, and Sellers are willing to sell the Property as evidenced by this Agreement;

NOW THEREFORE, in consideration of the conditional promises herein contained, Sellers hereby agree to sell to KPB, and KPB hereby agrees to buy from Sellers, the Property on the terms and conditions as set forth below:

1. **PURCHASE PRICE**

The purchase price of the Property is FIFTY-THREE THOUSAND DOLLARS (\$53,000.00). The purchase price must be paid by KPB at time of closing. The purchase of the Property and appropriation of funding for the purchase are subject to approval by the KPB Assembly.

2. **EXPIRATION OF OFFER**

Sellers must sign and return this Agreement to KPB on or before JULY 23, 2024, at 4:30pm; otherwise, this offer shall terminate.

3. **TITLE**

Title must be delivered at time of closing by statutory warranty deed, which must be issued to KPB. Sellers warrant and covenant that at the time of closing there will be no liens or judgments recorded against Sellers in the same recording district in which the Property subject to this Agreement is situated. Title must be clear of liens and encumbrances except title is subject to reservations, easements, rights-of-way, covenants, conditions and restrictions of record as agreed to by KPB.

4. **ESCROW AND CLOSING COSTS**

KPB agrees to pay for all KPB-related closing costs not otherwise addressed in this Agreement to include buyer closing, and recording fees. Sellers agree to pay for seller-related closing costs, not otherwise addressed in this Agreement to include the ALTA Standard Owners Title Insurance policy, seller closing and recording fees. Property taxes for the current year, if any, will be prorated to the date of closing. Sellers are responsible for realtor's commission, if any; all unpaid taxes for prior years, if any; and all unpaid outstanding assessments, if any. All costs will be paid in full at the time of closing.

5. **CLOSING**

Unless otherwise agreed to in writing, closing will occur on or before **October 31, 2024**, or as specifically agreed to by both Parties. At closing, KPB will pay the balance of the purchase price. Both Parties will execute all documents required to complete the Agreement and, if applicable, establish an escrow account. The closing agent will be determined by the Sellers.

6. **POSSESSION**

Possession will be delivered to KPB at time of recording unless otherwise agreed to in writing by all Parties.

7. **KENAI PENINSULA BOROUGH ASSEMBLY APPROVAL**

Purchase of the Property by KPB is subject to authorization by the KPB Assembly and appropriation of funds. If the KPB Assembly fails to authorize the purchase of the Property and appropriate funds, this Agreement will terminate without penalty.

8. **EXCHANGE**

If Sellers intend for this transaction to be part of a Section 1031 like-kind exchange, KPB agrees to cooperate in the completion of the like-kind exchange provided KPB does not incur any additional liability or cost in doing so. If Sellers intend for this transaction to be part of a Section 1031 like-kind exchange, Sellers may assign their rights under this Agreement to a qualified intermediary or any entity expressly created for the purposes of completing a Section 1031 like-kind exchange.

9. **DISCLOSURES**

Sellers hereby agree to provide written property disclosures including any and all information regarding known defects, deficiencies, legal matters, environmental issues or hazards, that may be personally known by the Sellers. If said written disclosures present a matter unsatisfactory to KPB, KPB may terminate this Agreement without penalty.

10. **CONTINGENT ON INSPECTION**

This offer and agreement are contingent upon the completion of a property inspection satisfactory to KPB for its use and at KPB's expense. Sellers must, upon reasonable notice, provide access to the Property for inspection purposes to KPB and its representatives. Any invasive inspection procedures require Sellers' expressed permission and must promptly be

repaired by KPB in a workman-like manner. Unless otherwise provided in writing, KPB will have 30 days from the date of full execution of this Agreement to complete its property inspection.

#### 11. HAZARDOUS MATERIAL

Sellers covenant to the best of Sellers' knowledge that, as of the date of this Agreement, except as specifically identified herein, the Property is free of all contamination from petroleum products or any hazardous substance or hazardous waste, as defined by applicable state or federal law, and there are no underground storage tanks or associated piping on the Property. Sellers agree that no hazardous substances or wastes will be located on, nor stored on the Property or any adjacent property owned or leased by Sellers, owner or contractors, nor will any such substance be owned, stored, used, or disposed of on the Property or any adjacent property by Sellers, their agents, employees, contractors, or invitees, prior to KPB's ownership, possession, or control of the Property.

#### 12. ENVIRONMENTAL CONTINGENCY

If, during the course of KPB's due diligence inspection of the Property pursuant to Section 9, KPB discovers the presence of environmental hazards on or released from the Property in any quantity or concentration exceeding the limits allowed by applicable law, or that are deemed undesirable by KPB, KPB will have the right to give notice to Sellers, accompanied by a copy or copies of the third-party report(s) disclosing and confirming the presence of such hazardous materials. The notice and accompanying third-party report must be given no later than 60 days from receipt of said report. The notice under this Section must state:

- (i) that KPB is terminating this Agreement due to the presence of such hazardous materials on or adversely affecting the Property; OR
- (ii) provide Sellers 30 days from notice to provide a mitigation plan outlining steps taken by Sellers to remedy said hazards to KPB's satisfaction at Sellers' expense.

Following the notice and report described in this Section, the Parties may negotiate other resolutions as may be agreeable to the Parties in writing to be included as a part of this Agreement. In the event the Parties cannot agree in writing on a resolution to remedy any environmental concerns within 90 days of the notice, this Agreement will automatically terminate.

It is expressly understood that, by execution of this Agreement, Sellers hereby indemnify KPB for any and all CERCLA-related claims, liabilities or matters, unless otherwise provided for in this Agreement. Said indemnification will survive closing and termination of this Agreement. Upon successful close of escrow said indemnification will continue for a period of not less than 12 months, from the date of closing unless otherwise provided for in this Agreement.

If this Agreement is terminated pursuant to any report detailing environmental conditions that may or may not exist on the Property, such report(s) will remain confidential and proprietary.



The report(s) will be marked as confidential and will not be released to a private individual, entity, or non-profit without express agreement of the Parties. Notwithstanding, the report will be released pursuant to a valid court order and may be released to the State of Alaska upon request.

**13. ENTIRE AGREEMENT**

This Agreement and the documents referred to herein contain the entire agreement of the Parties with respect to the subject matter hereof. Any changes, additions or deletions hereto must be made in writing and signed by both KPB and Sellers or their respective successors in interest. Provisions of this Agreement, unless inapplicable on their face, will be covenants constituting terms and conditions of the sale, and will continue in full force and effect until the purchase price is paid in full or this Agreement is earlier terminated.

**14. BREACH REMEDY**

Prior to closing of the sale, in the event that KPB or Sellers fail to make any payment required, or fail to submit or execute any and all documents and papers necessary for closing and transfer of title within the time period specified in this Agreement, the Sellers or KPB may terminate this Agreement.

**15. MISCELLANEOUS**

- A. Time. Time is of the essence in performance of this Agreement.
- B. Cancellation. This Agreement, while in good standing, may be canceled in whole or in part, at any time, upon mutual written agreement by Sellers and the KPB Mayor. This Agreement is subject to cancellation in whole or in part if improperly issued through error in procedure or with respect to material facts. KPB may cancel this Agreement without penalty in the event additional contracts required of this project are not secured.
- C. Notice. Any notice or demand which, under the terms of this Agreement or under any statute must be given or made by the Parties thereto, must be in writing, and be given or made by registered or certified mail, addressed to the other Party at the address shown on the contract. However, either Party may designate in writing such other address to which such notice of demand may thereafter be so given, made or mailed. A notice given hereunder will be deemed received when deposited in a U.S. general or branch post office by the addressor.
- D. Interpretation. This Agreement will be deemed to have been jointly drafted by the Parties. It will be construed according to the fair intent of the language as a whole, not for or against either Party. The interpretation and enforcement of this Agreement will be governed by the laws of the State of Alaska. Any lawsuit brought arising from this Agreement must be filed in the superior court of the Third Judicial District, State of Alaska, located in the City of Kenai, Alaska. The titles of sections in this Agreement are not to be construed as limitations of definitions but are for identification purposes only.
- E. Condition of Property.

Sellers will deliver the Property in its as-is condition.

- F. Confidentiality. This Agreement will be considered proprietary to the Parties until closing occurs. Following closing, this Agreement may be considered a public record.
- G. Counterparts. This Agreement may be executed in counterpart, and may be executed by way of copy, facsimile or verified electronic signature in compliance with AS 09.80, and if so, each of which will be deemed an original but all of which together will constitute one and the same instrument

KENAI PENINSULA BOROUGH:

SELLERS:

\_\_\_\_\_  
Peter A. Micciche, Mayor (Date)

Brenda Dale 1/22/24  
Brenda Dale (Date)  
Paul Dale 1/22/24  
Paul Dale (Date)

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Michele Turner, CMC  
Borough Clerk

\_\_\_\_\_  
A. Walker Steinhage  
Deputy Borough Attorney

**Seller's Real Estate Disclosure Statement for Unimproved Property**  
 (To be completed by Seller when property is listed)  
 This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



In the Property Address or Location:

L6 Maud Circle Nikiski AK 99635

Legal Description: Harold L6

Real Property Tax ID Number: 01524049

Owner's Name(s) (please print): Paul Dale Brenda Dale

All disclosures in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing known defects or other conditions in the real property or the real property being transferred. Disclosure need not require a search of public records nor does it require a professional inspection of the property. If additional information or explanation is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment (UPDA) form and/or other appropriate documentation to this form.

YES NO

1. How long have you owned the property? 34 years

2. **ENCROACHMENTS/EASEMENTS** (e.g. fences, buildings, rockeries, driveways, garden, septic, well, etc.)

- ☒ ☒ A. Does anything on your property extend onto (encroach on) an adjacent lot?  
☒ ☒ B. Does anything on an adjacent lot extend onto (encroach on) your property?  
☒ ☒ C. Are you aware of any easements or other's rights affecting the property?  
 If you marked "Yes" on any of the above, explain in Section 16.

3. **ACCESS.**

- ☒ ☒ A. Is there a road or easement for access to the property?  
☒ ☒ B. If your answer to A is "Yes," is there a recorded document?  
☒ ☒ C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?  
☒ ☒ D. If your answer to C is "Yes," is a copy attached to this form?  
☒ ☒ E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc., that affects use of the access during any time of the year? If "Yes", explain in Section 16.

4. **SURVEY.**

- ☒ ☒ A. Has the property ever been surveyed?  
☒ ☒ B. If your answer to A is "Yes," is a copy of the survey attached?

5. **PROPERTY BOUNDARIES.** If known, describe the property boundaries: (e.g. fence, hedge, survey stakes, rockery, etc.)

North line: 58° 59' 00" W  
 South line: 2 N 89° 59' 00" E  
 East line: 825.30'  
 West line: 846.99'

6. **ZONING & RESTRICTIONS.**

The present zoning of the property is \_\_\_\_\_

- ☒ ☒ A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?  
☒ ☒ B. Are you aware of any proposed covenants, codes or restrictions, including future construction?  
☒ ☒ C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area, wetlands, erosion zone or environmentally sensitive area?

Form 7083, Revised 10/19.

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Page 1 of 4

Buyer(s)

Seller(s)





**Seller's Real Estate Disclosure Statement for Unimproved Property Described As:**

Address: L6 Maud Circle Nikiski AK 99635

Legal (the Property): Harold L6

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YES NO

**7. SOIL STABILITY, STORAGE TANKS & CONTAMINATION.**

- ☐ ☒ A. Are you aware of any settlement, earth movement, cracking, slides, accretion, erosion or similar problems affecting the property?
- ☐ ☒ B. To the best of your knowledge has any part of the property been built-up, dug-out or altered, in any way, including but not limited to: fill dirt; waste; toxic waste; organic or off-site material; used for a landfill; or legal/illegal dumping?
- ☐ ☒ C. Has the property ever been used for commercial or industrial purposes, including but not limited to: a service station; auto repair shop; dry cleaners; printing shop; manufacturing facility; or any other use which might have contaminated the soil?
- ☐ ☒ D. Are you aware of any soil contamination or has the property been tested for hazardous waste contamination? (If "tested" attach a copy of the inspection report.)
- ☐ ☒ E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," explain in Section 16.)
- ☐ ☒ F. Does the property currently have a storage tank that was used to store anything that is defined as fuel, toxic and/or hazardous.
- ☐ ☒ G. Are you aware of the property previously having a storage tank? If "Yes", the storage tank was removed on or about: \_\_\_\_\_
- ☐ ☐ H. If the answer to G is "Yes", is a copy of the removal report and soils report attached?

**8. FLOODING OR SEEPAGE.**

- ☐ ☒ A. Has there been, or is there currently, standing water on the property during any time of the year? If "Yes", explain in Section 16.
- ☐ ☐ B. If your answer to A is "Yes," has anything been done to mitigate? Explain in Section 16.
- ☐ ☒ C. Is the property located in a designated flood zone or flood plain?

**9. SEWAGE.**

- ☐ ☒ A. Is the property served by: ☐ public sewer main ☐ septic tank system ☐ other disposal system (describe): \_\_\_\_\_
- ☐ ☒ B. Is public sewer on or adjacent to the property?
- ☐ ☒ C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sewer?

**10. WATER.**

- ☐ ☒ A. Is the property served by a public water main?
- ☐ ☒ B. Is there a well on this property? If "Yes", provide location, depth, source and/or provide documentation: \_\_\_\_\_
- ☐ ☒ C. Does the well provide water to any other properties or entities?
- ☐ ☐ D. If your answer to C is "Yes," is there a written maintenance agreement for sharing costs of repair or replacement? If "Yes", attach a copy.
- ☐ ☒ E. Has the water been tested? (attach any report(s))
- ☐ ☒ F. Are you aware of any deficiencies or defects in the well system?

**11. ELECTRICITY & GAS.**

- ☒ ☐ A. Is electricity on or adjacent to the property?
- ☒ ☐ B. Is natural gas on or adjacent to the property?

**12. NEIGHBORHOOD.**

- ☐ ☒ A. Are you aware of any waste dumps, disposal sites or landfills within one mile of the property?
- ☐ ☒ B. Are you aware of any manufacturing, agricultural, quarrying or other uses or conditions within one mile of the property, which cause smoke, smell, noise or pollution?
- ☐ ☒ C. Are you aware of any abandoned coal or other mine shafts under or within one mile of the property?

Form 7083. Revised 10/19.

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Page 2 of 4

Buyer(s)

Seller(s)



**Seller's Real Estate Disclosure Statement for Unimproved Property Described As:**

Address: L6 Maud Circle Nikiski AK 99635

Legal (the Property): Harold L6

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**YES NO**

- ☐ ☒ D. Are you aware of any street or utility improvements planned that may affect and/or be assessed against the property?
- ☐ ☒ E. Are you aware of any zoning or land use changes planned or being considered that may affect the Property.
- ☐ ☒ F. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16.
- ☐ ☒ G. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes", explain in Section 16 how or where these rights are defined?

☐ ☒ **13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.**

Are you aware if there are any covenants or any recorded/unrecorded agreements requiring owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control, street lighting; sewer, water, telephone, electrical, gas and/or other utilities? If "Yes", explain in Section 16.

**14. DEVELOPER INFORMATION.**

If this information relates to a development where the owner plans to install utilities as a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date _____	Source _____
Natural Gas	Date _____	Source _____
Public Water	Date _____	Source _____
Public Sewer	Date _____	Source _____
Paved Streets	Date _____	Source _____
Street Lights	Date _____	Source _____
Storm Drains	Date _____	Source _____
Other: _____	Date _____	Source _____

☐ ☒ **15. OTHER.**

- ☐ ☒ A. Are you aware of anything else which could affect the value or desirability of the property? If "Yes", explain in Section 16.
- ☐ ☒ B. Are there any government protected or declared endangered wildlife on or within one mile of the property? If "Yes", in Section 16.
- ☐ ☒ C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16.
- ☐ ☒ D. Is there a burial site tied to this property? If "Yes", explain in Section 16.

**16. COMMENTS.** Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA.

**Attached Addenda:**

- ☐ Unimproved Property Disclosure Addendum/Amendment (UPDA)

Form 7083. Revised 10/19.

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Page 3 of 4

1 1  
Buyer(s)

2 1 20  
Seller(s)



**Seller's Real Estate Disclosure Statement for Unimproved Property Described As:**

Address: L6 Maud Circle Nikiski AK 99635

Legal (the Property): Harold L6

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The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of the questions. I/We understand that representations will be made to prospective buyers based on the foregoing information, and I/we authorize copies of this to be given to prospective buyers. I/We agree to hold harmless the Brokers and Licensees of Alaska Multiple Listing Service, Inc. from any claim that the foregoing information is incorrect.

**Seller Signature(s)**

Seller 1: Paul Dale

Date: 7/22/2024

Paul Dale

Seller 2: Brenda Dale

Date: 7/22/2024

Brenda Dale

Seller 3: \_\_\_\_\_

Date: \_\_\_\_\_

**Buyer's Notice and Receipt of Copy**

**Buyer Awareness Notice:** Buyer is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Buyer's potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

The State of Alaska maintains a list of properties that have been identified by Alaska law enforcement agencies as illegal drug manufacturing sites, including meth labs. For more information on this subject and to obtain a list of these properties, go to <http://www.dec.state.ak.us>.

**Buyer Awareness Notice:** Buyer is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

*The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.*

**Buyer Signature(s)**

Buyer 1: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer 2: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer 3: \_\_\_\_\_

Date: \_\_\_\_\_





# ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

## Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

***Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.***

Duties **owed** to a consumer by a licensee providing specific assistance include:

- Exercise of reasonable skill and care;
- Honest and good faith dealing;
- Timely presentation of all written communications;
- Disclosing all material information known by a licensee regarding the physical condition of a property; and
- Timely accounting of all money and property received by a licensee.

## Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally take actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to a consumer;
- Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

## Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- Duties owed by a licensee providing specific assistance as described above;
- Not intentionally taking actions which are adverse or detrimental to a consumer;
- Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

## Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

**ACKNOWLEDGEMENT:**

I/We, Kenai Peninsula Borough have read the information provided in this Alaska Real Estate  
(print consumer's name(s))  
Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We  
understand that Fred Braun of Jack White Real Estate Kenai  
(licensee name) (brokerage name)  
will be working with me/us under the relationship(s) selected below.

(Initial)

- ☒ **Specific assistance without representation.**
- ☐ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)
- ☐ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)
- ☐ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Licensee) Fred Braun

Date: ☒ \_\_\_\_\_ Signature: ☒ \_\_\_\_\_  
(Consumer) Kenai Peninsula Borough

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Consumer)

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**





## North Star School Parcel Acquisition



Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 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**

**WHEREAS,** in order to determine the estimated cost of a road improvement assessment district ("RIAD") project an engineering report must be completed that includes a site review, geotechnical investigation, utility locates, and any other observed site-specific requirements to complete the project; and

**WHEREAS,** the KPB's Road Service Area ("RSA") Operating Fund has allocated \$22,500 for FY25 to provide for engineering estimates associated with the RIAD project process; and

**WHEREAS,** there is an unusually high number of RIAD projects in the queue to be completed in FY25; and

**WHEREAS,** due to the number of RIAD projects the total cost of engineering services has exceeded the allocated budget and it is necessary to appropriate additional funds to complete the necessary engineering report prior to adverse winter conditions; and

**WHEREAS,** the KPB RSA Board, at its regular meeting of August \_\_\_\_, 2024 recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$50,000 is appropriated from the Road Service Area Fund fund balance to be transferred to account 237.33950.00000.43011 to provide for engineering estimates associated with road improvement assessments.

**SECTION 2.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Road Service Area

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*

**FROM:** Scott Griebel, Roads Director *SG*

**COPY:** John Hedges, Purchasing and Contracting Director

**DATE:** August 22, 2024

**RE:** Ordinance 2024-19- 08 , 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)

Traditionally, the RSA has allocated \$12,000 annually to provide for engineering estimates associated with the Road Improvement Assessment District (RIAD) project process. There is currently a historically high number of RIAD projects in the queue, so the Engineer’s Estimate Fund (Fund 237) allocation for FY25 was increased to \$22,550 through the budget process.

Five RIAD projects, approved by the RSA Board, have simultaneously reached the engineering estimated phase and have been competitively bid as a group. The final bid for the group of projects is \$30,000. Additionally, there are two (2) separate RIAD projects currently approaching the engineering estimated phase.

In order to determine the estimated cost of a RIAD project an engineering report must be completed that includes a site review, geotechnical investigation, utility locates, and any other observed site-specific requirements to complete the project.

Due to the number of RIAD projects the total cost of engineering services has exceeded the allocated budget and it is necessary to appropriate additional funds to complete the necessary engineering report prior to adverse winter conditions.

Therefore, this Ordinance will appropriate \$50,000 from the RSA operating fund balance to Fund 237, in order to support approved projects in process and other proposed FY25 Projects.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No.:	<u>236.27910</u> Amount: \$ <u>50,000</u>
By: <u>BH</u>	Date: <u>8/19/2024</u>



Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-09**

**AN ORDINANCE APPROPRIATING FUNDS FOR THE REPAIR AND  
REPLACEMENT OF THE WATER SERVICE LINE AT NORTH PENINSULA  
RECREATIONAL SERVICE AREA'S POOL FACILITY**

**WHEREAS,** the FY25 budget appropriated \$52,000 for the replacement of the 2" water service main that supports the North Peninsula Recreation Service Area's ("NPRSA") pool facility; and

**WHEREAS,** additional fundings is needed to address complexities that have been identified relating to the existing water system and access to the facility's mechanical space; and

**WHEREAS,** the NPRSA Board, at its regular meeting held on August 27, 2024, recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$96,000 is appropriated from the North Peninsula Recreation Fund fund balance to be transferred to account 459.61110.25452.49999 for the replacement of the 2" water service main project and other associated project costs.

**SECTION 2.** That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.

**SECTION 3.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
North Peninsula Recreation Service Area

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*  
John Hedges, Purchasing and Contracting Director *JH*

**FROM:** Eric Eleton, North Peninsula Recreation Service Area Director *EE*

**DATE:** August 22, 2024

**RE:** Ordinance 2024-19- 09 , Appropriating Funds for the Repair and Replacement of the Water Service Line at North Peninsula Recreational Service Area’s Pool Facility (Mayor)

The FY25 budget appropriated \$52,000 for the replacement of the 2” water service main that supports the North Peninsula Recreation Service Area’s pool facility.

Further investigation and due diligence identified that the existing water system and access to the facility's mechanical space is more complicated than originally understood. The result will change the scope of work and require additional funding to address added engineering cost, and augmented scope of services. Existing site conditions have been modified from the original design. However, it remains possible that there may be subsequent changes in conditions once the existing service connections are exposed.

To avoid project delays for this much needed repair and replacement, an additional \$96,000 is request to ensure that this work can be completed before grounds freezing conditions occur this fall. This includes a 2% administrative fee pursuant to Resolution 2013-022.

This funding request will go before the North Peninsula Recreational Service Area Board on August 27, 2024, during its regular meeting, for its advisory recommendation.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>225.27910</u>	Amount <u>\$96,000</u>
By: <u><i>CJ</i></u>	Date: <u>8/20/2024</u>



**STATEMENT OF PROBABLE COST  
KENAI PENINSULA BOROUGH CAPITAL PROJECTS DEPARTMENT**

**Project Name:** NPRSA Well Line Replacement

**Date:** 08/20/2024

**Description:** Replacing 2" galvanized water line/electrical line for the pool well.

**A/E Firm:** Nelson Engineering

**Project Manager:** Jacque Arnold

**Funding:**

**Account Number:** N/A

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**PROJECT COST ESTIMATE**

1. Construction Costs		
A. General Requirements	\$84,000.00	
B. Site Work	\$0.00	
C. Construction	\$0.00	
D. Mob/Demob	\$0.00	
Subtotal	\$84,000.00	
Construction contingency 20%	\$16,800.00	
<b>Total Construction Cost:</b>		<b>\$100,800.00</b>
2. Design & CA Services	\$35,409.00	
A. Construction Documents Revised		
B. Advertisement	\$0.00	
C. CA Services	\$0.00	
3. Other Project Costs (HEA Permit etc.)		
A. Reproduction and Advertising		
B. Project Management	\$6,000.00	
C. City Permits	\$2,016.00	
D. Testing & Inspections (Site Physical)		
E. FF&E	\$0.00	
<b>Total Other Costs:</b>	<b>\$43,425.00</b>	
3. Subtotal Project Cost:	\$144,225.00	
A. Annual Inflation Rate 4% over 16 months	\$0.00	
B. Legal & Admin. Costs: 2% up to 1M, 1% >1M	\$2,884.50	
<b>Total Inflation and Administrative Costs</b>	<b>\$147,109.50</b>	
Project Contingency 4%		
<b>Total Project Cost:</b>	<b>\$147,109.50</b>	

Introduced by:	Mayor
Date:	03/19/13
Action:	Adopted
Vote:	6 Yes, 0 No, 3 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2013-022**

**A RESOLUTION MAKING CHANGES TO THE BOROUGH'S COST ALLOCATION  
PLAN FOR CAPITAL PROJECTS**

**WHEREAS,** Resolution 2006-036 established a cost allocation plan using an indirect rate that charge service areas, grants and capital projects a fee for intergovernmental services that were provided by the borough's General Fund; and

**WHEREAS,** the services provided include, but are not limited to: processing of payroll, purchasing, accounts payable, cash receipts, cash disbursements, cash management, grant management, real and personal property valuation, tax billing and collection, miscellaneous billing and collection, legal services, and computer support services; and

**WHEREAS,** the assembly in FY10 eliminated the charge to service areas and the current indirect rate being charged to grants and capital projects is 3.04 percent; and

**WHEREAS,** for large capital projects and capital equipment purchases, the rate being charged can generate cost recovery in excess of the costs that were incurred; and

**WHEREAS,** allowing a reduced indirect rate on capital projects and capital equipment is more reflective of the time and cost incurred for these projects;

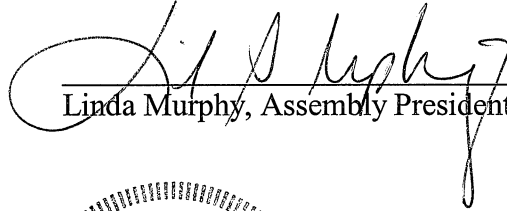
**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** The indirect rate for capital projects less than \$500,000 shall be 2 percent of the project budget and the indirect rate for capital projects \$500,000 or greater shall be 1 percent.

**SECTION 2.** The indirect rate for capital equipment purchases less than \$500,000 shall be 1 percent of the project budget and the indirect rate for capital equipment purchases \$500,000 or greater shall be 0.5 percent.

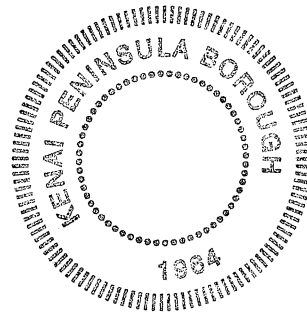
**SECTION 3.** That this resolution takes effect retroactive to January 1, 2013.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 19TH DAY OF MARCH, 2013.**

  
Linda Murphy, Assembly President

ATTEST:

  
John Blankenship, MMC, Borough Clerk



Yes: Haggerty, Johnson, Pierce, Smith, Wolf, Smalley  
No: None  
Absent: McClure, Murphy, Tauriainen



Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-10**

**REDIRECTING PREVIOUSLY APPROPRIATED SOLID WASTE CAPITAL  
PROJECT FUNDS FOR PROJECTS AT SOLID WASTE FACILITIES IN SEWARD  
AND HOMER**

**WHEREAS,** the FY24 budget appropriated \$100,000 for an excavation, clearing, and expansion project at the Seward Monofill/Transfer Facility; and

**WHEREAS,** the KPB Solid Waste Department did not expend the funds because it was necessary to first expand permitted limits of the Seward Monofill; and

**WHEREAS,** the Solid Waste Department plans to use these funds for excavation, clearing, and expansion project at the Seward Monofill and also for improvements to the gravel access road to the facility and this ordinance will redirect the project funds appropriated in the FY24 budget; and

**WHEREAS,** additionally, this ordinance redirects funds related to projects at the Homer Monofill/Transfer Facility; and

**WHEREAS,** Ordinance 2021-19-21, appropriated \$326,446 in capital funds for the Homer Monofill Cut and Fill Project to prepare the third phase of the Homer Monofill for waste placement; and

**WHEREAS,** the Cut and Fill Project is completed and \$79,529.09 remaining in the project account will be redirected for facility and site improvements and purchase of equipment for the Homer Transfer Facility;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$100,000 is redirected from 411.32150.24500.49999 to account 411.32150.25496.49999 for the Excavation, Clearing, and Expansion Project and Access Road Improvement costs at the Seward Monofill/Transfer Facility.

**SECTION 2.** That \$79,529.09 is redirected from 411.32310.HOMMF.49999 to account 411.32310.25496.49999 for the facility and site improvements and equipment purchases and related costs at the Homer Monofill/Transfer Facility.

**SECTION 3.** That the redirected appropriations made in this ordinance are project length in nature and as such do not lapse at the end of any particular fiscal year.

**SECTION 4.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Solid Waste Department

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Brandi Harbaugh, Finance Director *BH*

**FROM:** Lee Frey, Solid Waste Director *LF*

**DATE:** August 22, 2024

**RE:** Ordinance 2024-19-10, Redirecting Previously Appropriated Solid Waste Capital Project Funds for Projects at Solid Waste Facilities in Seward and Homer (Mayor)

In the FY24 budget, \$100,000 was appropriated for an excavation, clearing and expansion project at the Seward Monofill. None of those funds have been spent to date. The Solid Waste Department is working to expand the permitted limits of the Seward Monofill prior to utilizing any funds. The Solid Waste Department respectfully requests redirection of these capital project funds. The \$100,000 for the Seward Monofill will be redirected for use in excavation, clearing and expansion of the monofill, and for use in improving the access road to the Seward Transfer Facility. The Solid Waste Department is developing a project to cap the gravel access road to the Seward Transfer Facility for improved driving and maintenance.

In addition, this Ordinance will redirect funds related to projects at the Homer Monofill. Ordinance 2021-19-21, appropriated \$326,446 in capital funds for the Homer Monofill Cut and Fill Project to prepare the third phase of the Homer Monofill for waste placement. This project was completed and \$79,529.09 remains in the account.

The \$79,529.09 remaining following completion of the Cut and Fill Project at the Homer Monofill will be redirected for facility and site improvements and purchase of equipment for the Homer Transfer Facility. Additional funding is needed to complete some paving replacement and roof repairs and we are planning on purchasing a yard tractor instead of renting one.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.: <u>411.32150.24500.49999</u> Amt: <u>\$100,000</u>	
Acct. No.: <u>411.32310.HOMMF.49999</u> Amt: <u>\$79,529.09</u>	
By: <u>  <i>BH</i>  </u>	Date: <u>8/21/2024</u>



Introduced by:	Mayor
Date:	10/12/21
Hearing:	10/26/21
Action:	Enacted
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2021-19-21**

**AN ORDINANCE APPROPRIATING FUNDS FROM THE SOLID WASTE CAPITAL  
PROJECT FUND FOR THE COMPLETION OF THE HOMER SOLID WASTE  
FACILITY MONOFILL CUT AND FILL PROJECT**

**WHEREAS,** the Homer Monofill is currently permitted to only place waste in a portion of the Phase III or final portion of the monofill; and

**WHEREAS,** this portion of the Phase III cell is filling up quickly; and

**WHEREAS,** prior to utilization of the entire Phase III cell, the Alaska Department of Environmental Conservation (“ADEC”) required a survey of the remaining area of the Phase III cell (completed in June 2021), which found that a significantly greater portion of the unused Phase III cell does not meet the ADEC’s groundwater separation requirements, a condition which was previously unknown; and

**WHEREAS,** work will need to be completed as soon as possible in order to ensure that there is adequate air space available for waste disposal; and

**WHEREAS,** this ordinance appropriates \$326,446 from the Solid Waste Capital Project Fund for the purpose of funding the Homer Solid Waste facility monofill cut and fill project;


**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$326,446 is appropriated from the Solid Waste Capital Project Fund fund balance to account 411.32310.HOMMF.49999 to provide funding for the Homer Solid Waste Facility Monofill Cut and Fill Project.


**SECTION 2.** That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.

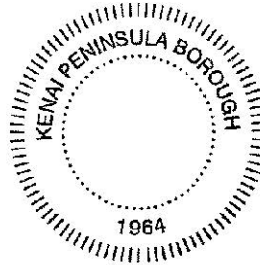
**SECTION 3.** That upon enactment this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 26TH DAY OF OCTOBER, 2021.**

  
Brent Johnson, Assembly President

ATTEST:

  
John Blankenship, MMC, Borough Clerk



Yes: Bjorkman, Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Tupper, Johnson  
No: None  
Absent: None

Introduced by:	Mayor
Date:	09/03/24
Hearing:	09/17/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
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**

**WHEREAS,** Ordinance 2020-19-21 appropriated \$180,000 in local funds for the purpose of design, development of a comprehensive scope of work and bid ready documents for the Homer High School Roof Replacement Phase I Project; and

**WHEREAS,** once design was complete, on December 7, 2021, Ordinance 2021-19-28 was passed, appropriating \$2,203,341 in U.S. Department of the Treasury, Coronavirus State and Local Fiscal Recovery funds (“SLFRF”) and \$1,800,000 in General Fund fund balance to provide funding for completion of all phases of the Homer High School Roof Replacement Project (“Project”); and

**WHEREAS,** the Project was submitted to the Alaska Department of Education and Early Development during the FY2024 major maintenance grant application process and awarded funding through the 2024/25 Budget; and

**WHEREAS,** this ordinance will reimburse the Kenai Peninsula Borough (“KPB”) \$1,120,299 for the locally funded portion of the project as allowable grant expenditures, KPB will then provide the required 35% match using the SLFRF funds;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the Mayor is authorized to accept the grant from the Alaska Department of Education & Early Development, School Major Maintenance Grant Fund and to execute a Project Agreement with the State substantially in the form of the agreement accompanying this ordinance for the Homer High School Partial Roof Replacement Project and execute any other documents deemed necessary to accept and expend the grant funds, and to fulfill the intents and purposes of this ordinance.



**SECTION 2.** That previous appropriations of \$3,204,327 were utilized to complete the Homer High School Partial Roof Replacement Project and the accepted grant funds will reimburse \$1,020,299 of local funds originally spent on the project.

**SECTION 3.** That this ordinance shall be effective retroactively to July 1, 2021.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \*  
DAY OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

Kenai Peninsula Borough  
Finance Department

MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*

**FROM:** Brandi Harbaugh, Finance Director *BH*  
John Hedges, Purchasing and Contracting Director *JH*

**COPY:** Elizabeth Hardie, Grants Administrator and Community Liaison

**DATE:** July 22, 2024

**SUBJECT:** 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 (Mayor)

Ordinance 2020-19-21, enacted March 2, 2021, appropriated \$180,000 in local funds for the purpose of design, development of a comprehensive scope of work and bid ready documents for the Homer High School Roof Replacement Phase I Project. The roof had exceeded its useful life and was experiencing regular failures in the roof system, leading to more maintenance costs.

Once design was complete, on December 7, 2021, Ordinance 2021-19-28 was passed, appropriating \$2,203,341 in U.S. Department of the Treasury, Coronavirus State and Local Fiscal Recovery funds and \$1,800,000 in General Fund fund balance to provide funding for completion of all phases of the Homer High School Roof Replacement Project. The project was completed in FY24 with total project expenditures of \$3,204,327.

The Project was submitted to the Alaska Department of Education and Early Development (“DEED”) during the FY2024 grant application process and awarded funding through the 2024/25 Budget. This will reimburse the Borough \$1,120,299 for the locally funded portion of the project as allowable grant expenditures, we will then provide the required 35% match using the U.S. Department of the Treasury, Coronavirus State and Local Fiscal Recovery funds.

Your consideration is appreciated.

FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED	
Acct. No.: <u>400.72010.HHSRF.49999</u>	
Amount : <u>\$1,120,299</u>	
By: <u>  <i>BH</i>  </u>	Date: <u>  8/21/2024  </u>

# PROJECT AGREEMENT

for the project

## Homer High School Partial Roof Replacement

between

**State of Alaska, Department of Education & Early Development**

and

**Kenai Peninsula Borough School District**

**THIS CONTRACTUAL AGREEMENT (“Agreement”)**, effective **July 1, 2024**, is made between the State of Alaska, Department of Education and Early Development (hereinafter called State) and the Kenai Peninsula Borough (hereinafter called Recipient). The State and the Recipient are entering into this agreement pursuant to AS 14.11.020 and 4 AAC 31.023 et seq. as applicable to grant funding.

Whereas funds have been appropriated by the Legislature to the Department of Education and Early Development for the project described in Appendix "A" (hereinafter also referred to as "the Project") of the Agreement, and whereas the Recipient has made a request to the State that the Recipient be allowed to assume all responsibility for the planning, design and construction of the Project, and whereas the scope of this Agreement consists of all contract clauses as set forth below and incorporates the provisions and requirements of Appendices A through E as listed below:

Appendix A	Project Scope and Budget
Appendix B	Payment Schedule
Appendix C	Laws, Codes, Regulations, Standards and Guidelines
Appendix D	Submittal Requirements
Appendix E	Budget Category Definitions & Account Codes

The parties enter into the following agreement:

### **Contract Clauses**

1. **Assumption of Responsibility.** The Recipient agrees to assume all responsibility heretofore held by the Department of Education and Early Development and the Department of Transportation and Public Facilities relating to planning, design, and construction of the Project. Nothing in this Agreement, express or implied, is intended or shall be construed to give any person, other than the State of Alaska and the Recipient, any right, remedy or claim under or by reason of this Agreement. The covenants, stipulations and agreements in this Agreement are and shall be for the sole and exclusive benefit of the State and the Recipient, and their successors and assigns.
2. **Project Coordinator:** The Recipient’s coordinator for this agreement is **Project Coordinator Name, Project Coordinator Title**. The Recipient agrees to notify the State of any change in coordinator.
3. **Governing Provisions:** This Agreement shall be governed by the laws of the State of Alaska. The Recipient agrees during the planning, design, and construction to comply with all applicable provisions of federal law and state law and regulation for public works. Failure to comply with the requirements set out in this paragraph is subject to the default procedure and remedies provided in clause 16.



# PROJECT AGREEMENT

The following table lists the state laws and regulations most frequently applied to school capital projects and their citation:

Accessibility	4 AAC 31.014(a)(1)
Bidding and Award	4 AAC 31.080 and AS 36.05
Budget Reductions	4 AAC 31.022(e) & 4 AAC 31.062
Construction Management Costs	AS 14.11.020(c)
Facility Disposal	4 AAC 31.085
Project Agreement	4 AAC 31.023(c)
Project Document Approval	4 AAC 31.040 & 4 AAC 31.062
Project Document Reviews	4 AAC 31.030 & 4 AAC 31.062
Purchase of Temporary Facilities	4 AAC 31.050
Reporting Procedures	4 AAC 31.060
School Space	4 AAC 31.020 & 4 AAC 31.061
Site Acquisition and Selection	4 AAC 31.025
Use of Consultants	4 AAC 31.065

4. Grant Funds: The State agrees to transfer the funds appropriated by the Legislature for the Project to a special account in the state treasury. The Recipient, with the approval of the State, may draw on the special account for the costs of planning, design, and construction of the project. The procedures to be followed by the Recipient drawing on the special account are set out in Appendix "B".
5. Project Document Reviews: The Recipient shall submit the elements of the Project plan as outlined in 4 AAC 31.030 for State review as they are developed. Drawings must be submitted in Portable Document Format (PDF), and must be clearly indexed on the title sheet or in a cover letter to the department. Other project documentation must be provided in electronic format wherever practicable. Final construction document submittals shall be signed and stamped by the Registered Design Professional (4 AAC 31.040). Each applicable document shall be provided at no cost to the State. Cost estimates are required at each design phase and shall be provided in the State's standard building system estimate format (DEED Cost Format). Compliance with ASHRAE Standard 90.1 will be measured using the State's checklist, or an approved equal, and Recipient will provide required supporting documents. When required, the Recipient shall provide a report that provides estimated annual energy consumption and cost information for electricity and heating following construction of the Project. When required the Recipient shall contract with a commissioning agent to review systems impacted/implemented by the project and submit all reports on the systems that the commissioning agent has provided.
6. Approvals and Permits: The Recipient shall coordinate all regulatory agency reviews and obtain all necessary written approvals from all agencies having jurisdiction over the Project.
7. Safety Precautions and Programs: The Recipient shall provide for and oversee all safety orders, precautions, and programs necessary to ensure reasonable safety for the planning, design, and construction of the Project. In this connection, the Recipient shall take reasonable precautions for the safety of all project employees and all other persons whom the Project might affect, all work and materials incorporated in the Project, all property and improvements on the construction site and adjacent thereto, and shall comply with all applicable laws, ordinances, rules, regulations and orders.

# PROJECT AGREEMENT

8. Project Scope Review: The Recipient is responsible to ensure the Project conforms to the scope of work as described in Appendix A and as further defined following department review and approval of the elements of the plan. Modifications to the scope of work for Additional Work will be permitted as outlined in the department's *Capital Project Administration Handbook* and will be submitted to the State in a written amendment for review and approval as required. New Work, as defined in the handbook, is not permitted. The Recipient shall forward copies of all final bid or proposal documents to the State prior to advertising as set out in 4 AAC 31.040. If any such documents conflict with the Project scope of work, the Recipient will be notified that further grant funds will not be paid by the State until those conflicting aspects are corrected.
9. Value Analysis: During the design of the Project, the Recipient, and the Recipient's consultants, shall incorporate value based design efforts with the goal of reducing the cost of the Project without sacrificing value. A formal Value Analysis may be required as specified in Appendix B.
10. Final Inspection and Acceptance: The Recipient shall provide timely notification to the State of any beneficial occupancy or substantial completion inspections of the Project. The State may, in its discretion, participate in these inspections, and the costs of State participation shall be an expense of the Project and shall be funded or reimbursed by the Recipient. Should the State decline to participate, the Recipient shall furnish to the State, within 10 workdays of the inspection, project documents certifying beneficial occupancy and/or substantial completion. Final acceptance of the Project by the Recipient shall occur in conformance with the Project documents and shall be noticed to the State. The State shall have fifteen (15) days after receipt of notice of final acceptance to make objections, after which time the Project shall be deemed accepted by the State. Objections will be presented in writing by the State and must be responded to in a satisfactory manner by the Recipient.
11. Project Audit: In accordance with 4 AAC 31.023(c)(3), the Recipient's performance is subject to financial audit at any time. Project records shall be maintained for three (3) years after the project completion and acceptance. Within three hundred and sixty-five (365) days after certification of beneficial occupancy and/or substantial completion, the Recipient agrees to provide an auditable accounting of expenditures of the Project. If the amount of the funding is more than \$300,000, the Recipient may be required to provide an independent project audit. The cost of an audit required by the State is an allowable project expense.
12. Project Accounting: Project accounting shall include all sources of revenues and Project expenditures by budgeted expense category. The expense categories shall conform to the categories indicated in Appendix A and defined in Appendix E. Any proposed change to the project budget and accounting must be approved by an amendment to this agreement. Accounting for the Project shall comply with the *Codification of Governmental Accounting and Financial Reporting Standards* as published by the Governmental Accounting Standards Board (GASB).
13. Facility Disposal: If, as a result of the Project, a State-owned facility is determined no longer needed for educational purposes, the entity operating this facility shall provide the following for a period not to exceed one year: (1) maintenance of the facility in the condition it was when vacated; (2) sufficient security to discourage vandalism and ensure that the facility is not accessible to unauthorized persons; (3) property loss and liability insurance through the School District's risk management program with the State named as an additional insured. In addition, the School District shall, if requested, act as the agent for the state in disposing of the facility in accordance with 4 AAC 31.085(b)-(h).

# PROJECT AGREEMENT

14. Project Close-out: Within sixty (60) days of the issuance of final project accounting by the Recipient, the Recipient will return the full amount of the unexpended grant funding to the State of Alaska Department of Education and Early Development. Interest earned on any money paid to the Recipient under this agreement shall be held by it to pay for project cost overruns, change orders or other legitimate project costs as provided for in 4 AAC 31.063. If at completion of the Project, any money earned as interest remains, the Recipient agrees to transfer that amount to a capital reserve account for school capital projects.
15. Maintenance, Operation, Ownership of the Completed Project: Responsibilities for maintenance, operations, and ownership of the facility shall be borne by the Recipient or their legal designee. The Recipient shall acquire from the project's designers and contractor, project documentation required to establish an effective facility management and preventive maintenance program that satisfies the requirements of AS 14.11.011(b)(4). The Recipient shall provide evidence to the State that the completed project has been incorporated in the district's facility management program and the Recipient, if required, has established legal ownership of the facility.
16. Termination of Contract for Cause: If, through any cause, the Recipient shall fail to fulfill in timely and proper manner its obligations under this contract, or if the Recipient shall violate any of the covenants, agreements or stipulations of this contract, the State shall provide written notice of the breach and an accompanying cure. If the Recipient fails to cure the breach within 30 days after receiving notification, Recipient will be considered in default of this Agreement unless the cure period is extended at the discretion of the State. In the event of termination, all finished or unfinished documents, data, studies, drawings, maps, models, photographs, and reports or other materials prepared by the Recipient under this contract shall, at the option of the State, become the State's property and the Recipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Notwithstanding the above, the Recipient shall not be relieved of any liability to the State for damages sustained by the State by virtue of any breach of the contract by the Recipient, and the State may withhold any payments to the Recipient for the purpose of offset until such time as the exact amount of damages due to the State from the Recipient is determined.
17. Termination for Convenience of the State: The State may terminate this contract at any time by giving written notice to the Recipient of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in paragraph 16 above shall, at the option of the State, become the State's property. If the contract is terminated by the State as provided herein, the Recipient shall be reimbursed for that portion of the actual out-of-pocket expenses not otherwise reimbursed under this contract which were incurred by the Recipient during the contract period and which are directly attributable to the Recipient's performance of this contract. If this contract is terminated due to the fault of the Recipient or its subcontractors, paragraph 16 shall apply.
18. Contracting: In the event the Recipient contracts any work covered by this project agreement, the Recipient shall require compliance by its contractors with wage rate requirements in AS 36.05.010 through AS 36.05.110, and shall require compliance with all other applicable federal, state, and local laws, regulations and ordinances.
19. Participating Share: The Recipient agrees to provide the participating share of the total costs of the Project required under AS 14.11.008. If the Recipient is eligible to provide its participating share through a contribution of labor, material or equipment, it must provide notice to the State



# PROJECT AGREEMENT

within thirty (30) days after signing this agreement. A description of the specific in-kind services must be included. The State may not unreasonably withhold its consent, but may impose record keeping requirements that allow it to monitor the incorporation of the local contribution into the Project. [4 AAC 31.023(d)]

20. Percent for Art: If the Project includes new construction or if the Project includes renovation over \$250,000 and an Educational Specification is required in Appendix D, the Recipient shall expend on art an amount equal to the percentage (as specified in AS 35.27.020) of the cost of construction. Art will be selected by an Artwork Selection Committee consisting of (at a minimum): The school district superintendent (or that entity's designated representative), the Project Coordinator, the Project architect, and a designated individual from the Alaska State Council on the Arts (ASCA).
21. State Held Harmless: The Recipient shall indemnify, defend, and hold harmless the State of Alaska and the Department of Education and Early Development, its officers, agents, and employees from and against any and all suits, claims, damages, losses and expenses arising out of any act or omission of the Recipient under this agreement or the Project specified hereunder.
22. Reporting Requirements: Annual reports shall be filed by July 31 of each year for grant projects using form 0519-059, or most current, available on the department's website, or upon request.
23. In-House Requests: Recipient may request, in writing, that all or portions of the Project be completed utilizing Recipient employees. A request to utilize in-house forces to complete work on the Project must be approved by the Commissioner prior to initiation of the work. [4 AAC 31.080(a)]
24. Alternative Procurement: Recipient may request, in writing, that an alternative method of procurement be utilized for construction of the Project. A request to utilize alternative procurement methods for construction of the Project must be approved by the State in advance of advertising for construction. [4 AAC 31.080(f)]
25. Funding Expiration: State funding for this project expires five years from the effective date of the project agreement unless an extension, requested by the Recipient, is granted by the State.

---

Kenai Peninsula Borough (Name and Title)

Date

---

State of Alaska, Department of Education and Early Development

Date

# PROJECT AGREEMENT

## APPENDIX AA

### 1. Project Scope of Work:

**Eligible [Additional] Gross Square Footage:** none; 4 AAC 31.020(e)

This project is for recovery of funds of the 2<sup>nd</sup> phase of the Homer High School roof replacement and includes the following:

- Removal of the existing roofing and installation of new asphalt shingle roofing including roof sections A, B, C, D, E, F, G, H, J, K, L, O (partial) and P.
- Replace underlayment, joists, sleepers, and batt insulation as required.
- Remove and replace EPDM roofing in sump area K.

### 2. The Recipient further agrees to comply with the following additional conditions:

The District acknowledges the Municipality or Borough may assume any or all of the responsibilities of this grant. (AS 14.14.060)

### 3. Project Funds - Major Maintenance Grant Fund (AS 14.11.007)

Chapter 08/SLA 24, page 50, lines 10-12; AS 14.11.015(b) and 4 AAC 31.023(a)-(b)

<b>Grant Amount</b>	<b>\$2,132,123</b>
<b>Recipient's Participating Share:</b>	<b>\$1,148,066</b>
<b>Other Funds</b>	<b>\$0</b>
<b>Project Total</b>	<b>\$3,280,189</b>

### 4. Project Budget

Cost Category	% of Construction	Total Project Budget
1. Construction Management (by consultant)	1.23%	\$36,178
2. Land	N/A	\$0
3. Site Investigation	N/A	\$0
4. Design Services	5.51%	\$161,783
5. Construction	100.00%	\$2,934,342
6. Equipment	0.00%	\$0
7. District Administrative Overhead	5.04%	\$147,886
8. Percent for Art	0.00%	\$0
9. Project Contingency	0.00%	\$0
<b>Totals</b>	<b>111.79%</b>	<b>\$3,280,189</b>

# PROJECT AGREEMENT

## APPENDIX B

### PAYMENT SCHEDULE

Upon submission of the following documents, the Recipient shall submit a separate request to the State for payment. Upon receipt of the payment request and verification and/or approval of submittals, the State shall issue a warrant to the grant recipient.

1. Payment #1; [5%]      Project Agreement complete and DEED approval of financial structure. (Required before any payments will be issued).
2. Payment #2; [5%]      DEED receipt/approval of the Recipient's participating share.
3. Payment #3; [10%]      DEED receipt/approval of planning documents to include condition surveys, ~~site selection report, soils investigation report, educational specifications, cultural resources review,~~ A/E services agreement, and ~~commissioning agent services agreement.~~ (Appendix D; Items 2, 3, 4, 5, 6, 7, and 8)
4. Payment #4; [35%]      DEED receipt/approval of design, construction and bid documents, and final cost estimate. DEED receipt/approval of a value analysis, conformed ASHRAE 90.1 compliance checklist, commissioning plan, and an energy consumption and cost report as necessary, and if not provided with schematic design. (Appendix D; Items 9, 10, 11, 12, 13, and 14)
5. Payment #5; [10%]      DEED receipt/approval of proof of advertising, bid tabulations, construction contract, construction schedule, payment/performance bonds and building permit or fire marshal review. (Appendix D; Items 15, 16, 17, 18, 19, and 20)
6. Payment #6, [30%]      DEED receipt of occupancy permit or A/E certification of substantial completion. (Appendix D; Item 21)
7. Payment #7; [5%]      DEED receipt of Recipient's certification that funds were expended in a manner consistent with the project agreement and submission of closeout documents including a project closeout worksheet, a final change order log, commissioning report, ASHRAE compliance construction checklist, contractor's release of liens, contract termination, and Department of Labor and Department of Revenue clearances. DEED receipt/approval of preventive maintenance & facility management documents including PM components list by building system, PM schedule, custodial care plan, certification of training on building systems, renewal & replacement schedule for DEED standard building systems. (Appendix D; Items 10, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31)



# PROJECT AGREEMENT

## APPENDIX C

### LAWS, CODES, REGULATIONS, STANDARDS, AND GUIDELINES

It is the responsibility of the Recipient to comply with all applicable laws and regulations. While some of the following laws and regulations may be applicable, Recipient should not rely on the following for an exhaustive or current list of applicable laws and regulations.

#### LAWS

Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq. (amended 2008);

AS 36.05.010 - .110 Wages and Hours of Labor and regulations covering procurement requirements and wage rates.

#### CODES AND REGULATIONS

Americans with Disabilities Act of 1990, 28 C.F.R. §§ 35.151, 36.401-.402 (2010);

Building code adopted by the Department of Public Safety under 13 AAC 50.020;

Title 14 C.F.R., Part 77, Federal Aviation Administration Airspace Restrictions as adopted and modified by the Federal Aviation Administration;

Electrical code adopted by the Department of Labor & Workforce Development under 8 AAC 70.025;

Plumbing code adopted by AS 18.60.705;

Mechanical code adopted by the Department of Public Safety under 13 AAC 50.023;

National Boiler Inspection Code, as published by the American Society of Mechanical Engineers (A.S.M.E.) and as adopted by AS 18.60.180;

Fire code adopted by the Department of Public Safety under 13 AAC 50.025.

#### *NOTE:*

*If a subject is not covered in the building code, mechanical code, or the fire code adopted above, a recognized national standard such as N.F.P.A. Vols. 1-6, 1996 Edition will be utilized.*

Codes adopted by the Department of Environmental Conservation for Water, Wastewater, Sewer, and Oil and other Hazardous Substances Pollution, under AS 46.03.710-.850, 18 AAC 80, and 18 AAC 72, 18 AAC 75, and 18 AAC 80;

Fuel handling requirements as specified in 40 C.F.R. 112.3(a) and, if applicable, as described in 40 C.F.R. 112.20(f)(6), shall comply with 40 C.F.R. 117.7.1.

#### STANDARDS

Energy Conservation Requirements A.S.H.R.A.E. 90.1-2016;

State of Alaska, Department of Education and Early Development, Uniform Chart of Accounts and Account Code Descriptions for Public School Districts;

State of Alaska, Department of Education and Early Development, Alaska School Design and Construction Standards;

# PROJECT AGREEMENT

ASTM F1487-98 Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use.

## GUIDELINES

The Council of Educational Facility Planning International, Creating Connections: The CEFPI Guide for Educational Facility Planning

State of Alaska, Department of Education and Early Development, A Handbook to Writing Educational Specifications

State of Alaska, Department of Education and Early Development, Capital Project Administration Handbook

State of Alaska, Department of Education and Early Development, Guidelines for School Equipment Purchases

State of Alaska, Department of Education and Early Development, Project Delivery Method Handbook

State of Alaska, Department of Education and Early Development, Swimming Pool Guidelines

State of Alaska, Department of Education and Early Development, Site Selection Criteria and Evaluation Guideline

State of Alaska, Council on the Arts, Guidelines for Art Requirements for Public Buildings

# PROJECT AGREEMENT

## APPENDIX D

### SUBMITTAL REQUIREMENTS & REQUIRED APPROVALS (as applicable)

Item	Agency	Review Only	Review & Approval
1. Annual Report (due July 31)	Department of Education & Early Development	X	
<del>2. Site Selection Report</del>	<del>Department of Education &amp; Early Development</del>		X
<del>3. Soils Investigation Report</del>	<del>Department of Education &amp; Early Development</del>		X
4. Condition Surveys	Department of Education & Early Development		X
<del>5. Educational Specifications</del>	<del>Department of Education &amp; Early Development</del>		X
<del>6. Cultural Resources Review</del>	<del>Department of Natural Resources</del>		X
7. A/E Services Agreement	Department of Education & Early Development	X	
<del>8. Commissioning Agent Agreement</del>	<del>Department of Education &amp; Early Development</del>		X
<del>9. Schematic Design Documents</del>	<del>Department of Education &amp; Early Development</del>		X
10. ASHRAE Compliance Checklist	Department of Education & Early Development		X
<del>11. Value Analysis</del>	<del>Department of Education &amp; Early Development</del>		X
<del>12. Design Development Documents</del>	<del>Department of Education &amp; Early Development</del>		X
<del>13. Energy Consumption and Cost Report</del>	<del>Department of Education &amp; Early Development</del>		X
14. Construction Documents	Department of Education & Early Development Department of Public Safety (unless local review authority granted) Department of Environmental Conservation		X X X
15. Bid Documents	Department of Education & Early Development		X
16. Building Permit	Department of Education & Early Development	X	
17. Bid Tabulation	Department of Education & Early Development	X	
18. Construction Contract	Department of Education & Early Development Department of Labor (AS 36.05.035 Notification)	X X	
19. Construction Schedule	Department of Education & Early Development	X	
20. Contractor's Payment/ Performance Bonds	Department of Education & Early Development	X	
21. Substantial Completion Certificate/ Occupancy Permit	Department of Education & Early Development	X	
22. Change Order Log	Department of Education & Early Development	X	
23. Release of Liens	Department of Education & Early Development	X	
24. Release from Contract	Department of Education & Early Development	X	
25. Commissioning Report	Department of Education & Early Development	X	
26. Preventive Maintenance and Facility Management Documents	Department of Education & Early Development		X
<del>27. Recorded Building Title</del>	<del>Department of Education &amp; Early Development</del>	<del>X</del>	
28. Final Project Accounting	Department of Education & Early Development	X	
Evidence of the construction contractor's provision of the following items to the appropriate entity.			
29. Corporate Income Tax Clearance	Department of Revenue		X
30. Employment Security Tax Clearance	Department of Labor & Workforce Development		X
31. Notice of Completion of Public Works	Department of Labor & Workforce Development		X



# PROJECT AGREEMENT

## APPENDIX E

### BUDGET CATEGORY DEFINITIONS & ACCOUNT CODES

Construction Management: By Consultant (CM) includes management of the project's scope, schedule, quality, and budget during any phase of the planning, design and construction of the facility and full time onsite representation. Consultant CM should include all costs incurred by private consultant to perform the CM work. Refer to AS 14.11.020(c) for the limitations on consultant CM. (DEED Chart of Accounts FC 884, OC 413)

Land includes actual purchase price plus title insurance, fees and closing costs. Land cost is limited to the current fair market value, by appraisal, not to exceed the amount budgeted for land in the project agreement. Land costs are excluded from project percent calculations. (DEED Chart of Accounts FC 882, OC 520)

Site Investigation includes land survey, geotechnical investigation, environmental and cultural survey, and site selection study costs, but not site preparation costs. Site investigation costs are excluded from project percent calculations. (DEED Chart of Accounts FC 882, OC various)

Design Services includes all full standard architectural and engineering services as described in AIA Documents B102-2007, and B201-2007, along with commissioning agent costs. Additional A/E services such as educational specifications, condition surveys, and post occupancy evaluations should also be categorized as Design Services, however, onsite owner representation and inspections beyond the scope of work described in AIA Documents B102-2007, and B201-2007 should be categorized as CM. (DEED Chart of Accounts FC 883, OC 416)

Construction includes the cost of all material, labor, equipment, and associated expenses required to perform the project's facility construction and site development. Construction costs can be incurred via a competitively awarded contract or, with prior department approval, via the use of in-house labor and procurement of materials per local ordinances. (DEED Chart of Accounts FC 885, OC 500)

Equipment includes all moveable furnishings and instructional devices or aids such as classroom furniture, musical instruments, science lab and physical education equipment and stage/sound equipment. It does not include installed equipment, or consumable supplies, with the exception of the initial purchase of library books. For more information see the DEED publication *Guidelines for School Equipment Purchases*. This item also includes Technology such as computers, 2D/3D printers/scanners, monitors, video projectors, interactive whiteboards, video cameras, digital cameras, large format displays, video recorders/players, image processors, robotics, calculators, electronic test equipment, voice over IP, digital telephone, etc. Consultant services necessary to make technology items operational may also be included. (DEED Chart of Accounts FC 886, OC 510)

District Administrative Overhead includes an allocable share of district overhead costs, such as payroll, accounts payable, procurement services, and preparation of the six-year capital improvement plan and specific project applications. The maximum for non-project specific indirect administrative costs is 3%, as defined in regulation [4 AAC 31.023(c)(7)]. It also includes In-House Construction Management (CM) which is similar to CM by Consultant, with the exception that in-house CM includes actual district/borough staff time allocated to the project, staff travel expenses, and other direct costs of the in-house activity. (DEED Chart of Accounts FC 881, OC 528)

Art includes the selection, design/fabrication and installation of works of art. (DEED Chart of Accounts FC 888, OC various)

Project Contingency is a safety factor to allow for unforeseen changes. The use of contingency funds to address budget overruns should be coordinated with the department. No costs shall be accounted for as Contingency expenditures. (DEED Chart of Accounts FC 889, OC [budget account only])

Introduced by:	Mayor
Date:	02/16/21
Hearing:	03/02/21
Action:	Enacted
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2020-19-21**

**AN ORDINANCE APPROPRIATING GENERAL FUND FUND BALANCE FOR  
DESIGN DEVELOPMENT OF PHASE I OF THE HOMER HIGH SCHOOL ROOF  
REPLACEMENT**

- WHEREAS,** the Homer High School roof was installed in 1983 and has exceeded its useful life; and
- WHEREAS,** regular failures in the roof system have led to increased maintenance costs, interruptions in the programs supported by the facility and degradation of other facility infrastructure; and
- WHEREAS,** approximately 34,000 square feet of the roof is in immediate need of replacement; and
- WHEREAS,** the project is proposed to be funded through the use of \$1,252,552.88 in remaining 2014 school bond funds transferred from the Redoubt Elementary Roof replacement project, interest of \$25,523.17 and a supplemental amount from the general fund of \$521,923.95 for a total estimated project cost of \$1,800,000; and
- WHEREAS,** a resolution will be proposed on February 16, 2021 requesting that the Borough Mayor be authorized 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; and
- WHEREAS,** design development must start immediately if the project is to be completed this construction season; and
- WHEREAS,** the cost to develop a comprehensive scope of work and complete bid ready documents is estimated to be \$180,000;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That funds in the amount of \$180,000 from the General Fund fund balance are appropriated from account 100.27910 to account 401.78050.22SCH.49999 to provide for development of a comprehensive scope of work and bid ready documents for the Homer High School Roof Replacement Phase I project.

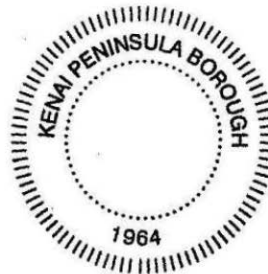
**SECTION 2.** That upon enactment this ordinance shall take effect immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 2ND DAY OF MARCH, 2021.**



Brent Hibbert, Assembly President

ATTEST:

  
Jonni Blankenship, MMC, Borough Clerk

Yes: Bjorkman, Carpenter, Chesley, Cox, Derkevorkian, Dunne, Elam, Johnson, Hibbert  
No: None  
Absent: None



Introduced by:	Mayor
Date:	11/09/21
Hearing:	12/07/21
Action:	Enacted
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2021-19-28**

**AN ORDINANCE ALLOCATING AND REDIRECTING U.S. DEPARTMENT OF  
TREASURY, CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS  
ESTABLISHED BY THE AMERICAN RESCUE PLAN ACT OF 2021 AND  
APPROPRIATING GENERAL FUND FUND BALANCE TO SPECIFIC PAY-GO  
CAPITAL PROJECTS**

**WHEREAS,** Ordinance 2021-19-08 approved and appropriated \$11,403,341 from the U.S. Department of the Treasury, Coronavirus State and Local Fiscal Recovery Funds (“Grant Funds”), established by the American Rescue Plan Act of 2021; and

**WHEREAS,** the Grant Funds are governed by Sections 602 and 603 of the Social Security Act as added by Section 9901 of the American Rescue Plan Act of 2021, Pub. L. No. 117-2; and

**WHEREAS,** the Grant Funds were appropriated for three qualified projects that may provide the greatest public benefit on an areawide basis as follows:

\$2,000,000 of the Grant Funds allocated to educational services and transferred to the Kenai Peninsula Borough School District for education;

\$6,000,000 of the Grant Funds were allocated to the Solid Waste Leachate Project;

\$3,403,341 of the Grant Funds were allocated to “pay-go” infrastructure projects to be approved by the assembly; and

**WHEREAS,** this ordinance allocates Grants Funds of \$2,203,341 to fund the Homer High School Roof Replacement Pay-Go Critical Infrastructure Project; and

**WHEREAS,** this ordinance appropriates \$1,800,000 from the General Fund fund balance to complete Phase 2 and Phase 3 of the Homer High School Roof Replacement Project; and

**WHEREAS,** this ordinance allocates Grant Funds of \$700,000 to construct a new exterior side on a portion of West Homer Elementary to stop water intrusion; and

**WHEREAS,** this ordinance redirects Grant Funds of \$500,000 to fund critical bridge infrastructure by rebuilding and upgrading bridges within the Kenai Peninsula Borough;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That \$2,203,341 in previously appropriated grant funds are allocated to fund the Homer High School Roof Replacement Pay-Go Critical Infrastructure Project account number 400.72010.SLF03.49999.

**SECTION 2.** That funds in the amount of \$1,800,000 are appropriated from the General Fund fund balance account 100.27910 to account 400.72010.HHSRF.49999 for the completion of Phase 2 and Phase 3 of the Homer High School Roof Replacement Project.

**SECTION 3.** That \$700,000 in previously appropriated grant funds are allocated to West Homer Elementary to fund the New Exterior Side Pay-Go Critical Infrastructure Project account number 400.72051.SLF04.49999.

**SECTION 4.** That \$500,000 in previously appropriated grant funds, account 271.94910.SLF03.49999, is redirected to 271.94910.SLF05.49999 to be transferred to 434.33950.SLF05.49999 for the completion of necessary pay-go critical borough bridge infrastructure improvements.

**SECTION 5.** That the appropriations made in this ordinance are of a project length nature and as such do not lapse at the end of any particular fiscal year.

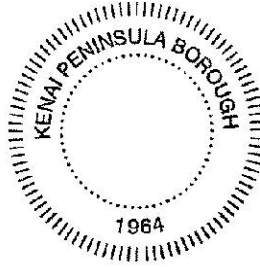
**SECTION 6.** That this ordinance shall become effective immediately upon its enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7TH DAY OF DECEMBER, 2021.**

Brent Johnson  
Brent Johnson, Assembly President

ATTEST:

John Blankenship  
John Blankenship, MMC, Borough Clerk



Yes: Bjorkman, Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Tupper, Johnson  
No: None  
Absent: None



# Kenai Peninsula Borough

## Planning Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Robert Ruffner, Planning Director *RR*

**DATE:** August 13, 2024

**RE:** Vacating Rowen Circle ROW on the Stariski Meadows adjacent to Lots 13-16  
and 45-47: KPB File 2024-075V

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In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of August 12, 2024 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (8-Yes, 1-Vacant) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

August 12, 2024 Planning Commission Draft Meeting Minutes  
August 12, 2024 Agenda Item E3 Meeting Packet Materials

**ITEM #3 - RIGHT OF WAY VACATION  
STARISKI MEADOWS**

<b>KPB File No.</b>	2024-075V
<b>Planning Commission Meeting:</b>	August 12, 2024
<b>Applicant / Owner:</b>	Kachemak Heritage Land Trust / Walter Dean Larson, Kachemak Heritage Land Trust Inc., Kachemak Heritage Land Trust, Joy and Pete Lohmer
<b>Surveyor:</b>	None
<b>General Location:</b>	Sergeant Ave., Pepper Rd., Rowen Cir., Happy Valley / Anchor Point APC
<b>Legal Description:</b>	Lots 13-16 & 45-47, Stariski Meadows, HM 97-02, Section 29, Township 3 South, Range 14 West, S.M.

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Lawrence Albert, Lawyer for the Petitioners; 2246 N.W. Canyon Drive, OR 97756: Mr. Albert made himself available for questions.

Joel Cooper: 315 Klondike Avenue, Homer, AK 99663: Mr. Cooper is with the Kachemak Heritage Land Trust and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Staggs moved, seconded by Commissioner Epperheimer granting the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, based on staff recommendations and subject to the five conditions set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Venuti
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**ITEM #4 – ORDINANCE 2024-24  
AUTHORIZING RETENTION OR SALE OF CERTAIN REAL PROPERTY CONVEYED TO THE KENAI  
PENINSULA BOROUGH THROUGH TAX FORECLOSURE PROCEEDINGS**

Staff report given by Land Management Manger Aaron Hughes.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Staggs to forward to the Assembly a recommendation to adopt Ordinance 2024-24 authorizing retention or sale of certain real property conveyed to the Kenai Peninsula Borough through tax foreclosure proceedings.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 8	Brantley, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Venuti
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**ITEM #5 – ORDINANCE 2024-25**

## **E. NEW BUSINESS**

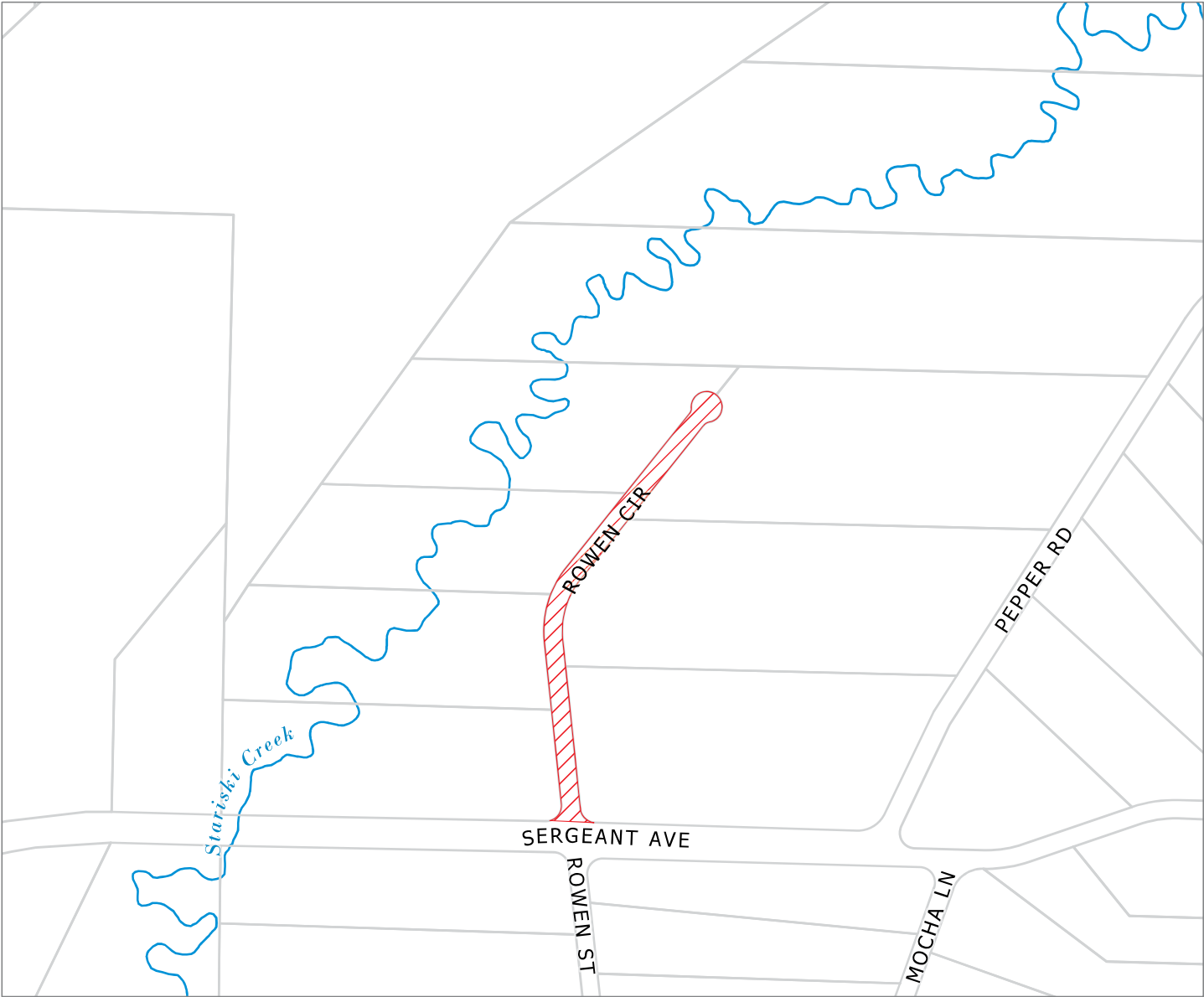
### **3. Right of Way Vacation; KPB File 2024-075V**

**No Surveyor / Kachemak Heritage Land Trust**

**Request: Vacates the entire 60' Rowen Circle ROW  
adjacent to Lots 13-16 & 45-47, dedicated by Stariski  
Meadow, Plat HM 97-62**

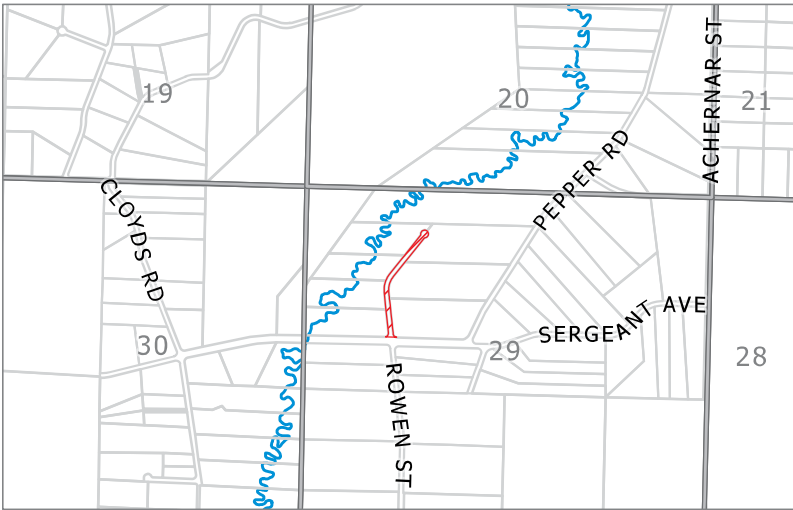
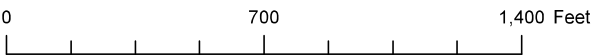
**Happy Valley Area / Kachemak Bay APC**





KPB File 2024-075V  
T 03S R 14W SEC 29  
Happy Valley

7/15/2024













**Statement of Reasons Supporting Petition to Vacate Right of Way  
pursuant to Kenai Peninsula Borough Code Ch. 20.65  
submitted by Modeb Investments on behalf of Kachemak Heritage Land Trust  
June 2024**

This Statement of Reasons is submitted pursuant to Kenai Peninsula Borough ("KPB") Code § 20.65.040 regarding a petition to vacate right of way within the Stariski Meadows Subdivision for the street named "Rowan Circle<sup>1</sup>." This Statement accompanies a completed "Petition to Vacate Platted Right of Way/Platted Public Easement/Platted Public Area" on a KPB Planning Department form.

Modeb Investments submits the petition on behalf of the Kachemak Heritage Land Trust ("KHLT") as owner of the subdivision parcels abutting on the platted street whose right of way is proposed for vacation. KHLT has signed the petition as "Land Owner" for five of the affected parcels and has authorized Modeb to submit the petition on its behalf through resolution attached hereto.

### **Background**

In October 1997, Modeb Investments recorded a plat for the Stariski Meadows Subdivision in the Homer Recording District as Plat No. 97-62. The subdivision had been previously approved by the KPB platting authority. Modeb Investments was an Alaska general partnership whose members were Cloyd Moser, Wynn Moser and Kiana Investments, Inc., an Alaska corporation whose principal was Ray Debenham.

The Stariski Meadows Subdivision comprises some 1,037 acres of land that created several lots, blocks and streets. This is a rural residential subdivision in the "Happy Valley" area of unincorporated Borough land with rudimentary improvements. The subdivision straddles more than two linear miles of Stariski Creek and several lots are riparian, i.e. adjoin the stream.

In 2001, the United States brought a Clean Water Act (CWA) enforcement action against Modeb and others in the U.S. District Court for the District of Alaska. The lawsuit alleged that defendants had engaged in unauthorized dredge and fill of jurisdictional "waters of the United States," including wetlands in violation of § 301 of the CWA, 33 U.S.C. § 1311. The Complaint sought declaratory and injunctive relief along with damages against defendants.

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<sup>1</sup> The name of the right-of-way is inconsistent in various documents. It is called "Rowen Circle" on Plat No. 97-62 and the KPB Parcel Viewer, but "Rowan Circle" in the 7/21/2005 recorded Consent Decree excerpted in Exhibit A and in Exhibit B. Both spellings are used in Exhibit F. It is called "Rowen Court" in Exhibits D and E.



In July 2005, defendants Modeb and Cloyd Moser individually entered into a Consent Decree whereby they settled the government's claims by agreeing to perform several actions: first, all unsold lots in the subdivision titled in Modeb were conveyed to KHLT to be held in perpetuity for conservation purposes and subject to deed restrictions consistent thereto; second, the settling defendants agreed to a site restoration plan that called for improved culverting, regrading of streets, drainage revisions and restoration of certain locations to approximate natural conditions in a wetlands environment pursuant to a "Supplemental Environmental Project;" third, certain streets in the subdivision were to be vacated to preserve the wetlands characteristics thereof where not needed for access and where property owner approval was realized; and money damages was paid to the United States.<sup>2</sup> This description of the Consent Decree is partial only for purposes of this petition.

In 2005 and thereafter in 2007, Modeb undertook site restoration work to fulfil its obligations under the terms of the Consent Decree, the Restoration Plan and Supplemental Environmental Project incorporated therein. In pertinent part, Modeb performed restoration work on the northern portion of Rowan Circle, a cul-de sac extending in a northerly direction from Sergeant Avenue within the subdivision. The Restoration Plan only required restoration from the northern boundary of Lot 14 adjoining Rowan Circle to the west to its northern terminus, a distance of approximately 1,000 feet. Illustrative photos of the 2005 restoration work are attached as Exhibit B.

The partial rather than full restoration of Rowan Circle was due to Lots 13 and 14 abutting on the cul-de-sac to the west being in private ownership in 2005 and access at least to Lot 14 through the cul-de-sac would be necessary. A 2005 drawing depicting the lots adjoining Rowan Circle within the subdivision and the northern portion of the right of way proposed for vacation is attached as Exhibit C. Modeb therefore submitted a petition in 2005 to the KPB proposing to vacate only the northern portion of Rowan Circle subject of its restoration work.

The KPB docketed Modeb's 2005 petition as File 2005-255 and prepared a staff report for presentation to the Borough Planning Commission, copy attached as Exhibit D. Public notice was given, a public hearing scheduled and persons were allowed to comment on the petition. The only comment received was from Central Emergency Services, a fire service agency within the KPB government. See Exh. D. According to a Borough Fire Marshall, the proposed partial vacation would leave more than 150 feet (the southern part of the street) as valid right-of-way and the International Fire Code would require a turning radius of 96 feet for fire apparatus serving this portion of the street.

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<sup>2</sup> See *United States v. Clarence Abeldgaard, et al*, No. A-01—378 Civ., Consent Decree with Defendants Cloyd Moser and Modeb Investments (D. Alaska, filed July 6, 2005). An excerpted copy of the Consent Decree is attached as Exh. A with this Statement.



The KPB staff report accompanying the 2005 petition recommended approval of the partial vacation of Rowan Circle subject to a condition “providing a minimum 50 foot radius cul-de-sac dedication in compliance with KPB 20.20.090 and the International Fire Code, in a location acceptable to the EPA and the COE.” See Exh. D. If realized, this condition would defeat the purposes served by the Restoration Plan accompanying the Consent Decree because new disturbance of jurisdictional wetlands would have resulted. Modeb thereafter withdrew its 2005 petition and attempted to deal with the Fire Code issue.

Several years later, the Justice Department negotiated a consent decree with other defendants to the CWA enforcement action. In pertinent part, this settlement resulted in Lot 14 (abutting on Rowan Circle to the west and previously in private ownership) being acquired by the KHLT. Thus the concern about fire apparatus access to Rowan Circle and a turning radius for the equipment to serve Lot 14 was now removed.

Commencing in the summer of 2016, Modeb again inquired with State and Borough fire protection personnel about the need for equipment to access the vacated portion of Rowan Circle once Lot 14 was no longer going to be developed and was in preservation status with the KHLT. Through a series of communications both the Borough Central Emergency Services and the Anchor Point Fire & EMS replied that they expressed no objection to the partial vacation of Rowan Circle right-of-way.<sup>3</sup>

### **Current Petition to Vacate Rowan Circle**

The current petition proposes to vacate the entirety of Rowan Circle as a platted right-of-way within the Stariski Meadows Subdivision. A new drawing accompanies this petition, attached as Exh. F. which shows the area of the cul-de-sac to be vacated from the northern boundary of the adjacent Sergeant Avenue.

The current petition proposes vacation of the southern portion of Rowan Circle not subject to the 2005 petition because none of the adjoining lots (13, 14, 46 and 47) require access, including fire protection. Lots 14, 46 and 47 are titled in KHLT and thus are in preservation status with no development or motor vehicle usage allowed. Lot 13 is privately owned and has a home constructed on it, however that property is a large corner lot with access available from Sergeant Avenue. See Exh. G, which reproduces a map from KPB imagery and shows the parcel in question.

A table of property ownership for all lots adjoining Rowan Circle is attached as Exh. H. The affected parcels are Lots 13-16 and 45 through 47. Lots 14, 15, 16, 46 and 47 are

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<sup>3</sup> See letters from Central Emergency Services (undated attached to email reply of August 15, 2016) and Anchor Point Fire & EMS dated February 13, 2017, both addressed to Lawrence V. Albert and attached as part of Exh. E.



owned in fee title by KHLT. Lot 45 adjoins Rowan Circle at its northern terminus and to the east. This is a 15 acre parcel with frontage also on Pepper Road to the east. Only a small portion of the eastern part of the parcel is developable and not subject to CWA jurisdiction; that portion of Lot 45 has access to Pepper Road. The western portion of the parcel is restricted from development, including the area adjoining Rowan Circle, and KHLT holds a perpetual conservation easement on the parcel.

The KPB Code requires “[t]he owners of a majority of the land abutting the area being vacated” to consent to a petition to vacate right of way. According to Exh. G table of property ownership, KHLT owns fee title to five of the seven adjoining parcels and its consent to the petition satisfies this requirement. Moreover, KHLT holds a conservation easement over a sixth parcel--Lot 45—for that portion abutting on Rowan Circle.

The KPB Code sets forth several criteria by which the planning commission shall consider a vacation petition. See KPB Code 20.65.050(D). Modeb submits these criteria are satisfied as follows:

1. Rowan Circle right-of-way is not presently being used; therefore vacation results in no adverse effect presently on adjoining property owners.
2. While an improved road may be constructed to manifest the platted right of way for Rowan Circle, this would defeat the purposes of the Consent Decree and preservation of jurisdictional wetlands. Only two parcels with allowed developmental use (Lots 13 and 45) have alternative access as explained above.
3. The area surrounding Rowan Circle is not fully developed for the reasons explained above. For the two parcels in private ownership, “all planned or needed rights-of-way and utilities are constructed” for purposes of serving Lots 13 and 45.
4. The jurisdictional wetlands within the Stariski Meadows Subdivision along with Stariski Creek itself are of “public interest or value,” however access to these features in areas adjoining Rowan Circle will not be impeded by vacation of the right of way. Persons may access such features from the intersection of Sergeant Avenue and Rowan Circle along with other locations internal to the subdivision.
5. The proposed vacation will not limit opportunities for interconnectivity with adjacent parcels whether developed or undeveloped because the area surrounding Rowan Circle, for all intents and purposes, will remain in conservation status pursuant to deed restrictions on property ownership
6. Other public access to the area adjoining Rowan Circle exists or may be feasible according to item 4 above.

7. No utilities serve the parcels adjoining Rowan Circle through easements superimposed on that platted right-of-way. Again, the area is entirely undeveloped with the exception of a home on Lot 13 and utility service to that parcel is served through Sergeant Avenue.

8. Factors relevant to the vacation application or the area proposed to be vacated are twofold: implementation of the Restoration Plan contained in the Consent Decree with Modeb the objective of which is preservation of jurisdictional wetlands within the Stariski Meadows Subdivision and accommodating fire protection service to developed properties in private ownership. The latter concern is accommodated according to correspondence set forth in Exh. E

KHLT has authored a resolution endorsing this petition for vacation of Rowan Circle and acknowledging its consent through ownership of adjacent Lots 14, 15, 16, 46 and 47, and its authority to enforce a conservation easement over Lot 45. KHLT's resolution also authorizes Modeb to submit the petition on its behalf subject to conditions that Modeb assume the costs of application and processing the petition, including preparation and approval of a vacation plat required by KPB Code 20.10.080. See Exh. I.



**Schedule of Exhibits Accompanying Statement of Reasons—  
Petition to Vacate Rowan Circle within Stariski Meadows Subdivision**

A. United States v. Clarence Abeldgaard, et al, No. A-01-378 Civ., Consent Decree with Defendants Cloyd Moser and Modeb Investments (D. Alaska, filed July 6, 2005) (excerpt with Restoration Plan).

B. Photos of 2005 site restoration work on Rowan Circle.

C. Excerpt from Stariski Meadows Subdivision Plat showing Rowan Circle and adjoining lots subject of 2005 Petition to vacate right of way.

D. Kenai Peninsula Borough Planning Department, Staff Report to Borough Planning Commission meeting of October 10, 2005 to address petition to vacate portion of Rowan Circle in Stariski Meadows Subdivision

E. Letter from Central Emergency Services (Central Kenai Peninsula Fire & EMS Providers) to Kenai Peninsula Borough Planning Commission, September 13, 2005.

F. Correspondence regarding Kenai Peninsula Fire Department and State Fire Marshall regarding fire service to proposed vacation of Rowan Circle right-of-way.

G. Excerpt from Stariski Meadows Subdivision Plat showing Rowan Circle and adjoining lots subject of 2024 Petition to vacate right of way.

H. Kenai Peninsula Borough Parcel Viewer—Air Photo Map of Rowan Circle (downloaded 2017).

I. Table of property ownership for lots abutting on Rowan Circle, Stariski Meadows Subdivision.

J. Resolution of Kachemak Heritage Land Trust consenting to petition to vacate Rowan Circle, Stariski Meadows Subdivision, and authorizing Modeb Investments to submit petition on its behalf.



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pursuant to Kenai Peninsula Borough Code Ch. 20.65  
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(date) 2024**

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condition would defeat the purposes served by the Restoration Plan accompanying the Consent Decree because new disturbance of jurisdictional wetlands would have resulted. Modeb thereafter withdrew its 2005 petition and attempted to deal with the Fire Code issue.

Several years later, the Justice Department negotiated a consent decree with other defendants to the CWA enforcement action. In pertinent part, this settlement resulted in Lot 14 (abutting on Rowan Circle to the west and previously in private ownership) being acquired by the KHLT. Thus the concern about fire apparatus access to Rowan Circle and a turning radius for the equipment to serve Lot 14 was now removed.

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### **Current Petition to Vacate Rowan Circle**

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A table of property ownership for all lots adjoining Rowan Circle is attached as Exh. H. The affected parcels are Lots 13-16 and 45 through 47. Lots 14, 15, 16, 46 and 47 are owned in fee title by KHLT. Lot 45 adjoins Rowan Circle at its northern terminus and to the east. This is a 15 acre parcel with frontage also on Pepper Road to the east. Only a small portion of the eastern part of the parcel is developable and not subject to CWA jurisdiction; that portion of Lot 45 has access to Pepper Road. The western portion of the

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parcel is restricted from development, including the area adjoining Rowan Circle, and the owner has given a conservation easement to KHLT.

The KPB Code requires “[t]he owners of a majority of the land abutting the area being vacated” to consent to a petition to vacate right of way. According to Exh. G table of property ownership, KHLT owns fee title to four of the seven adjoining parcels and its consent to the petition satisfies this requirement. Moreover, KHLT holds a conservation easement over a fifth parcel--Lot 45—for that portion abutting on Rowan Circle.

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4. The jurisdictional wetlands within the Stariski Meadows Subdivision along with Stariski Creek itself are of “public interest or value,” however access to these features in areas adjoining Rowan Circle will not be impeded by vacation of the right of way. Persons may access such features from the intersection of Sergeant Avenue and Rowan Circle along with other locations internal to the subdivision.
5. The proposed vacation will not limit opportunities for interconnectivity with adjacent parcels whether developed or undeveloped because the area surrounding Rowan Circle, for all intents and purposes, will remain in conservation status pursuant to deed restrictions on property ownership. Lot 13 is a corner lot and any connectivity it seeks may be realized with parcels to the west.
6. Other public access to the area adjoining Rowan Circle exists or may be feasible according to item 4 above.
7. No utilities serve the parcels adjoining Rowan Circle through easements superimposed on that platted right-of-way. Again, the area is entirely undeveloped with

the exception of a home on Lot 13 and utility service to that parcel is served through Sergeant Avenue.

8. Factors relevant to the vacation application or the area proposed to be vacated are twofold: implementation of the Restoration Plan contained in the Consent Decree with Modeb the objective of which is preservation of jurisdictional wetlands within the Stariski Meadows Subdivision and accommodating fire protection service to developed properties in private ownership. The latter concern is accommodated according to correspondence set forth in Exh. E

KHLT has authored a resolution endorsing this petition for vacation of Rowan Circle and acknowledging its consent through ownership of adjacent Lots 14, 15, 16, 45 (conservation easement), 46 and 47. KLHT's resolution also authorizes Modeb to submit the petition on its behalf subject to conditions that Modeb assume the costs of application and processing the petition, including preparation and approval of a vacation plat required by KPB Code 20.10.080. See Exh. I.



**KELLY A. JOHNSON**  
United States Department of Justice  
Environment and Natural Resources Division  
Washington, D.C.  
**TIMOTHY M. BURGESS**  
United States Attorney  
Anchorage, Alaska  
**MARK A. NITCZYNSKI**  
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Attorneys for Plaintiff United States of America

MAY 10 2005

**FILED**

JUL 06 2005

UNITED STATES DISTRICT COURT  
DISTRICT OF ALASKA

*347-112-803-12*  
Certified to be a true and correct copy  
of original filed in my office  
Dated *7/6/05*  
*IDA BOMACK*, Clerk  
*Andrew J. Decker*, Deputy

**UNITED STATES DISTRICT COURT  
DISTRICT OF ALASKA**

**UNITED STATES OF AMERICA,**

Plaintiff,

v.

**CLARENCE ABELDGAARD,  
OCEANVIEW ENTERPRISES, INC.,  
CLOYD MOSER and MODEB  
INVESTMENTS,**

Defendants.

Case No. A-01-378 Civil (RRB)

**CONSENT DECREE WITH  
DEFENDANTS CLOYD MOSER AND  
MODEB INVESTMENTS**

WHEREAS, the Plaintiff, the United States of America, on behalf of the United States Environmental Protection Agency ("EPA"), filed the First Amended Complaint in this matter on July 30, 2002, adding Defendants Cloyd Moser and Modeb Investments (collectively, "Defendants," and each of the Defendants may be referred to individually as "Defendant");

Statement in Support of Petition to Vacate Right of Way, Exhibit A



2 of 49

2005-003280-0

E3-15

132  
409



with current electronic funds transfer procedures, referencing U.S.A.O. file number 2001V00226, EPA Region X and the DOJ case number 90-5-1-1-16195. Payment shall be made in accordance with instructions provided to the Defendants by the Financial Litigation Unit of the United States Attorney's Office for the District of Alaska. Any payments received by the Department of Justice after 4:00 P.M. (Eastern Time) will be credited on the next business day.

18. Upon payment of the civil penalty required by this Consent Decree, Defendants shall provide written notice to the United States, at the addresses specified in paragraph 56 of this Consent Decree, that such payment was made in accordance with paragraph 17 above.

19. Civil penalty payments pursuant to this Consent Decree (including stipulated penalty payments under Section VIII) are penalties within the meaning of Section 162(f) of the Internal Revenue Code, 26 U.S.C. § 162(f), or of 26 C.F.R. § 1.162-21 and are not tax deductible expenditures for purposes of federal law.

#### V. INJUNCTIVE RELIEF - RESTORATION

20. Defendants shall perform the restoration under the terms and conditions stated in Appendix A appended hereto and incorporated herein by reference.

21. Upon completion of the terms and conditions of Appendix A, Defendants shall not mow, cut, clear, cultivate, dredge, excavate, farm, fill, dewater, drain or otherwise disturb in any manner whatsoever any location identified in Appendix A, except as approved by EPA.

#### VI. SUPPLEMENTAL ENVIRONMENTAL PROJECT - ESTABLISHMENT OF PERMANENT WETLAND CONSERVATION AREA

22. Defendants shall complete the following supplemental environmental project

Statement in Support of Petition<sup>7</sup> to Vacate Right of Way, Exhibit A



8 of 49

2005-003280-0

("SEP"), which the parties agree is intended to secure significant environmental protection and improvements. The cost to Defendants of implementing this SEP shall exceed \$205,000, including: (a) the assessed value of transferred land; (b) any costs paid by Defendants associated with effectuating the transfer and permanent conservation easements discussed below; and (c) any costs paid by Defendants associated with creating an endowment for purposes of managing the land within the permanent wetland conservation area discussed below.

23. Not more than ninety (90) days after entry of this Consent Decree, Defendants shall transfer the fee simple interest in Stariski Meadows subdivision lots 15, 16, 19 through 33, 37, 46 and 47 to the Kachemak Heritage Land Trust ("KHLT"), and shall ensure that permanent deed restrictions preventing the impairment of or interference with the conservation and water quality values of those lots become effective upon the transfer of the lots to KHLT. The transfer and permanent deed restrictions shall be acceptable to the United States. In addition, Defendants shall ensure that, not more than ninety (90) days after entry of this Consent Decree, KHLT's Board of Directors passes a resolution providing that, if KHLT ceases to retain ownership of any of the lots, KHLT will ensure that, upon transfer of the lots to a new owner, KHLT or a similar conservation organization shall receive permanent conservation easements on the transferred lots. The KHLT Board of Directors' resolution shall be acceptable to the United States.

24. Not more than ninety (90) days after entry of this Consent Decree, Defendants shall ensure that permanent conservation easements to KHLT become effective on the wetland portions of Stariski Meadows subdivision lots 17, 18 and 45, as depicted on the map attached hereto as Appendix B. The permanent conservation easements shall be acceptable to the United States.

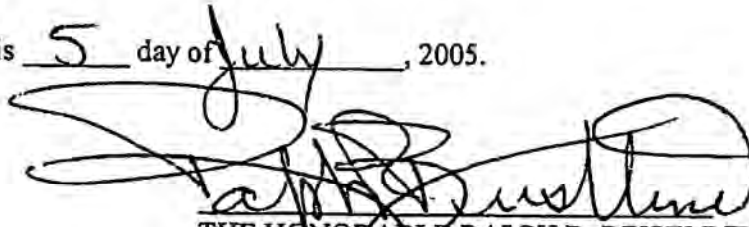




resolution of the dispute by the parties or the Court.

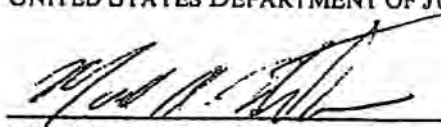
IT IS SO ORDERED.

Dated and entered this 5 day of July, 2005.

  
THE HONORABLE RALPH R. BEISTLINE  
UNITED STATES DISTRICT JUDGE


ON BEHALF OF THE UNITED STATES:

KELLY A. JOHNSON  
Acting Assistant Attorney General  
Environment and Natural Resources Division  
UNITED STATES DEPARTMENT OF JUSTICE

  
MARK A. NITCZYNSKI  
Environmental Defense Section  
UNITED STATES DEPARTMENT OF JUSTICE  
999 18<sup>th</sup> Street, Ste. 945  
Denver, CO 80202  
PHONE: (303) 312-7300  
FAX: (303) 312-7331

Date: 5/6/05

TIMOTHY M. BURGESS  
United States Attorney  
District of Alaska

  
RICHARD L. POMEROY  
Assistant U.S. Attorney

A01-0378--CV (RRB)

7-6-05

per

✓ L. ALBERT  
✓ R. POMEROY (AUSA)  
✓ C. ABELDGAARD

Statement in Support of Petition to Vacate Right of Way, Exhibit A



24 of 48  
2005-003280-0



## **APPENDIX A - RESTORATION PLAN**

This document sets forth the restoration required by Defendants Cloyd Moser and Modeb Investments (collectively, "Defendants") under this Consent Decree With Cloyd Moser and Modeb Investments ("Consent Decree"). The terms of this Appendix, including the attached photos (Photos 1-10) and all drawings referred to herein, are incorporated into and set forth binding provisions of the Consent Decree. This restoration shall be carried out in accordance with all of the terms of the Consent Decree, including the terms set forth below in this document. The restoration work required under this Restoration Plan and the Consent Decree shall not be considered to be completed unless and until all of the Success Criteria are met for each location.

### **I. PEPPER ROAD-- VIOLATION SITE 7L**

A. *Location:* This location is identified as Violation Site 7L in Supplement 1, "Documentation of Violation in the Stariski Meadows, Happy Valley, and Piper's Haven Subdivisions, Stariski Creek Watershed, Kenai Peninsula Borough, State of Alaska" (hereafter "Supplement 1") to the January 15, 2003, report completed by L.C. Lee & Associates, Inc., entitled "Analysis of the Geographic Extent and Impacts to Waters of the United States, Including Wetlands in the Stariski Meadows, Happy Valley, and Piper's Haven Subdivisions, Stariski Creek Watershed, Kenai Peninsula Borough, Alaska" (hereafter "Geographic Extent Report").<sup>1/</sup> This site is addressed in detail on pages 14-15 of Supplement 1.

The GPS coordinates for the northern boundary of the wetlands where work is to be performed are: 0572119E; 6641837N.<sup>2/</sup> See Photo 1 attached hereto. The coordinates for the north end of Pepper Road are: 0572122E; 6640315N. The GPS coordinates for the northernmost of two unnamed tributaries that Pepper Road crosses, where a box culvert is to be replaced, are: 0572021E; 6641416N. The GPS coordinates for the southern boundary of the wetlands where work is to be performed are: 0571799E; 6640649N. See Photos 2-3 attached hereto (showing L.C. Lee & Associates' survey marker with pink wetlands delineation survey tape and view north of Pepper Road from southern boundary where work is to take place). The length of Pepper Road where work is to be performed is approximately 4,300 feet.

B. *Concerns/Problems to be addressed:* The hydrologic conditions of the slope wetland in this location have been altered and should be restored to the extent possible given that the road will remain in place. The improper road and ditch construction, including the absence of adequate culverting, has led to excessive sedimentation and erosion. The "box" culvert where Pepper Road crosses the northernmost unnamed tributary is undersized, will not sufficiently transmit seasonal high flows, causes excessive sedimentation and erosion in the stream and impedes adult and juvenile fish movement.

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<sup>1/</sup> The Geographic Extent Report, including Supplement 1, was produced to the Defendants by the United States in this litigation.

<sup>2/</sup> The datum for the GPS unit used in establishing the coordinates included in these specifications is WGS 84, which will allow for reference to the Kenai Peninsula Borough's GPS data. The zone is ~~State~~ <sup>State</sup> in Support of Petition to Vacate Right of Way, Exhibit A





revegetation shall be repeated until the criteria are met one year from completion of the most recent reseeding and/or revegetation.

4. By August 15, 2005, the "box" culvert at the northernmost unnamed tributary on Pepper Road must be properly replaced in accordance with the specifications set forth in I.D.4 above.

5. By August 15, 2005, bank stabilization work (if any) that a U.S. rep. determines in the field to be necessary must be completed properly in accordance with specifications determined in the field.

## **II. SERGEANT AVENUE EXTENSION-VIOLATION SITE 6L**

A. *Location:* This site is identified as Violation Site 6L in Supplement 1, pages 12-13. Photos 4-6 attached hereto generally show the area of Sergeant Avenue Extension to be removed. Photos 3-5 were taken at the same location near the western limit of wetlands at this restoration location.

No existing L.C. Lee & Associates' wetland delineation markers were found for the area during the parties' joint site visit on May 13, 2004. During that site visit, new stakes were placed on the north and south shoulders of the road marking the "limit of work area" for the restoration work at this location. See Photos 4-6. These stakes approximate the western boundary of the wetlands at this location but are not necessarily precise wetland boundaries. At the location of Photos 4-6, the wetland begins just east of the spruce stand abutting Sergeant Avenue Extension on the south side of the road. The eastern terminus of the fill is approximated by the pile of fill material shown in Photo 5. The GPS coordinates for the east end of Sergeant Avenue Extension are: 571540E 6639872N. The road fill to be removed is approximately 550 feet in length.

B. *Concerns/Problems to be addressed:* The road has been built in wetlands at this location and has eliminated all wetland functions where fill has been placed.

C. *Goals of the restoration:* Remove the road fill and restore the area to its prior wetland state, including vegetation, and restore all prior wetland functions.

### **D. Description of work to be performed:**

1. *Road Fill Removal Work:* The existing road fill shall be removed and disposed off site. Ponding of water shall be minimized. Defendants shall leave in place a small quantity of mineral soil fill and mix this fill with underlying peat. (This shall be done in order to minimize ponding and to avoid leaving a ground depression, which will result if the fill is completely removed without correction.) Construction equipment shall be deployed and operated so as to minimize disturbance of underlying peat material and adjacent wetlands. Also, mixing and lofting of remaining materials with underlying peat shall provide a smooth transition to surrounding undisturbed areas.

2. *Description of Seeding and Revegetation Work:* The area where road fill is

Statement in Support of Petition to Vacate Right of Way, Exhibit A





being removed shall be revegetated through reseeding. A seed mix with a higher proportion of bluejoint (*Calamagrostis canadensis*) than the one set forth in the Geographic Extent Report, Appendix L, Drawing D-2 "Seed Mix," shall be used for this area. In addition, live willow staking (spacing shall be two feet on center) shall be used for revegetation at this location. The specification on live staking is shown in the Geographic Extent Report, Appendix L, Drawing D-4 "Cutting or Live Stake Planting Detail." Defendants shall ensure that their contractor is provided with a copy of that drawing. Additional directions for the live willow staking are set forth in the document entitled "Willow and Dogwood Stem Cutting Collection Detail," which is attached as Exhibit 1 to this Restoration Plan. Defendants shall ensure that their contractor is provided with a copy of that Exhibit.

3. *Description of Barrier Work:* Upon completion of road removal and seeding and revegetation work, a barrier shall be constructed just west of the western "limit of work area" on Sergeant Avenue Extension. The barrier shall block vehicle passage, including four wheel off road vehicles. A "tank trap," "kelly humps" or other form of mounded feature that prevents vehicle access to the restoration site shall be constructed. In addition, crisscrossed (jackstrawed) spruce logs (at least 25 feet long and 12 inches in diameter at the base) or some equivalent barrier straddling or just west of the mounded feature shall be constructed and left in place as a barrier.

*Notice:* During the parties' joint site visit on May 13, 2004, the entrance to Sergeant Avenue Extension was blocked by an Allis Chalmers bulldozer. Defendants shall be responsible for making arrangements to access this restoration location, including, if necessary, arranging for removal of this equipment.

E. *Success Criteria:* Restoration at this location will be considered successful if the following criteria are met:

1. By August 15, 2005, the road fill removal work must be properly completed in accordance with the specifications set forth in II.D.1 above.

2. By August 15, 2005 the area where road fill is being removed must be properly revegetated through reseeding in accordance with the specifications set forth in II.D.2 above. In addition, by August 15, 2008: (a) 75 percent of the staked willows must be alive and established; and (b) that area must have 75 percent areal (canopy) coverage by plant species native to the Stariski Creek area (including the staked willows). If these percent criteria are not met by August 15, 2008, then the reseeding, revegetation and/or willow staking shall be repeated until the criteria are met three years from completion of the most recent reseeding, revegetation and/or willow staking.

3. By August 15, 2005, a barrier that blocks vehicle passage must be properly constructed just west of the western "limit of work area" in accordance with the specifications set forth in II.D.3 above.



### III. ROWAN CIRCLE-VIOLATION SITE 1L(b)

A. *Location:* This site is identified as Violation Site 1L(b) in Supplement 1, pages 2-3. Photos 7-10 attached hereto show the location of Rowan Circle that is the subject of this restoration work. The northern terminus of the road (a cul-de-sac) is not visible in these pictures. The restoration work shall commence at the northern boundary of Lot 14 (which lies to the west of Rowan Circle) and continues to the northern terminus of the road. A stake marking the northern boundary of Lot 14 abutting on Rowan Circle is visible in Photo 7. Hence, the limit of work area can be readily determined from the lot markers abutting on Rowan Circle.

B. *Concerns/Problems to be addressed:* The road has been built in wetlands at this location and has eliminated all wetland functions where the fill has been placed.

C. *Goals of the restoration:* Remove the road fill and restore the area to its prior wetland state, including vegetation, and restore all prior wetland functions.

D. *Description of work to be performed:* The fill removal, seeding and revegetation, and barrier construction at this location shall be performed according to the specifications and guidance provided above for Sergeant Avenue Extension (site 6L).

In addition, the existing ditch on the east shoulder of Rowan Circle shall be filled and removed according to the specifications and guidance provided above for removal/filling of the second ditch near Pepper Road in LD.3 above. The ditch shall be restored to its original elevation and slope. The fill shall come from the material sidecast from the original excavation and located adjacent to the ditch. (That sidecast material is now covered with grasses in some places). The ditch area to be filled also shall be revegetated through reseeded according to the specifications and guidance provided above for Sergeant Avenue Extension (site 6L).

The ditch south of the restoration area shall be plugged, using a plug or check dam constructed of earth, rock or a combination of the two, at the southern terminus of the work area at this location (which is the northern boundary of Lot 14). Approximate design specifications for a rock check dam are shown in the Geographic Extent Report, Appendix L, Drawing D-1. Defendants shall ensure that their contractor is provided with a copy of that drawing. Defendants' contractor shall work in the field with a U.S. rep to determine the optimal construction method for the plug or check dam.

E. *Success Criteria:* Restoration at this location will be considered successful if the following criteria are met:

1. By August 15, 2005, the road fill removal work must be properly completed in accordance with the specifications set forth in III.D and II.D.1 above.

2. By August 15, 2005 the area where road fill is being removed must be properly revegetated through reseeded in accordance with the specifications set forth in III.D and II.D.2 above. In addition, by August 15, 2008: (a) 75 percent of the staked willows must be alive and established; and (b) that area must have 75 percent areal (canopy) coverage by plant species

Statement in Support of Petition to Vacate Right of Way, Exhibit A





native to the Stariski Creek area (including the staked willows). If these percent criteria are not met by August 15, 2008, then the reseeding, revegetation and/or willow staking shall be repeated until the criteria are met three years from completion of the most recent reseeding, revegetation and/or willow staking.

3. By August 15, 2005, a barrier that blocks vehicle passage must be properly constructed just north of the northern boundary of Lot 14 in accordance with the specifications set forth in III.D and II.D.3 above.

4. By August 15, 2005, the existing ditch on the east shoulder of Rowan Circle must be properly removed or filled in accordance with the specifications set forth in III.D and I.D.3 above, and must be properly revegetated through reseeding in accordance with the specifications set forth in III.D and II.D.2 above. In addition, by August 15, 2008: (a) 75 percent of the willows staked must be alive and established; and (b) that area must have 75 percent areal (canopy) coverage by plant species native to the Stariski Creek area (including the staked willows). If these percent criteria are not met by August 15, 2008, then the reseeding, revegetation and/or willow staking shall be repeated until the criteria are met three years from completion of the most recent reseeding, revegetation and/or willow staking.

5. By August 15, 2005, the ditch south of the restoration must be properly plugged at the southern terminus of the work area at this location in accordance with the specifications set forth in III.D above.

#### IV. ISSUES APPLICABLE GENERALLY

A. *Road Right of Way and Access Considerations:* Right of way widths for the roads subject of proposed restoration work shall be verified by Defendants prior to commencement of the work. Site restoration work shall be performed within existing rights of way and/or on properties for which permission to perform the work has been obtained. Permission to access adjoining subdivision lot(s) shall not be assumed, and Defendants shall be responsible for obtaining all such permission. Title to much of the land adjoining the proposed restoration work, however, currently resides with Defendants.

B. *Vacation of Right of Way at Road Removal Locations:* The Stariski Meadows Subdivision plat included road dedications. The restoration work for Sergeant Avenue Extension and Rowan Circle entails removal of the existing roads and restoration to natural conditions. In addition, the parties have agreed that the rights of way for Sergeant Avenue Extension and Rowan Circle should be vacated. Approval from the Kenai Peninsula Borough, however, will be required to vacate the road rights of way on these dedicated roads. By October 1, 2005, Defendants shall obtain all of the necessary approvals for vacation of the Rowan Circle right of way and file the required materials with the Borough to secure approval for the vacation of the right of way. With respect to Sergeant Avenue Extension, Defendants have made efforts to obtain approval to vacate the right of way from a majority of the abutting property owners as set forth in Kenai Peninsula Borough Ordinance 20.28.050 - .060. No later than July 15, 2005, Defendants shall make additional good faith efforts to obtain approval from a majority of the abutting property owners, including sending follow-up correspondence to the owners who have





not yet responded to requests for their approval. If Defendants obtain this majority approval by August 15, 2005, Defendants shall, by October 1, 2005, file the required materials with the Borough to secure approval for the vacation of the Sergeant Avenue Extension right of way.

C. *Off-Site Disposal Areas:* Fill material removed from the site shall be disposed at a designated off-site disposal area. Defendants shall identify in advance the off-site disposal area(s) and verify that disposal of fill material at the off-site location is legal, *i.e.*, that the location does not constitute jurisdictional waters of the United States and/or that a fill permit for such location has been obtained. Defendants shall obtain advance approval from the United States for all off-site disposal.

Under certain circumstances, Defendants may dispose of fill removed from one site by placing it at another site where work is being performed. For example, fill removed from Rowan Circle or the Sergeant Avenue Extension sites may be used, if the fill consists of appropriate material, for covering culverts installed on Pepper Road. Defendants shall obtain advance approval from the United States for all such disposal.

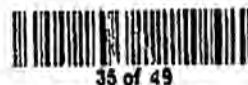
D. *Permitting:* Defendants shall be responsible for obtaining all permits and/or authorizations applicable to the work described herein. The following permits and/or authorizations have been identified as potentially applicable to the restoration work to be performed:

- a) Kenai Peninsula Borough--construction work performed in a road right of way;
- b) Kenai Peninsula Borough--vacation of right of way associated with restoration work on Rowan Circle and Sergeant Avenue Extension;
- c) Alaska Dept. of Natural Resources/Dept. of Fish & Game--construction work in waterways (most importantly, catalogued anadromous streams) affecting fish habitat values;
- d) Alaska Dept. of Natural Resources/Dept. of Fish & Game--Stariski Creek bridge work;
- e) Kenai Peninsula Borough -- Stariski Creek bridge work;
- f) U.S. EPA Clean Water Act § 402 stormwater construction general permit for disturbance in excess of one acre;
- g) U.S. Army Corps of Engineers authorization and/or permits under Clean Water Act § 404.

The above list may not be complete. Exclusion or omission of any permits and/or any authorizations from the above list does not remove or diminish the responsibility of Defendants to obtain such permits and/or authorizations.

It is anticipated that both the Defendants and their contractor(s) will need to submit notices of intent to be covered by the Clean Water Act § 402 storm water Construction General Permit ("CGP"). Defendants acknowledge that compliance with the conditions of the Clean Water Act § 402 storm water CGP, including completing and following a storm water pollution prevention plan (often referred to as a SWPPP), is required for coverage under the CGP.

Statement in Support of Petition to Vacate Right of Way, Exhibit A



35 of 49  
2005-003280-0





*United States v. Abeldgaard, et al*  
 Photo No. 3 August 2005  
 Rowan Circle restoration; view  
 north, west shoulder



*United States v. Abeldgaard, et al*  
 Photo No. 4 August 2005  
 Rowan Circle restoration; view  
 north, east shoulder

Statement Supporting Petition to Vacate Right of Way, Exhibit B





*United States v. Abeldgaard, et al*  
 Photo No. 26      Aug. 29, 2005  
 SWPPP Inspection--Rowan Circle  
 revegetation; view north

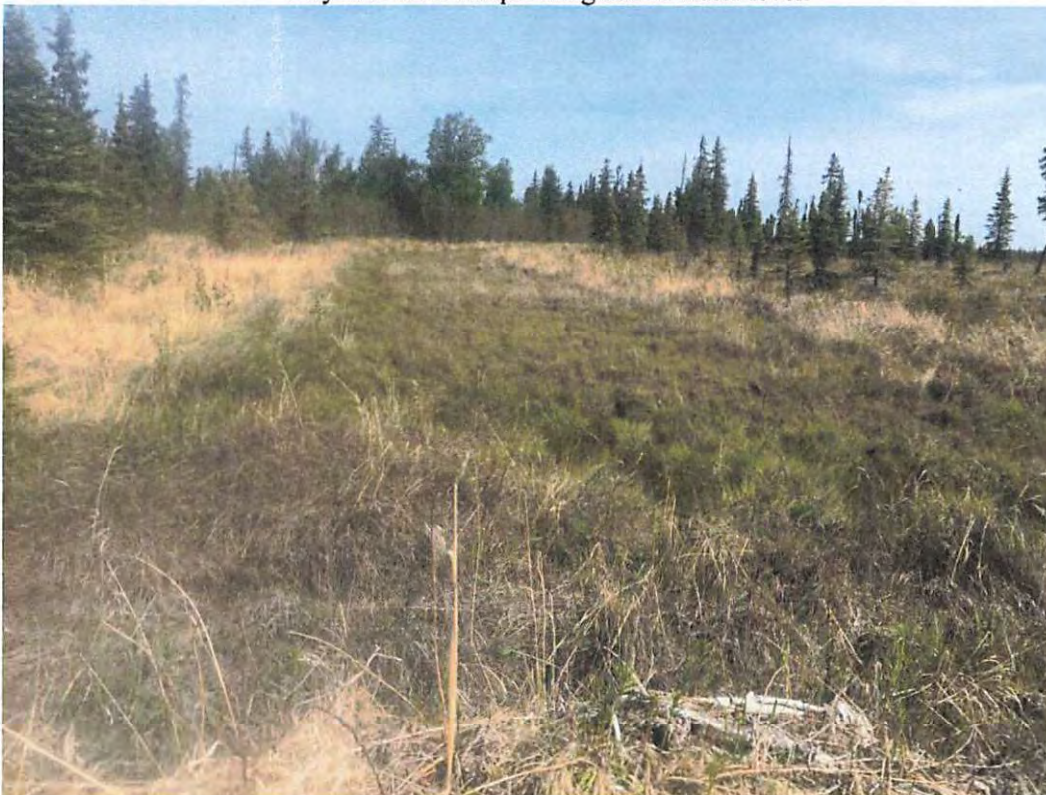


*United States v. Abeldgaard, et al*  
 Photo No. 27      Aug. 29, 2005  
 SWPPP Inspection--Rowan Circle  
 revegetation; view north





*United States v. Abelgaard, et al*  
 Photo No. 1 June 11, 2008  
 Rowan Circle restoration; natural vegetation growing  
 Very few willows sprouting due to water level.



*United States v. Abelgaard, et al*  
 Photo No. 2 May 25, 2016  
 Rowan Circle restoration; Grasses and other natural vegetation have  
 filled in nicely.







## AGENDA ITEM F. PUBLIC HEARINGS

5. Vacate a portion of Rowen Court, dedicated by Stariski Meadows Subdivision (Plat HM 97-62); within Section 29, Township 3 South, Range 14 West, Seward Meridian, Alaska; and within the Kenai Peninsula Borough. KPB File 2005-255; Petitioner: Cloyd Moser for Modeb Investments of Anchorage, Alaska; Location: Happy Valley Area

### STAFF REPORT

PC Meeting: 10/10/05

Purpose as stated in petition: Court judgment satisfying Clean Water Act action.

Petitioner: Cloyd Moser for Modeb Investments of Anchorage, Alaska.

Public notice appeared in the September 22 and September 29, 2005 issues of the Homer News.

Seven (7) certified mailings were sent to owners of property within 300 feet of the parcels; three (3) of the receipts have been returned.

Fifteen (15) regular mailings were sent to agencies and interested parties; six (6) notices were sent to KPB Departments. Notices were mailed to the Anchor Point Community Library and Anchor Point Post Office to post on a public bulletin board. The notice and maps were posted on the Borough web site and bulletin board in the Borough Administration Building.

### Staff discussion

The proposed vacation was submitted by the petitioner's attorney as a result of a court action that settled a Clean Water Act enforcement action. A condition of the court action is to perform restoration work for disturbed wetlands at designated locations.

Lots 15, 16, 46, and 45 adjoin that portion of Rowen Court proposed to be vacated. Lots 15, 16, and 46, which are owned by the petitioner, will be conveyed to the Kachemak Heritage Land Trust. Lot 45, which is owned by Janet Forbes, will be burdened with a conservation easement on all but that portion of the lot abutting Pepper Road, a constructed right-of-way. As a result of the conveyances and conservation easement, the portion of Rowen Court proposed for vacation is no longer necessary.

Fire Marshal Gary Hale, Central Emergency Services, submitted written comments. If the vacation is approved, the remaining portion of Rowen Court exceeds 150 feet and requires an area for turning fire apparatus per the International Fire Code. A minimum turning radius of 96 feet for a cul-de-sac or 120 feet for a 'T' or hammerhead configuration is required. KPB 20.20.090 requires that a permanently ended dedication must provide a minimum 50-foot radius cul-de-sac. This would satisfy the fire code.

A preliminary plat that would finalize the proposed vacation has not yet been submitted.

### Findings:

1. Per the petition, the right-of-way proposed for vacation is fully or partially constructed.
2. Per the petition, the right-of-way proposed for vacation is not used by vehicles/pedestrians.
3. The proposed vacation is a result of an adjudicated court action.

Statement Supporting Petition to Vacate Right of Way, Exhibit D

4. The court action requires restoration work for disturbed wetlands at designated locations.
5. Lots 15, 16, 45, and 46 of Stariski Meadows Subdivision adjoin that portion of Rowen Court proposed to be vacated
6. Lots 15, 16, and 46 Stariski Meadows Subdivision will be conveyed to Kachemak Heritage Land Trust.
7. Lot 45 Stariski Meadows Subdivision adjoining the portion of Rowen Court proposed to be vacated will be encumbered with a conservation easement abutting Rowen Court.
8. Constructed access for Lot 45 is available by Pepper Road.
9. The remaining portion of Rowen Court will provide access to Lots 13, 14, and 47 Stariski Meadows Subdivision.
10. Sufficient rights-of-way exist to serve the surrounding properties.
11. No surrounding properties will be denied access.
12. All subdivision plats finalizing vacations are sent to utility companies for review and easement requirements.
13. The portion of the right-of-way proposed for vacation extends into a low wet area.

**STAFF RECOMMENDATION:** Based on Findings 2-13, staff recommends approval of the vacation as petitioned, subject to:

1. Submittal of a preliminary plat in accordance with Chapter 20 of the KPB Code (submittal of a final plat within one of vacation approval).
2. Providing a minimum 50-foot radius cul-de-sac dedication in compliance with KPB 20.20.090 and the International Fire Code, in a location acceptable to the EPA and the COE.

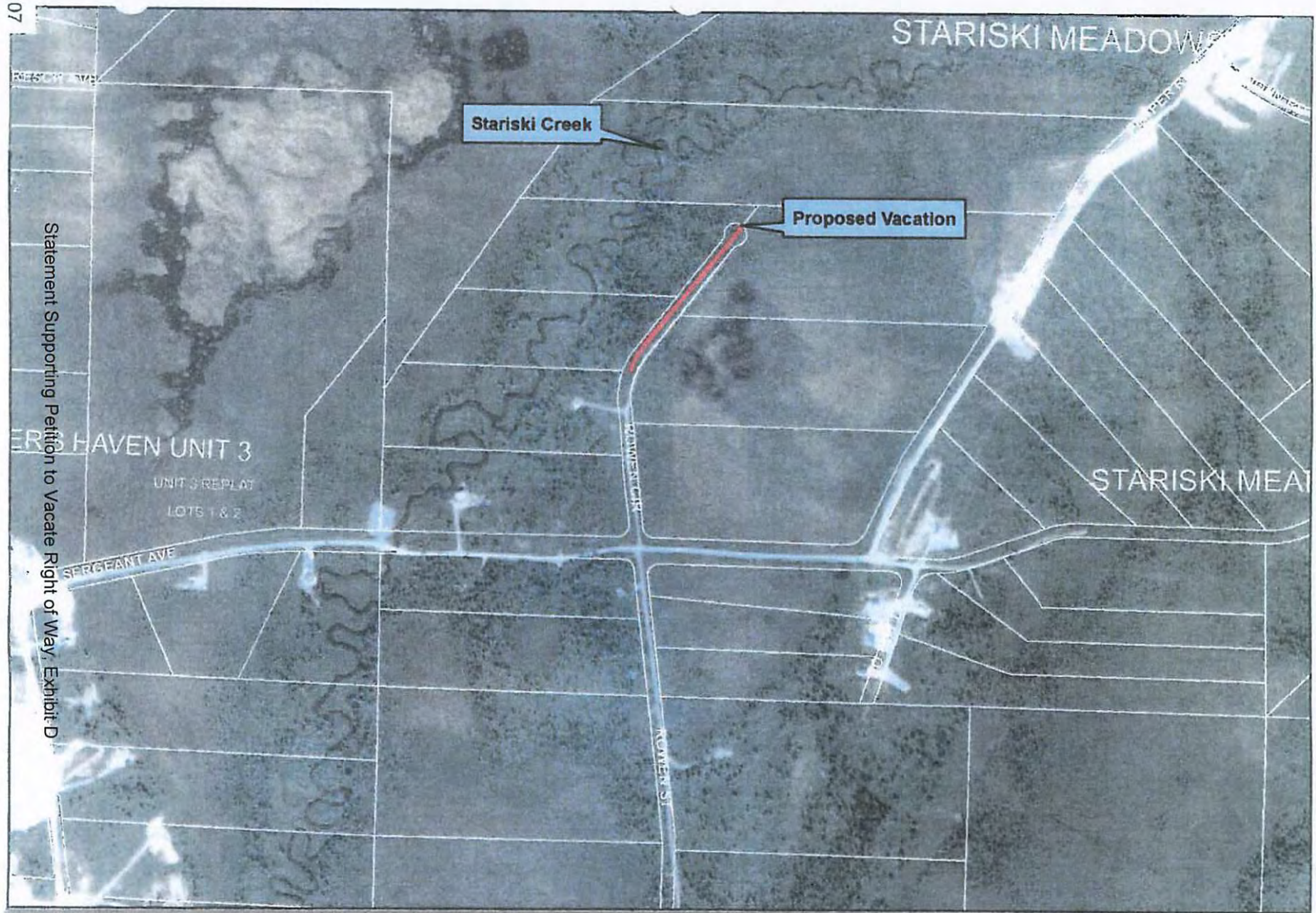
**If the vacation is approved, the Kenai Peninsula Borough Assembly has thirty days in which they may veto Planning Commission approval of the vacation.**

**DENIAL OF A VACATION PETITION IS A FINAL ACT FOR WHICH NO FURTHER CONSIDERATION SHALL BE GIVEN BY THE KENAI PENINSULA BOROUGH. APPEALS TO PLANNING COMMISSION DENIAL OF A VACATION MUST BE TAKEN WITHIN THIRTY (30) DAYS TO SUPERIOR COURT AT KENAI, ALASKA PURSUANT TO PART VI OF THE ALASKA RULES OF APPELLATE PROCEDURES. [20.28.110 AS AMENDED BY KENAI PENINSULA BOROUGH ORDINANCE 99-43].**

**END OF STAFF REPORT**



107



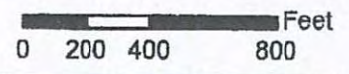
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Kenai Peninsula Borough Planning Department

9/12/05

Vicinity Map













LAWRENCE V. ALBERT

ATTORNEY AT LAW  
P. O. BOX 200934  
ANCHORAGE, ALASKA 99520  
TELEPHONE (907) 243-2172  
FAX (907) 243-5476



KPB

August 16, 2005

AUG 18 2005  
PLANNING DEPT.

Ms. Mary Toll  
Platting Officer  
Kenai Peninsula Borough  
Borough Administration Bldg.  
144 N. Binkley Street  
Soldatna, Alaska 99669

Re: Petition to Vacate Public Right of Way in Kenai Peninsula Borough  
Stariski Meadows Subdivision, Plat No. 97-62-Rowan Circle  
Petitioner: Modeb Investments, Inc.

Dear Ms. Toll:

Enclosed please find an executed Petition to Vacate Public Right of Way/Section Line Easement on a Kenai Peninsula Borough Planning Department form. I have signed the Petition as representative for the petitioner Modeb Investments. Accompanying the petition is a map, the \$300.00 filing fee, an excerpt from a court document and this letter justifying the vacation request.

The proposed vacation of right of way pertains to a platted street within the Stariski Meadows Subdivision, Plat No. 97-62. Only that portion of the street, which is a cul-de-sac, north of Lot 14 on the west side is proposed for vacation. Three copies of a map of the proposed vacation area are enclosed. This map is excerpted from the official plat map and designates the vacation area.

Lots 15, 16, 45, and 46 of the Stariski Meadows Subdivision abut the proposed vacation area. Modeb Investments, the original owner of the property at the time of plat approval, still owns Lots 15, 16 and 46. Lot 45 is owned by Janet Forbes of Juneau Alaska. Modeb Investments has consented to the petition, through its general partner Mr. Cloyd Moser. Since Modeb owns three of four parcels abutting the proposed right of way vacation, then the Borough requirement of 51% consenting landowners is met. See Kenai Peninsula Borough Ordinance 20.28.050.

Ms. Forbes is not joined in this petition request. Her parcel (Lot 45) has frontage on Pepper Road to the east and Modeb understands that is her preferred access. Pepper Road will remain a platted street within the subdivision and Pepper Road has improved access.

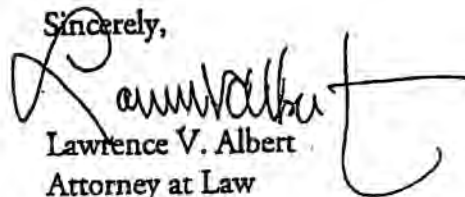
The vacation is requested pursuant to a Consent Decree entered in *United States v. Clarence Abeldgaard, et al*, No. A01-00378 (RRB) (D.Alaska, filed July 6, 2005). This Consent Decree settles a Clean Water Act enforcement action brought against Cloyd Moser individually and Modeb Investments, a general partnership ("Modeb"), among other defendants. In pertinent part, the Consent Decree requires Modeb to perform restoration work for disturbed wetlands at designated locations.

Included among the restoration sites is that portion of Rowan Circle north of the Lots 14/15 side lot line. This site has been selected for restoration because the surrounding area will be deeded to the Kachemak Heritage Land Trust ("KHLT"), a qualified conservation organization, as part of a Supplemental Environmental Project required in the Consent Decree. Specifically, lots 15, 16 and 46 will be conveyed to KHLT in fee as part of a conservation conveyance. Lot 45 will be burdened with a conservation easement on all but the easterly portion of that parcel abutting on Pepper Road.

Since Lots 15, 16, 45, and 46 will be conveyed either in fee or via conservation easement to the KHLT, there is no need for the affected portion of the Rowan Circle platted right of way. Accordingly, the Appendix A Restoration Plan, Part IV.B accompanying the Consent Decree, states that the right of way for Rowan Circle in the affected area should be vacated.

Please place this petition request on the next available agenda for the Kenai Peninsula Borough Planning Commission. Please feel free to call me if the Planning Department has any questions regarding this vacation request. Neither myself nor Mr. Moser intends to attend the public hearing on the petition request. However, I will gladly make myself available telephonically to testify or answer any questions the Planning Commission may have at the hearing. If the Planning Department issues a staff recommendation on application of this type, please copy me on any such filing.

Sincerely,

  
Lawrence V. Albert  
Attorney at Law

encls

cc: Cloyd Moser, Modeb Investments  
Mark Nitzynski, Esq., U.S. Dept. Justice  
Lawrence Hartig, Esq.  
(w/o encls)  
Janet Forbes (w/encls)



**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**  
**PETITION TO VACATE**  
**PUBLIC RIGHT-OF-WAY/SECTION LINE EASEMENT**  
**PUBLIC HEARING REQUIRED**

A receipt of complete application with fees and all required attachments; a public hearing before the Planning Commission must be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

- ☒ Fees - \$300 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to vacation fees.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report. / (in part only)
- ☒ Name of public right-of-way proposed to be vacated is Rowan Circle; dedicated by plat of Stariski Meadows Subdivision, filed as Plat No. 97-62 in  Homer  Recording District.
- ☒ Are there associated utility easements to be vacated? ☐ Yes ☒ No  
 Are easements in use by any utility company; if so which? \_\_\_\_\_
- ☐ Easement for public road or right-of-way as set out in (specify type of document) \_\_\_\_\_ as recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the \_\_\_\_\_ Recording District. (Copy of recorded document must be submitted with petition)
- ☐ Section Line Easement. Width of easement must be shown on sketch.
- ☒ Submit three copies of plat or map showing area proposed to be vacated. Must not exceed 11 inches in size. In the case of public right-of-way the submittal must include a sketch showing which parcels the vacated area will be attached to. Proposed alternative dedication is to be shown and labeled on the sketch.

- Has right-of-way been fully or partially constructed? ☒ Yes ☐ No
- Is right-of-way used by vehicles/pedestrians/other? ☐ Yes ☒ No (for area proposed for vacation)
- Has section line easement been constructed? ☐ Yes ☒ No
- Is section line easement being used? ☐ Yes ☒ No
- Alternative right-of-way being provided? ☐ Yes ☒ No

petitioner must provide reasonable justification for the vacation.

Reason for vacating Area proposed for vacation comprises jurisdictional wetlands of the United States according to Consent Decree entered in Clarence Abalgaard, et al, No.

A01-00378 CV (RRB) (D.Alaska). The Consent Decree requires portion of Rowan Circle to be restored to native condition, including vacation of right of way.  
See attached letter for details.

The petition must be signed (written signature) by owners of majority of the front feet of land fronting part of right-of-way or section line easement proposed to be vacated. Each must include mailing address and legal description of his/her property.

Submitted by: Signature [Signature]  
 Name Lawrence W. Albert at ☒ representative ☐ petitioner  
 Address Attorney at Law, P. O. Box 200934  
Anchorage, Alaska 99520  
 Phone (907) 243-2172

Petitioners:	
Signature <u>[Signature]</u>	Signature _____
Name <u>Cloyd Moser, Partner for</u>	Name <u>Janet Forbes</u>
Address <u>Model Investments</u>	Address <u>4448 Columbia Blvd.</u>
<u>425 "G" Street Ste. 900</u>	<u>Juneau, Alaska 99801</u>
Owner of <u>Lots 15, 16, 46</u>	Owner of <u>Lot 45</u>
Signature _____	Signature _____
Name _____	Name _____
Address _____	Address _____
Owner of _____	Owner of _____



# Central Emergency Services

Central Kenai Peninsula Fire & EMS Providers

Chris Mokracek  
Fire Chief

RECEIVED

SEP 13 2005

September 13, 2005

Kenai Peninsula Borough Planning Commission  
Attention: Mary Toll  
144 N. Binkley Street  
Soldotna, Alaska 99669

KENAI PENINSULA BOROUGH  
PLANNING DEPARTMENT

Re: Notice of Public Hearing, Vacate a portion of Rowen Court, dedicated by Stariski Meadows, Subdivision (Plat HM 97-62); within Section 29, Township 3 South, Range 14 West, Seward Meridian, Alaska.

After reviewing the request for vacating a section of Rowen Court, it has come to our attention that the remaining portion of the dead-end road would exceed 150 feet, requiring the installation of turn-around for fire apparatus under the International Fire Code, 2003 Edition, Section 503.2.5 stating: Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved area for turning fire apparatus. Fire apparatus turning radius shall comply with Appendix D, table D103.1., requiring the installation of a minimum turning radius of 96' for a cul-de-sac or 120 for a "T" or hammerhead configuration.

If you have any questions, please contact my office.

Sincerely,

Gary E. Hale  
Fire Marshal

Statement Supporting Petition to Vacate Right of Way, Exhibit E

Fire Administration • 231 South Binkley St. • Soldotna, Alaska 99669  
(907) 262-4792 • Fax (907) 262-5770 • [www.cesfire.org](http://www.cesfire.org)



## **Lawrence V. Albert Attorney at Law**

---

**From:** Browning, Roy <RBrowning@kpb.us>  
**Sent:** Monday, August 15, 2016 11:31 AM  
**To:** 'Lawrence V. Albert Attorney at Law'  
**Subject:** RE: Stariski Meadows Subdivision--Inquiry on Vacation of right of way & Intl Fire Code access  
**Attachments:** AttorneyAlbertRowanCir16.pdf

Mr. Albert,

Central Emergency Services and it's Fire Marshal will not be objecting to or otherwise taking a position on the proposed new petition for vacation of Rowan Cir. Please accept the attached document for your records.

Regards,

Roy Browning  
Fire Chief  
Central Emergency Services  
Soldotna, Alaska  
*Kenai Peninsula Borough*  
907-262-4792



---

**From:** Lawrence V. Albert Attorney at Law [mailto:albertl@alaska.net]  
**Sent:** Thursday, August 11, 2016 9:41 AM  
**To:** Browning, Roy <RBrowning@kpb.us>  
**Cc:** 'brent' <brent@debenhamproperties.com>; wynnmoser@gmail.com  
**Subject:** Stariski Meadows Subdivision--Inquiry on Vacation of right of way & Intl Fire Code access

To Roy Browning, Fire Chief, Kenai Peninsula Borough:

We spoke a few times in mid July 2016 in regard to the above matter. I sent you an email with enclosures inquiring about a possible request to vacate right of way on a cul-de-sac known as Rowan Circle, a dedicated right of way, in the Stariski Meadows Subdivision. In a follow up telephone call, you questioned whether the Borough had jurisdiction to deal with this issue although that was not the Borough's position in 2005 according to correspondence I received from Central Emergency Services on the matter. You indicated that my inquiry was being forwarded to the Borough attorney's office. I have not received a reply from either your office or the Borough attorney's office. Please advise regarding the status of my inquiry.

Lawrence V. Albert Attorney at Law  
P. O. Box 200934

Statement Supporting Petition to Vacate Right of Way, Exhibit F



(08/15/14)



## Central Emergency Services

---

**Roy Browning**  
Fire Chief

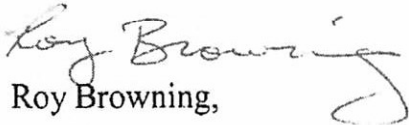
To: Mr. Lawrence V. Albert, Attorney at Law

Subj: Review of 2005 petition to vacate portion of Rowan Circle, Plat 97-62--  
Uniform Fire Code issue

Based on the information you have provided, the CES fire marshal will not be objecting to or otherwise taking a position on the proposed new petition for vacation of Rowan Circle. However, I recommend you contact the State Fire Marshal regarding the petition for vacation of Rowan Circle, as the State Fire Marshal has original jurisdiction over this matter.

If you require any other assistance or clarification on this matter please contact me at 907-262-4792.

Regards,

  
Roy Browning,

Fire Chief

Central Emergency Services

LAWRENCE V. ALBERT  
ATTORNEY AT LAW  
P. O. BOX 200934  
ANCHORAGE, ALASKA 99520  
TELEPHONE (907) 243-2172  
FAX (907) 243-5476  
EMAIL: ALBERTL@ALASKA.NET

January 24, 2017

Alaska Department of Public Safety  
Division of Fire & Life Safety  
Plan Review Bureau  
5700 E. Tudor Road  
Anchorage, Alaska 99507

Re: Stariski Meadows Subdivision, Plat No. 97-52, Kenai Peninsula Borough  
Request to Vacate Right of Way for Rowen Circle  
Kenai Peninsula Borough Ordinances Title 20, Article 70

Dear Sir or Madam:

This letter inquires as to the position of the State Fire Marshall in regard to an anticipated request to vacate a platted street in a rural residential subdivision in the Kenai Peninsula Borough. This letter seeks verification that no fire apparatus would be needed to access the vacated right of way pursuant to provisions of the International Fire Code (IFC). This letter is written to your office because the property lies outside of an approved fire service area of the Kenai Peninsula Borough according to the Fire Chief for its Central Emergency Services agency.

The development in question is known as the Stariski Meadows Subdivision and was approved as Plat No. 97-52 by the Kenai Peninsula Borough (KPB) Platting Board (copy enclosed). The right of way proposed to be vacated is "Rowen Circle" which is a cul-de-sac shown on the subdivision plat. This right of way is no longer needed as none of the lots which it accesses have been developed, with the exception of one corner lot, and the properties have been subsequently conveyed to qualified conservation organizations for preservation in perpetuity as undeveloped land.

One of the subdivision developers, Modeb Investments, previously petitioned the Borough in 2005 for vacation of the right of way on Rowen Circle. A copy of that application and the staff report submitted to the KPB Platting Board is enclosed for your



ALASKA DEPT. OF PUBLIC SAFETY

Re: Inquiry on Vacation of Right of Way in Stariski Meadows S/D

application and the staff report submitted to the KPB Platting Board is enclosed for your reference. At the time of Modeb's petition to the KPB, the proposed boundary line for the vacation of right of way paralleled the side lot line between Lots 14 and 15 abutting on Rowen Circle to the west (see drawing accompanying petition to vacate right of way). This was because Lot 14 had been sold and the owner would have needed access to the platted street for use and development of its parcel.

Through letter dated September 13, 2005, copy enclosed, the Borough Fire Marshall objected that the proposed vacation would leave at least 150 feet of the street remaining which would require a turning radius for fire apparatus pursuant to Section 503.2.5 of the IFC (2003 ed). When Modeb became aware of the Borough Fire Marshall's objection, it requested a continuance of the proposed agenda item on the Platting Board's scheduled meeting for October 10, 2005. Thereafter, Modeb's petition to vacate the Rowen Circle right of way was withdrawn and the Borough took no action on the matter.

In other circumstances, Modeb would have accommodated the Fire Marshall's concern and agreed to construct a new "bulb" in the remaining portion of the street not subject to vacation. However, this new road construction and replatting of the street would frustrate the objectives of the proposed vacation which was to implement site restoration provisions in a Consent Decree entered in a Clean Water Act (CWA) enforcement action.<sup>1</sup> Pursuant to that agreement, Modeb removed fill from the northern portion of Rowen Circle, restored the site to native wetlands and conveyed the surrounding unsold parcels to private conservation organizations for non-developmental use.

In the ensuing years, the Justice Department negotiated with another defendant in its CWA enforcement action to acquire Lot 14 abutting on Rowan Circle and convey that to a qualified conservation organization. The government's objective was to obviate the need for any access to the interior lots in Rowen Circle for any purposes, including developmental use, fire service or otherwise, so that the right of way could be vacated without compliance

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<sup>1</sup> See *United States v. Clarence Abeldgaard, et al*, Consent Decree & App. A Restoration Plan, No. A01-378 Civ. (D.Alaska, filed July 6, 2005). The lawsuit alleged unauthorized fill of jurisdictional wetlands which is a CWA violation subject to penalties. An excerpted copy of the Consent Decree and Restoration Plan are enclosed.



ALASKA DEPT. OF PUBLIC SAFETY

Re: Inquiry on Vacation of Right of Way in Stariski Meadows S/D

issues under the IFC.

Since Lot 14 is now no longer in private ownership, there is no need for fire apparatus access to Rowen Circle. The other interior lots abutting on Rowen Circle (Lots 15, 16, 46, and 47) are either titled in qualified conservation organizations with covenants precluding developmental use, or in the instance of Lot 45 the property remains in private ownership with the western portion (i.e. that portion abutting on Rowen Circle) subject to a conservation easement. See the "Table of Property Ownership for Abutting Parcels" which will accompany the anticipated petition.

Lot 13 on the corner of Pepper Road and Rowen Circle is in private ownership and in theory the owner of that parcel could use access from Rowen Circle. However, that parcel is rectilinear, shows several hundred feet of frontage on Pepper Road, and consequently, any fire apparatus access to that property can be achieved from Pepper Road. Additionally, KPB aerial photography (copy enclosed) shows that the owner has constructed access from Pepper Road to residential structures therein whereas no improved access from Rowen Circle is discernible.

Consequently, Modeb is again proposing (now as representative of the affected property owners) to vacate Rowen Circle from the side boundary between Lots 14 and 15 on the west, to the terminus of the cul-de-sac at the northern end of abutting Lots 16 and 45. A sketch drawing accompanying a proposed petition to the Borough is attached for your consideration. The currently proposed vacation is the same as proposed in 2005. The remaining portion of Rowen Circle would still be platted as a right-of-way and its length approximates 700 feet.

In July 2016, Modeb inquired with the Borough Fire Chief on renewing its petition for vacation of right of way with the altered circumstances described above. Through telephone conversation, the Fire Chief indicated that KPB lacked jurisdiction over any vacation request because the Borough does not provide fire service to lands within the Stariski Meadows Subdivision. His position was set forth in a reply email dated August 15, 2015 with an attached letter (undated, copy enclosed).

With the above explanation, Modeb inquires with your Plan Review Bureau as to whether the State Fire Marshall would pose any objection to a new vacation of the right-of-

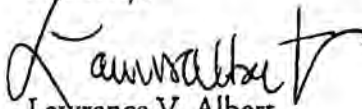
ALASKA DEPT. OF PUBLIC SAFETY

Re: Inquiry on Vacation of Right of Way in Stariski Meadows S/D

way for Rowen Circle. This inquiry is made in advance of submission of the petition as a \$500.00 filing fee is required and Modeb would prefer to identify the concerns of any public agencies in advance.

The circumstances and documentation accompanying this inquiry may appear complex. Please feel free to contact me if your office has any questions about the enclosures and issues associated with the proposed vacation of right-of-way.

Sincerely,



Lawrence V. Albert

Attorney at Law

encls:

- 1) Stariski Meadows Subdivision Plat
- 2) Modeb Investments 2005 petition to vacate right of way
- 3) KPB staff report to Platting Board on 2005 petition
- 4) KPB Central Emergency Services letter of Sept. 13, 2005
- 5) IFC 2009 edition, excerpts
- 6) Consent Decree & App. A Restoration Plan (excerpts)
- 7) 2017 petition to vacate Rowen Circle (draft), including table of property ownership
- 8) KPB aerial photograph map of Rowen Circle
- 9) KPB Central Emergency Services email & letter, August 15, 2016

cc: Brent Williams, Debenham Properties

Wynn Moser, Modeb Investments

Mark Nitczynski, Esq., U.S. Dept. of Justice

(w/o encls)



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY  
Office of the Director

5700 East Tudor Road  
Anchorage, Alaska 99507-1225  
Main: 907.269.5491  
Fax: 907.338.4375

[January 25, 2017]

Lawrence V. Albert  
PO Box 200934  
Anchorage, AK 99520

Mr. Albert:

Your inquiry for the State Fire Marshal position on Star Meadows Subdivision, Plat No. 97-52, Kenai Peninsula Borough is deferred to the Anchor Point Fire & Emergency Medical Service Area. (Reference 13 Alaska Administrative Code 50.025 Fire Code (20 and 21))

Here's the Anchor Point Fire & Emergency Medical Service Area contact information.

Alford Terry  
Fire Chief  
PO Box 350  
Anchor Point, AK 99556  
907-235-6700

If I can be any further assistance please contact me at (907) 269-5491 or email me at [lloyd.nakano@alaska.gov](mailto:lloyd.nakano@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd Nakano".

Lloyd Nakano  
Assistant State Fire Marshal



LAWRENCE V. ALBERT

ATTORNEY AT LAW  
P. O. BOX 200934  
ANCHORAGE, ALASKA 99520  
TELEPHONE (907) 243-2172  
FAX (907) 243-5476  
EMAIL: ALBERTL@ALASKA.NET

January 30, 2017

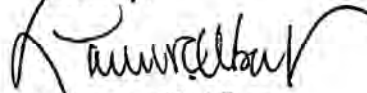
Mr. Alfred Terry  
Fire Chief  
Anchor Point Fire & Emergency Medical Service  
P. O. Box 350  
Anchor Point, Alaska 99556

Re: Stariski Meadows Subdivision, Plat No. 97-62, Kenai Peninsula Borough  
Request to Vacate Right of Way for Rowen Circle  
Kenai Peninsula Borough Ordinance Title 20, Article 70

Dear Mr. Terry:

I am forwarding to your Anchor Point Fire & Emergency Medical Service Area the enclosed letter with attachments addressed to the State Fire Marshall, Plan Review Bureau, in the Alaska Dept. of Public Safety, Division of Fire Life Safety. According to a letter following a telephone conversation with Mr. Lloyd Namano of that agency, the State Fire Marshall defers to the jurisdiction of your agency. Mr. Namano returned my letter with enclosures and recommended I forward same to your office.

Sincerely,



Lawrence V. Albert  
Attorney at Law

encl

cc: Brent Williams, Debenham Properties  
Wynn Moser, Modeb Investments  
Mark Nitczynski, Esq., U. S. Dept. of Justice  
(w/o encls)



## ANCHOR POINT FIRE & EMS

P.O. Box 350  
72440 Milo Fritz Ave  
Anchor Point, AK 99556  
(907) 235-6700  
[aterry@kpb.us](mailto:aterry@kpb.us)

Chief Al Terry

February 13, 2017

Mr. Lawrence V. Albert  
P.O. Box 200934  
Anchorage, Alaska 99520

Re: Stariski Meadows Subdivision, Plat No. 97-62 Kenai Peninsula Borough  
Request to Vacate Right of Way for Rowen Circle

Mr. Albert,

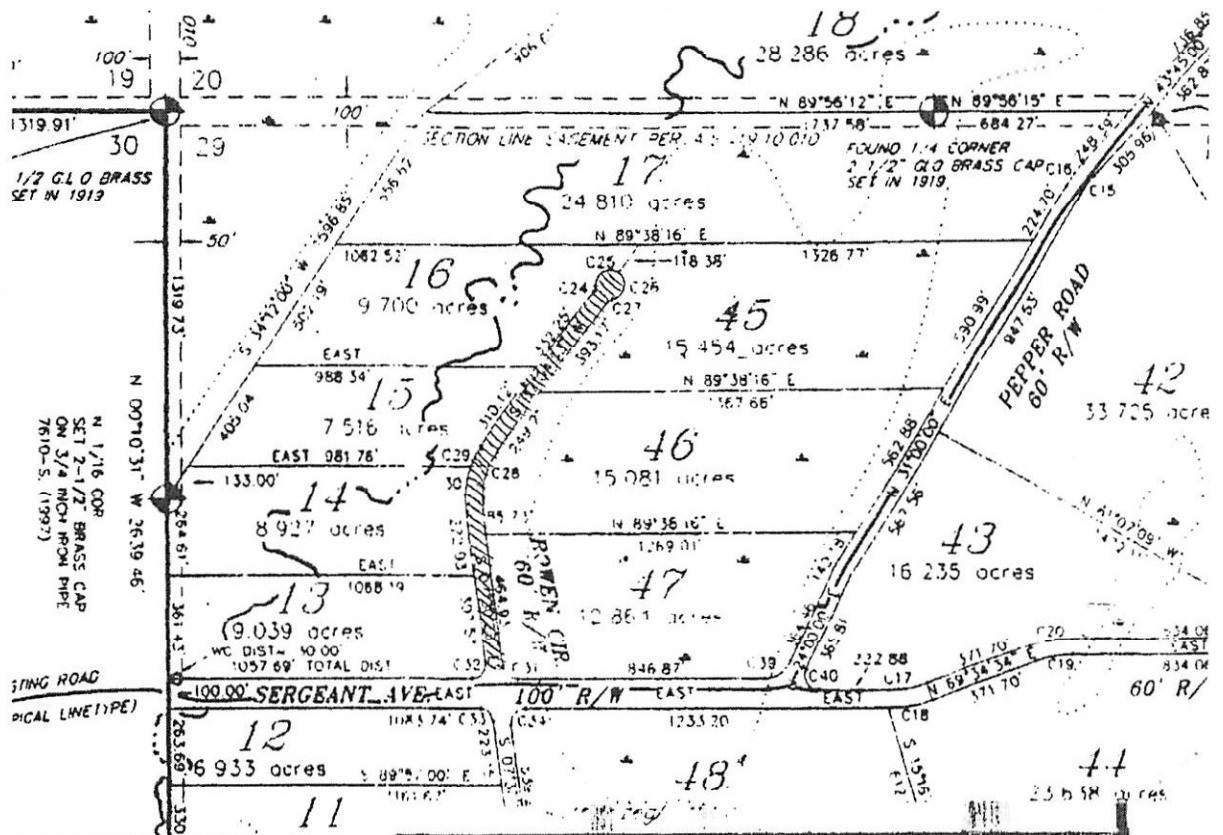
I received the packet of information and documentation concerning the request to vacate the right of way for Rowen Circle. I have since forwarded the complete package to the Kenai Peninsula Borough Legal Department for their review.

However, the Anchor Point Fire and Emergency Medical Service Area has no objections to your request to vacate the right of way for Rowan Circle.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Terry".

Al Terry  
Fire Chief



# LEGEND:

RIGHT OF WAY  
TO BE VACATED

AFFECTED (ABUTTING)  
PARCELS:

13, 14, 15, 16, 45, 46, 47

MAP ACCOMPANYING  
PETITION TO VACATE  
PUBLIC RIGHT OF WAY  
KENAI PENINSULA  
BOROUGH PLANNING  
DEPT.

SUBMITTED BY  
MODEB INVESTMENTS

97-62

RECORDED

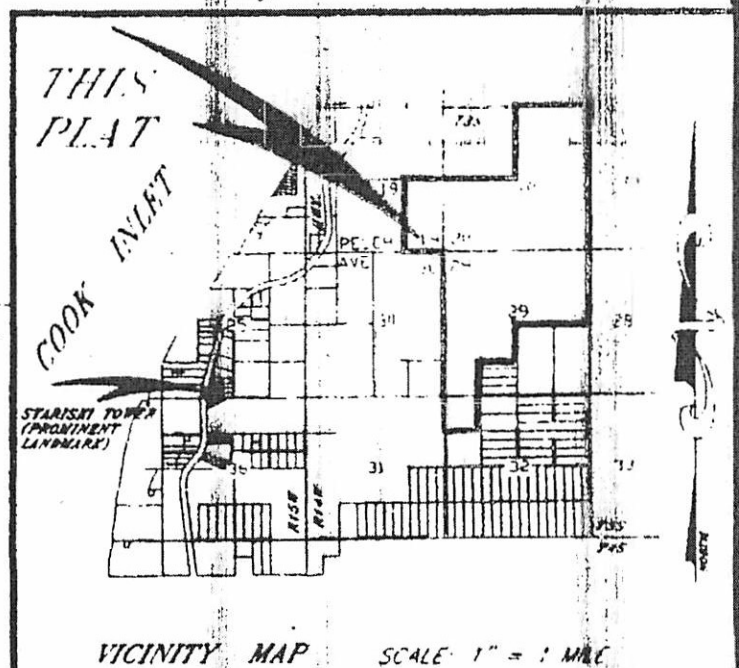
HOMER REC DIST

DATE 10-31 19 97

TIME 9:14 A.M.

REQUESTED BY Ability

ADDRESS



## STARISKI MEADOWS

A SUBDIVISION OF THE E1/2 SEC 14 SEC 13, NE1/4 &  
S1/2 SEC 20, N1/2 & N1/2 SW1/4 & SW1/4 SEC 29  
NW1/4 NW1/4 SEC 32, ALL WITHIN  
Twp. 35, Rge. 14W, S.M., HOMER RECORDING DISTRICT,  
KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT,  
STATE OF ALASKA  
CONTAINING 1039.720 ACRES

SURVEYS

Statement Supporting Vacation of Right of Way, Exhibit G

W. 475  
B440  
ALASKA 9960





Kenai Peninsula Borough Parcel Viewer Air Photo Map of Rowen Circle (smaller scale)



0.1 0 0.05 0.1 Miles

Coordinate System: NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet



#### Legend

☐ Tax Parcels

1:3,352

#### Notes

Enter Map Description

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Statement Supporting Petition to Vacate Right of Way, Exhibit H



**PETITION TO VACATE PLATTED RIGHT-OF-WAY TO KENAI BOROUGH PLATTING BOARD  
"ROWEN CIRCLE" WITHIN STARISKI MEADOWS SUBDIVISION, PLAT NO. 97-52**

**TABLE OF PROPERTY OWNERSHIP FOR PARCELS ABUTTING ON ROWEN CIRCLE**

<b>Lot Number</b>	<b>Property Owner</b>	<b>Owner's Address</b>	<b>Vesting Deed (Homer Recording District) &amp; Date</b>	<b>KPB Parcel I.D. No.</b>
13*	Walter Dean Larson	68748 Sergeant Avenue, Anchor Point Alaska 99556	No. 2023-008824-0, July 17, 2023	15920097
14*	Kachemak Heritage Land Trust	315 Klondike Ave., Homer, Alaska 99603	No. 2020-000405, February 10, 2020	15920088
15	Kachemak Heritage Land Trust	315 Klondike Ave., Homer, Alaska 99603	No. 2005-005169-0, Oct. 26, 2005	15920089
16	Kachemak Heritage Land Trust	315 Klondike Ave., Homer, Alaska 99603	No. 2005-005169-0, Oct. 26, 2005	15920090
45	Pete and Joy Lohmer (owner)	342 County Road 1630 Clifton, Texas 76634	No. 2015-002095-0, July 14, 2015	15920092
45	Kachemak Heritage Land Trust (easement)	315 Klondike Ave., Homer, Alaska 99603	No. 2005-005174-0, Oct. 26, 2005	15920092
46	Kachemak Heritage Land Trust	315 Klondike Ave., Homer, Alaska 99603	No. 2005-005174-0, Oct. 26, 2005	15920093
47*	Kachemak Heritage Land Trust	315 Klondike Ave., Homer, Alaska 99603	No. 2005-005174-0, Oct. 26, 2005	15920094

\* Lots 13, 14 and 47 do not abut on that portion of Rowen Circle to be vacated. The vacation request commences at the side boundary between Lots 14 and 15 abutting on Rowen Circle to the west. Lots 13, 14 and 47 abut on that portion of Rowen Circle which shall remain after the vacation is approved. The property ownership for these parcels is included for information purposes.

Compiled January 17, 2017  
revised March 26, 2024



**May 15, 2024**

**Kachemak Heritage Land Trust Board Resolution 2024-06**

**Approval to Vacate Rowen Circle ROW on the Stariski Meadows Preserve**

**Whereas**, the Third Amendment to the First Amended Bylaws of Kachemak Heritage Land Trust, Inc. ("KHLT") dated December 17, 2020, gives the Board of Directors the responsibility to manage the affairs of KHLT, and

**Whereas**, Whereas, Modeb Investments, an Alaskan general partnership, whose address is 425 "G" Street, Ste. 404, Anchorage, Alaska 99501, in compliance with a consent decree (Recorded Document # 2005-003280-0, Recording District: 309 Homer on 7/21/2005 at 3:29 PM) with the United States on behalf of the Environmental Protection Agency, granted, conveyed and warranted, to Kachemak Heritage Land Trust (KHLT), whose address is 315 Klondike Avenue, Homer, Alaska 99603, the real property situated in the Homer Recording District, Third Judicial District, State of Alaska, more fully described as follows:

Lots 15, 16, 19-33, 37, 46 and 47, Stariski Meadows Subdivision, according to Plat No. 97-62 filed in the Homer Recording District, Third Judicial District, State of Alaska, on October 31, 1997 (the "Property"), and

**Whereas**, KHLT's Board of Directors approved unanimously the acceptance of Lots 15, 16, 19-33, 37, 46 and 47, Stariski Meadows Subdivision, according to Plat No. 97-62 filed in the Homer Recording District, Third Judicial District, State of Alaska, on October 31, 1997 (the "Property"), in a resolution dated May 20, 2005 and resolved that (1) KHLT approves acceptance, based on the conditions stated in this Resolution, of the Property as described herein; and (2) if KHLT ceases to retain ownership of any of the lots, KHLT will ensure that, upon transfer to a new owner, KHLT or a similar conservation organization shall receive permanent conservation easements on the transferred lots, ensuring that the property remains in its natural condition in perpetuity and that no uses of the land will impair or interfere with the conservation of the land or the land's water quality values, consistent with, at a minimum, the restrictions contained in the deed for the property, and

**Whereas**, Whereas, Modeb Investments, an Alaskan general partnership, whose address is 425 "G" Street, Suite 404, Anchorage, Alaska 99501, in compliance with a consent decree with the United States on behalf of the Environmental Protection Agency, granted to Kachemak Heritage Land Trust, whose address is 315 Klondike Avenue, Homer, Alaska 99603, restrictive conservation easements encumbering real property situated in the Homer Recording District, Third Judicial District, State of Alaska, more fully described as follows:

Lots 17, 18 and 45, Stariski Meadows subdivision, according to Plat No. 97-62 filed in the Homer Recording District, Third Judicial District, State of Alaska, on October 31, 1997 ("the Property"), and

**Whereas**, KHLT's Board of Directors unanimously approved acceptance of three conservation easements for Lots 17, 18 and 45 of Stariski Meadows Subdivision, according to Plat No. 97-62 filed in the Homer Recording District, Third Judicial District, State of Alaska, on October 31, 1997 (the "Property"), in a resolution dated May 20, 2005, ensuring that no uses of the land will impair or interfere with the conservation of the land or the land's water quality values, and

**Whereas**, KHLT's Board of Directors accepted a deed dated February 7, 2020 recorded in the Homer Recording District on February 10, 2020 transferring title to KHLT by The Conservation Fund ("TCF"), consisting of three parcels totaling 69.60 acres, more or less, and legally described as:





AGENDA ITEM E. NEW BUSINESS

ITEM #3 - RIGHT OF WAY VACATION  
STARISKI MEADOWS

<b>KPB File No.</b>	2024-075V
<b>Planning Commission Meeting:</b>	August 12, 2024
<b>Applicant / Owner:</b>	Kachemak Heritage Land Trust / Walter Dean Larson, Kachemak Heritage Land Trust Inc., Kachemak Heritage Land Trust, Joy and Pete Lohmer
<b>Surveyor:</b>	None
<b>General Location:</b>	Sergeant Ave., Pepper Rd., Rowen Cir., Happy Valley / Anchor Point APC
<b>Legal Description:</b>	<u>Lots 13-16 and 45-47, Stariski Meadows, HM 97-02, Section 29, Township 3 South, Range 14 West, S.M.</u>

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STAFF REPORT

**Specific Request / Purpose as stated in the petition:** to Vacate Rowen Circle ROW on the Stariski Meadows adjacent to Lot 13-16 and 45-47.

**Notification:** The public hearing notice was published in the August 7th issue of the Peninsula Clarion and the August 8th issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Anchor Point

Post Office of Anchor Point

Nineteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Six receipts had been returned when the staff report was prepared.

Public hearing notices were sent by regular mail to fourteen owners within 600 feet of the proposed vacation.

Twelve public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Department of Fish and Game  
State of Alaska DNR  
State of Alaska DOT  
Anchor Point Advisory Planning Commission  
Emergency Services of Anchor Point  
Kenai Peninsula Borough Office

Kenai Peninsula Borough Land Management  
Ninilchik Traditional Council  
Alaska Communication Systems (ACS)  
ENSTAR Natural Gas  
General Communications Inc, (GCI)  
Homer Electric Association (HEA)

**Legal Access (existing and proposed):**

Legal access to the site is Rowen Circle, which is being petitioned for vacation. On the east side of the lots is Pepper Rd, a 60' dedicated road, developed but privately maintained. On the south side of the lots is Sergeant Ave intersecting the south end of Rowen Cir and intersecting with Pepper Rd. Sergeant Ave is a 100' dedication also privately maintained continues west to Cloyds Rd, a 60' dedication privately maintained and running north and south, connecting to Resch Ave to the north another 60' dedication privately maintained. Resch Ave is runs out to the Sterling Highway near mile 147.2.

There is no new dedication or easement being proposed with this vacation, continued access will be from Sergeant Ave and Pepper Rd.

Block length along Sergeant Avenue will remain non-compliant after the vacation of the right-of-way. With this vacation a new dedication will not be relevant.

KPB Roads Dept. Comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT & PF Comments	No comments
DNR, DML&W Survey Section	No comments

**Site Investigation:**

Stariski Creek is located West of the proposed vacation. Rowen Circle is within wetland areas, classified by the Kenai Watershed Forum as a drainageway and lakebed. The right-of-way is level along its entire length, with a slight incline at the northern end.

The River Center reviewers have identified the right-of-way and area as being located within the FEMA mapped flood hazard area and habitat protection district. RC review recommends the final plat include required notes be added for the plat information.

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The proposed vacation is entirely within mapped Flood Zone D, a non-regulatory zone with an undetermined flood risk. KPB Floodplain Management has no objection to the vacation of the right-of-way and plat required notes will be needed on the plat finalizing the vacation. Flood Zone: D Map Panel: 02122C-1840E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat lie within the regulatory zoning of KPB 21.18 and River Center staff should be consulted prior to any development in these areas.</p>
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**Staff Analysis:**

The parcels and right-of-way were established by plat Stariski Meadows, HM 97-62. Rowen Circle was dedicated as a 60-foot wide right-of-way.

In 2001, the United States brought a Clean Water Act enforcement action against the owners of record. In 2005, the owners entered into a consent decree. The resulting action began the restoration of certain locations to approximate natural conditions in a wetlands environment, certain streets in the subdivision were to be vacated to preserve the wetlands characteristics.

Rowen Circle is being requested for vacation with this petition in response to the consent decree.

Lot 17, Stariski Meadows, HM 97-62, lies north of Rowen Circle. Access to this property is by Pepper Road. Located to the west of the proposed right-of-way vacation are lots 13 through 16, Stariski Meadows, HM 97-62. Lying east of Rowen Circle are lots 45 through 47, Stariski Meadows, HM 97-62.

Lot 13 is privately owned with a residential structure and has access from Sergeant Avenue. Lots 14, 15, 16, 46, and 47 are owned by KHLT and contained in preservation status. Lot 45 is privately owned and has only a small



portion to the east of the parcel that is developable, with access from Pepper Road. The western portion of the parcel is restricted from development by a conservation easement, including the area adjacent to Rowen Circle.

Stariski Creek and the surrounding wetlands create impracticable development plans for future roads. The conservation easement affecting the involved parcels prevents future development. No future develop is planned for Lots 13-16 and 45-47 other than a vacation plat being completed to vacate and divide Rowen Cir ROW if approved and continue the conservation of the area at issue.

#### **20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

**Staff comments: The right-of-way is involved in a consent decree to be vacated.**

**Petitioner comment:** Rowan Circle right-of-way is not presently being used; therefore, vacation results in no adverse effect presently on adjoining property owners.

2. A road is impossible or impractical to construct, and alternative access has been provided;

**Staff comments: A road is unreasonable to construct due to conservation easements, topography and alternative access is available.**

**Petitioner comment:** While an improved road may be constructed to manifest the platted right of way for Rowan Circle, this would defeat the purposes of the Consent Decree and preservation of jurisdictional wetlands. Only two parcels with allowed developmental use (Lots 13 and 45) have alternative access.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

**Staff comments: No utilities requiring further development at this time.**

**Petitioner comment:** The area surrounding Rowan Circle is not fully developed. For the two parcels in private ownership, "all planned or needed rights-of-way and utilities are constructed" for purposes serving Lots 13 and 45.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

**Staff comments:**

**Petitioner comment:** The jurisdictional wetlands within the Stariski Meadows Subdivision along with Stariski Creek itself are of "public interest or value," however access to these features in areas adjoining Rowan Circle will not be impeded by vacation of the right of way. Persons may access such features from the intersection of Sergeant Avenue and Rowan Circle along with other locations internal to the subdivision.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

**Staff comments:**

**Petitioner comment:** The proposed vacation will not limit opportunities for interconnectivity with adjacent parcels whether developed or undeveloped because the area surrounding Rowan Circle, for all intents and purposes, will remain in conservation status pursuant to deed restrictions on property ownership.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

**Staff comments:**

**Petitioner comment:** Other public access to the area adjoining Rowan Circle exists or may be feasible according to item 4 above.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

**Staff comments: No utility comments provided.**

**Petitioner comment:** No utilities serve the parcels adjoining Rowan Circle through easements superimposed on that platted right-of-way. Again, the area is entirely undeveloped with the exception of a home on Lot 13 and utility service to that parcel is served through Sergeant Avenue.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

**Staff comments:**

**Petitioner comment:** Factors relevant to the vacation application or the area proposed to be vacated are twofold: implementation of the Restoration Plan contained in the Consent Decree with Modeb the objective of which is preservation of jurisdictional wetlands within the Stariski Meadows Subdivision and accommodating fire protection service to developed properties in private ownership.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled September 3, 2024 meeting.

If approved, "Stariski Meadows ROWV" (*to be named*) plat will finalize the proposed right of way vacations. Currently there is no vacation plat submitted for review.

**KPB department / agency review:**

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses: 68748 SERGEANT AVE Existing Street Names are Correct: Yes List of Correct Street Names: ROWEN CIR, SERGEANT AVE Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Wilcox, Adeena Comments: Assessing has no objection to this road vacation.
Advisory Planning Commission	No comments submitted

Anchor Point Advisory Planning Commission minutes for the August 8, 2024 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available but not necessarily addressed in the staff report.

There was a comment from an owner that was notified during the public notification process and they had no objection.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by the Plat Committee and utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
5. Final plat shall combine all lots (Lots 14–16, 46 & 47) owned by Kachemak Heritage Land Trust Inc., Kachemak Heritage Land Trust, and adjacent vacated Rowen Cir into one continuous lot.

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**KPB 20.65.050 – Action on vacation application**

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition



concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

**K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

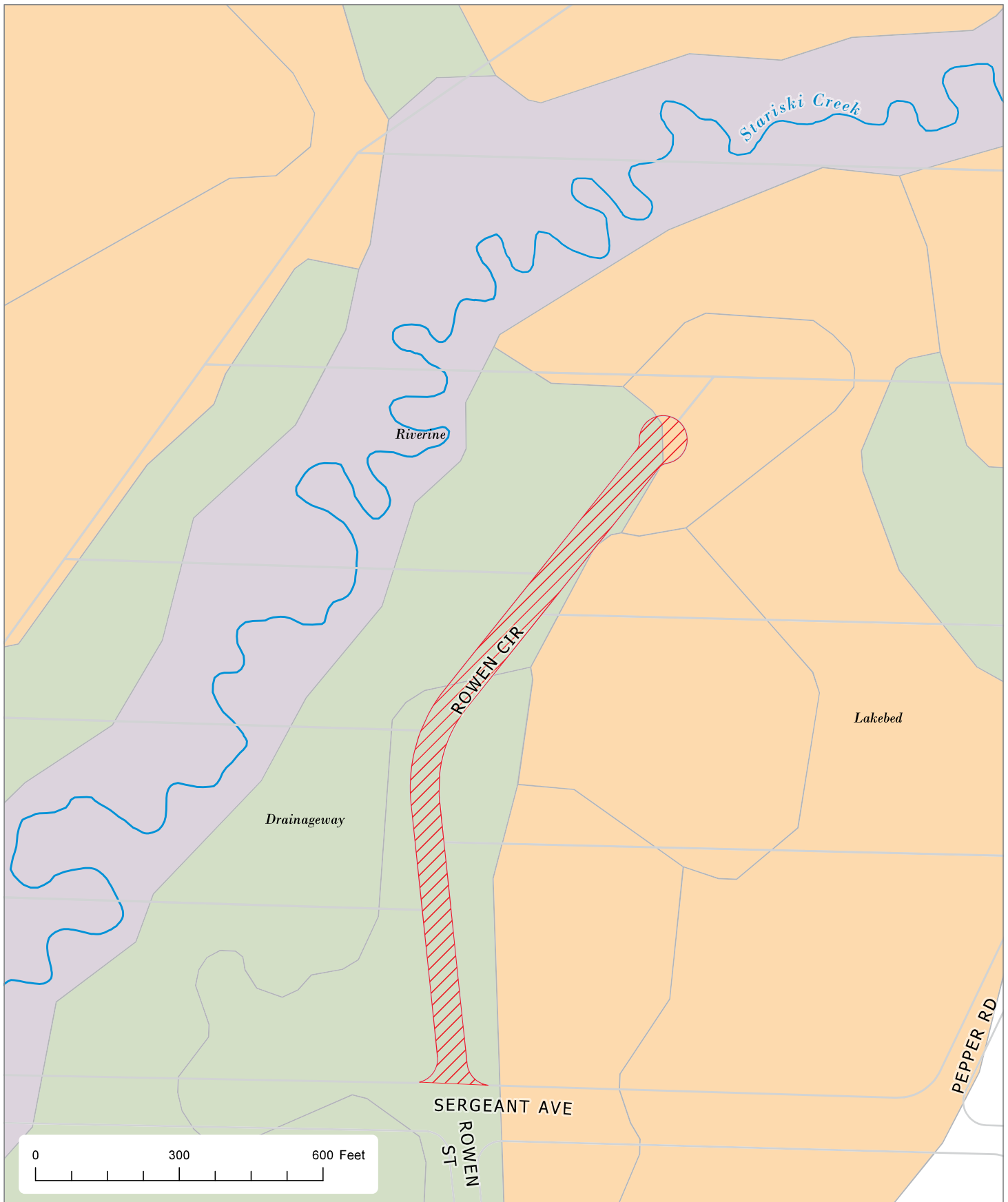
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**END OF STAFF REPORT**

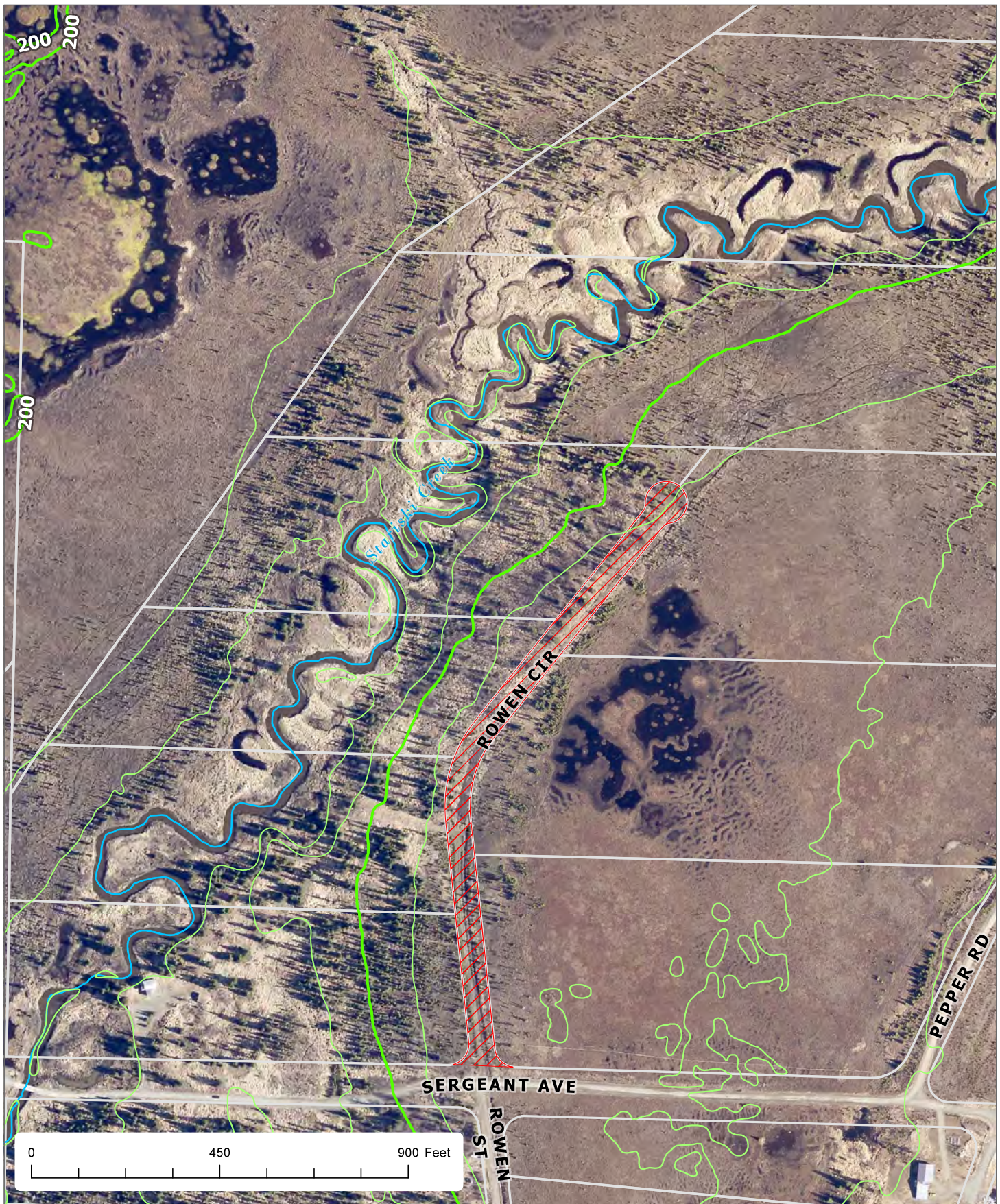




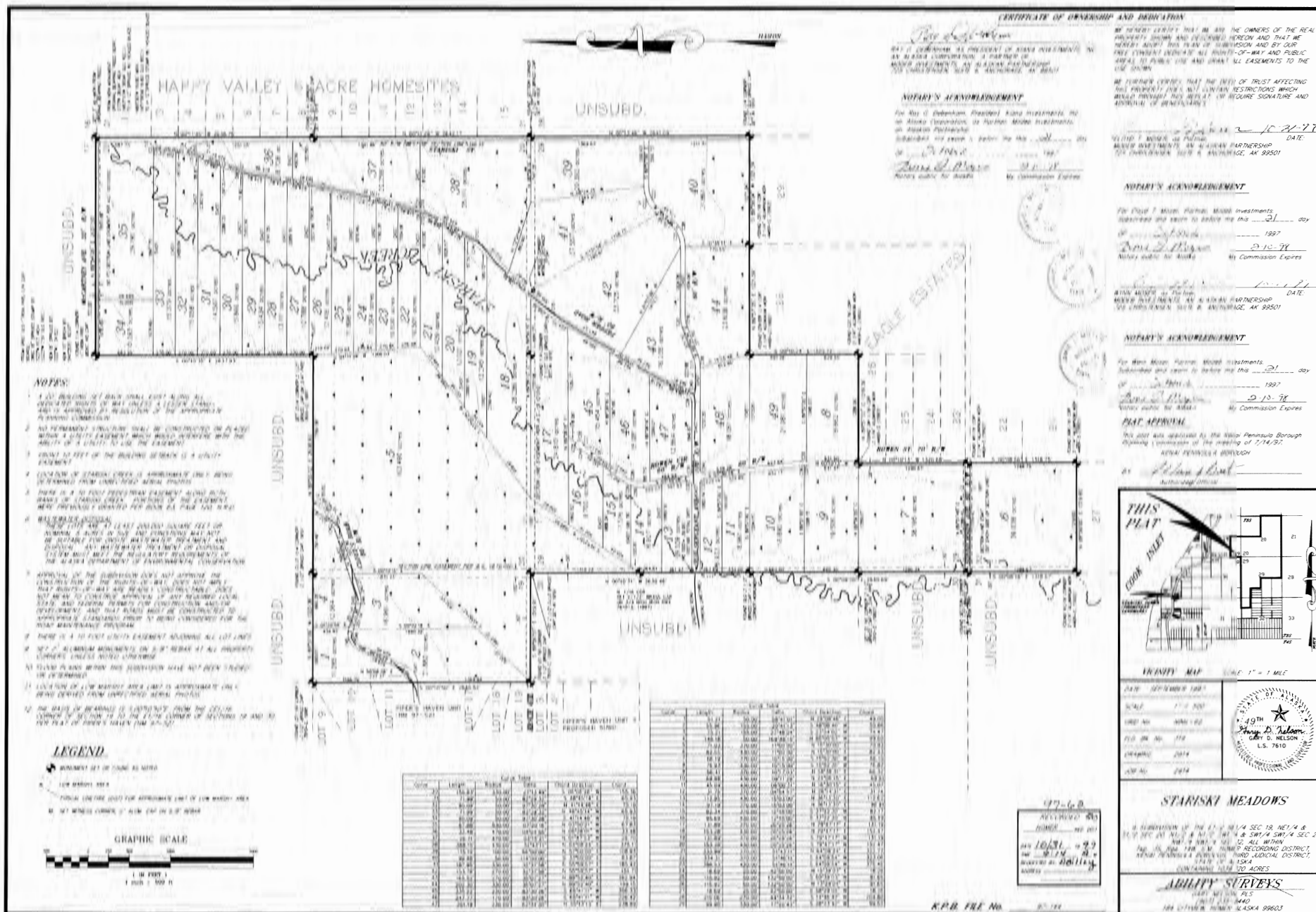













MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members of the Borough Assembly

**FROM:** Peter Micciche, Borough Mayor 

**DATE:** September 3, 2024

**RE:** Appointments to the Road Service Area Board

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In accordance to KPB 16.41.020, Kenai Peninsula Road Service Area Board members are appointed by the Borough mayor and confirmed by the Borough assembly. The applicants listed below are registered voters and reside within the area to be represented. Attached for your review are the appointment requests.

ROAD SERVICE AREA BOARD

Appointment	Board Seat	Term Expires
James Fellman	Central Region Seat (areas of Sterling/Soldotna)	09/30/27
Edward Holsten	East Region Seat (areas of Cooper Landing/ Moose Pass/Seward)	09/30/27



# Kenai Peninsula Borough

Office of the Borough Clerk

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## MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor  
**FROM:** Michele Turner, Borough Clerk (MT)  
**DATE:** August 22, 2024  
**RE:** Verification of Service Area Board Applicants

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The Central Region seat and the East Region seat terms expire September 30, 2024. We advertised the annual notice of vacancy for Road Service Area Board on July 30, 2024. The application period closed on August 20, 2024.

Pursuant to KPB 16.41.020, the applicants listed below has been verified as a registered voters of the Borough and reside in the Region in which they are applying.

All applications received are submitted herewith for your consideration.

### ROAD SERVICE AREA BOARD

Central Region Seat  
(areas of Sterling/Soldotna)

James Fellman (registered voter of Sterling)  
Chad Schaefer (registered voter of Sterling)

East Region Seat  
(areas of Cooper Landing/Moose Pass/Seward)

Edward Holsten (registered voter of Cooper Landing)

Thank you.

# Kenai Peninsula Borough

## Office of the Borough Clerk

Service Area Board Application Submitted 2024-08-21 17:58:06

Service Area: Road Service Area, Central Region (Term Expires 09/30/2027)

<b>Applicant Name</b>	<b>Daytime Phone</b>
James Fellman	907-398-1524
<b>Email</b>	<b>Date of Birth</b>
fellmanmachinery@alaska.net	██████████
<b>Physical Residence Address</b>	<b>Mailing Address</b>
39591 Balderdash Sterling , Ak 99672	Box 2884 Soldotna, Ak 99669
<b>SS #</b>	<b>Voter #</b>
██████████	
<b>I have been a Resident of the Kenai Peninsula Borough for:</b>	<b>I have been a Resident of the selected Service Area for:</b>
45 years, 0 months	45 years, 0 months
<b>What knowledge, experience, or expertise will you bring to this board?</b>	
Worked for N.C. Machinery as a salesman for 10 yrs and own Fellman Machinery for 30 yrs.	

# Kenai Peninsula Borough

## Office of the Borough Clerk

Service Area Board Application Submitted 2024-08-13 20:05:31

Service Area: Road Service Area, East Region (Term Expires 09/30/2027)

<b>Applicant Name</b>	<b>Daytime Phone</b>
Edward Holsten	9074417111
<b>Email</b>	<b>Date of Birth</b>
hgrandella@hotmail.com	██████████
<b>Physical Residence Address</b>	<b>Mailing Address</b>
38361 Snug Harbor Rd. Cooper Landing, Alaska 99572	PO Box 790 Cooper Landing, Alaska 99572
<b>SS #</b>	<b>Voter #</b>
<b>I have been a Resident of the Kenai Peninsula Borough for:</b>	<b>I have been a Resident of the selected Service Area for:</b>
20 years, 00 months	20 years, 00 months
<b>What knowledge, experience, or expertise will you bring to this board?</b>	
I am currently the Eastern KPB Road Service Area Board Member and would like to continue	



Kenai Peninsula Borough  
Office of the Borough Mayor

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Members of the Borough Assembly

**FROM:** Peter A. Micciche, Borough Mayor *PAM*

**DATE:** August 27, 2024

**RE:** Appointments to Service Area Boards

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In accordance with KPB Title 16, appointments from the Borough to the Advisory Planning Commission are appointed by the Mayor and confirmed by the Assembly. The following appointment is forwarded to the Assembly for consideration and confirmation:

**SELDOVIA RECREATIONAL SERVICE AREA BOARD**

Piper Paulish

Seat A

Term Expires 10/2025

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Peter A. Micciche, Borough Mayor *PAM*  
**FROM:** Michele Turner, Borough Clerk *(MT)*  
**DATE:** August 22, 2024  
**RE:** Verification of Service Area Board Applicant

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The annual notice of vacancy for Service Area Board seats was advertised on July 30, 2024. The application period closed on August 20, 2024. One application was received.

Pursuant to KPB Title 16, the applicant listed below has been verified as a registered voter of the Borough and resides within the service area.

The application is submitted herewith for your consideration.

**SELDOVIA RECREATIONAL SERVICE AREA BOARD**

Seat A

Piper Paulish

Thank you.

# Kenai Peninsula Borough

## Office of the Borough Clerk

Service Area Board Application Submitted 2024-08-20 12:58:02

Service Area: Seldovia Recreational Service Area, Seat A (Term Expires 10/2025)

<b>Applicant Name</b>	<b>Daytime Phone</b>
Piper Paulish	5415134921
<b>Email</b>	<b>Date of Birth</b>
lovepiper@gmail.com	
<b>Physical Residence Address</b>	<b>Mailing Address</b>
1451 N. Boone Ln. Seldovia, AK 99663	PO Box 125 Seldovia, AK 99663
<b>SS #</b>	<b>Voter #</b>
<b>I have been a Resident of the Kenai Peninsula Borough for:</b>	<b>I have been a Resident of the selected Service Area for:</b>
1 years, 3 months	1 years, 3 months
<b>What knowledge, experience, or expertise will you bring to this board?</b>	
I value the services that the community center offers in our small town and would like to help uphold those in the future. I am currently an educator, parent and active community member and through these lenses I can offer my support to this board. Thank you.	



**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Members of the Borough Assembly

**FROM:** Peter A. Micciche, Borough Mayor *PAM*

**DATE:** August 27, 2024

**RE:** Appointment to Advisory Planning Commission

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In accordance with KPB 21.02.060, the applicants listed below have been verified as residents within the boundaries to be represented, as well as registered voters within the precincts covered by the commission boundaries.

I hereby submit my recommendations for confirmation by the Assembly.

**ANCHOR POINT ADVISORY PLANNING COMMISSION**

Jeff Kirchner	Seat G	Term Expires 09/30/2027
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**COOPER LANDING ADVISORY PLANNING COMMISSION**

David Story	Seat E	Term Expires 09/30/2027
Kathryn Recken	Seat F	Term Expires 09/30/2027

**FUNNY RIVER ADVISORY PLANNING COMMISSION**

Allen Rasmusan	Seat C	Term Expires 09/30/2026
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Thank you for your consideration.

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Peter A. Micciche, Borough Mayor *PAM ok.*  
**THRU:** Robert Ruffner, Planning Director *RR*  
**FROM:** Michele Turner, Borough Clerk *(MT)*  
**DATE:** August 22, 2024  
**RE:** Advisory Planning Commission Applications for Appointment

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The notice of vacancy for the Advisory Planning Commission Seats were advertised on July 30, 2024. The application period closed on August 20, 2024.

Pursuant to KPB Title 21, the following applicants have been verified as a residents within the advisory commission boundary in which they are applying, and are registered voters within the precincts covered by the commission boundaries.

**ANCHOR POINT ADVISORY PLANNING COMMISSION**

Seat G

Kirchner Jeff

**COOPER LANDING ADVISORY PLANNING COMMISSION**

Seat E

David Story

Seat F

Kathryn Recken

**FUNNY RIVER ADVISORY PLANNING COMMISSION**

Seat C

Allen Rasmusen

Thank you.

# Kenai Peninsula Borough

## Planning Department

**Advisory Planning Commission Application Submitted 2024-08-10 09:44:44**

**APC/Seat: Anchor Point – Seat G (Term Expires 09/30/2027)**

<b>Name</b> Jeff Kirchner	<b>Mobile Phone</b> (907) 671-6130
<b>Home Phone</b>	<b>Work Phone</b>
<b>Email</b> jkemprise@gmail.com	<b>Date of Birth</b> [REDACTED]
<b>SSN</b>	<b>Voter #</b>
<b>Residence Address</b> 28182 McKechnie Anchor Point, Alaska 99556	<b>Mailing Address</b> PO Box 1284 Anchor Point , Alaska 99556
<b>How long have you lived in the area served by this Advisory Planning Commission?</b> 5 years	<b>What knowledge, experience, or expertise will you bring to this board?</b> I grew up on a dairy farm. I have 20 years experience as a service technician on heavy equipment. I currently own and am developing 200 acres in the Anchor Point area into a hay farm. I was appointed to Seat G in December 2023 and I would like to continue to serve.



# Kenai Peninsula Borough

## Planning Department

Advisory Planning Commission Application Submitted 2024-08-12 13:47:00

APC/Seat: Cooper Landing – Seat E (Term Expires 09/30/2027)

<b>Name</b>	<b>Mobile Phone</b>
David Story	
<b>Home Phone</b>	<b>Work Phone</b>
907-595-3313	
<b>Email</b>	<b>Date of Birth</b>
story.clapc@gmail.com	██████████
<b>SSN</b>	<b>Voter #</b>
<b>Residence Address</b>	<b>Mailing Address</b>
36758 Quartz Creek Road Cooper Landing, AK 99572	PO Box 863 Cooper Landing, AK 99572
<b>How long have you lived in the area served by this Advisory Planning Commission?</b>	<b>What knowledge, experience, or expertise will you bring to this board?</b>
13 years	Served as CLAPC secretary for appx. 10 years. Familiar with land management agencies and processes. Desire to serve my community.

# Kenai Peninsula Borough

## Planning Department

Advisory Planning Commission Application Submitted 2024-08-19 12:36:35

APC/Seat: Cooper Landing – Seat F (Term Expires 09/30/2027)

<b>Name</b> Kathryn Recken	<b>Mobile Phone</b> 907 529-7413
<b>Home Phone</b> 907 529-7413	<b>Work Phone</b>
<b>Email</b> krecken@gmail.com	<b>Date of Birth</b>
<b>SSN</b> [REDACTED]	<b>Voter #</b> [REDACTED]
<b>Residence Address</b> 19567 Rusty's Way Cooper Landing, Alaska 99572	<b>Mailing Address</b> PO Box 747 Cooper Landing, Alaska 99572
<b>How long have you lived in the area served by this Advisory Planning Commission?</b> 11 years permanently	<b>What knowledge, experience, or expertise will you bring to this board?</b> I have served on the Cooper Landing Advisory Planning Commission since September 2014. I have a solid understanding of its role, of KPB ordinances and code and how the board process works.

# Kenai Peninsula Borough

## Planning Department

Advisory Planning Commission Application Submitted 2024-08-22 12:44:16

APC/Seat: Funny River – Seat C (Term Expires 09/30/2026)

<b>Name</b> Allen Rasmusan	<b>Mobile Phone</b> 907 741 2741
<b>Home Phone</b>	<b>Work Phone</b>
<b>Email</b> oneoenatatime@hotmail.com	<b>Date of Birth</b> [REDACTED]
<b>SSN</b> [REDACTED]	<b>Voter #</b>
<b>Residence Address</b> ,	<b>Mailing Address</b> 34530 Helgas Ct. Soldotna, AK 99669
<b>How long have you lived in the area served by this Advisory Planning Commission?</b> 12.5 years	<b>What knowledge, experience, or expertise will you bring to this board?</b> We have lived here for going on 13 years now and would not trade it for any other place on the face of the earth. I feel that i can learn more about our community and bring some new ideas for the community and the people that live here both part time and like myself full time. I am willing to learn and help out with a fresh open mind. I am looking forward to being on the committee.



Introduced by:	Ecklund
Date:	01/03/23
Action:	Tabled
Vote:	9 Yes, 0 No, 0 Absent
Date:	09/19/23
Action:	Removed from the Table
Vote:	9 Yes, 0 No, 0 Absent
Date:	09/19/23
Action:	Postponed to 10/24/23
Vote:	9 Yes, 0 No, 0 Absent
Date:	10/24/23
Action:	Tabled
Vote:	9 Yes, 0 No, 0 Absent

## KENAI PENINSULA BOROUGH RESOLUTION 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 (PACER PROGRAM)

**WHEREAS,** the Alaska State Legislature enacted the Municipal Property Assessed Clean Energy and Resilience Act ("PACER Act"), Alaska Statutes 29.55, as amended, restated, supplemented or otherwise modified from time-to-time, authorizing local governments to establish an energy and resilience improvement assessment program; and

**WHEREAS,** the PACER Act allows local governments to finance the installation or modification of permanent improvements, fixed to existing privately owned commercial or industrial property, to achieve reduced energy consumption or demand in areas designated by local governments; and

**WHEREAS,** installation or modification by property owners of energy and resilience improvement upgrades to commercial or industrial property in the Kenai Peninsula Borough will serve a public purpose by reducing energy costs, stimulating the economy, improving property valuation, reducing greenhouse gas emissions and creating jobs; and

**WHEREAS,** the Kenai Peninsula Borough, finds that it is convenient and advantageous to establish a program under the PACER Act and designate the geographic area on an areawide basis within the Kenai Peninsula Borough's jurisdiction as an area within which Kenai Peninsula Borough and the record owners of qualified real property may participate under a program established by the PACER Act and enter into financing arrangements in connection therewith;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** The recitals to this resolution are true and correct and are incorporated into this resolution for all purposes.

**SECTION 2.** For purposes of this resolution, “PACER assessment” shall mean those assessments authorized by the PACER Act.

**SECTION 3.** The Kenai Peninsula Borough hereby determines that establishing a property assessed clean energy and resilience program and financing energy and resilience improvement projects through PACER assessment serves a valid public purpose by reducing energy costs, stimulating the economy, improving property valuation, reducing greenhouse gas emissions, and creating jobs.

**SECTION 4.** The Kenai Peninsula Borough intends to allow privately owned commercial or industrial property owners to make contractual PACER assessment to repay financing for qualified energy and resilience improvement projects under, and pursuant to, the terms of a municipal property assessed clean energy and resilience program subject to, and pursuant to, the PACER Act (“PACER Program”).

**SECTION 5.** Qualified energy and resilience new construction or improvement projects under the PACER Program will include those projects which are fixed to new construction or existing privately owned commercial or industrial property and that (1) are energy improvement projects designed to reduce energy consumption or demand, energy costs, or emissions affecting local air quality, including a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, or regulate temperature; or (2) improve building resilience; resilience improvement projects include projects for seismic improvements, storm water management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, micro grids for energy storage and backup power generation, water or wastewater efficiency including reuse and energy recovery, electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems of the building, and any other improvement project approved by a municipality as a resilience improvement project.

PACER assessment may not be imposed to repay financing of facilities for undeveloped lots or lots undergoing development at the time of an assessment.

**SECTION 6.** To the extent permitted by law, the entire geographic area within Kenai Peninsula Borough’s jurisdiction may be available for energy and resilience improvement projects under the PACER Program.

**SECTION 7.** Financing for qualified energy and resilience new construction and improvement projects under the PACER Program will be provided by third-party capital providers under a written contract with property owners. The contracts will provide for capital providers to advance funds to property owners on such terms as are agreed between the capital providers and property owners for installation or modification of energy improvement projects, and service the debt secured by PACER assessment through the Kenai Peninsula Borough. The proposed arrangements for financing energy improvement projects may authorize property owners to (1) purchase directly the related equipment and materials for energy improvement and resilience projects; and (2) contract directly, including through lease, a power purchase agreement, or other service contract, for energy and resilience improvement projects.

The Kenai Peninsula Borough does not intend to finance or fund any loan under the PACER Program, rather, the Kenai Peninsula Borough intends to serve only as a Program sponsor to facilitate loan repayment by including PACER assessment on real property tax bills for the improved property, and shall incur no liability for the loan.

Benefited property owners will execute written contracts with the Kenai Peninsula Borough to impose a PACER Program assessment to repay financing of an energy improvement project located on such property. The contract between a property owner and the Kenai Peninsula Borough will authorize Kenai Peninsula Borough to service the debt by PACER assessment for the benefit of the capital provider and enforce the PACER assessment lien as provided in AS 29.45.320 - 29.45.470 for enforcement of property tax liens. In the case of third-party capital financing of energy improvement project(s), an agreement will be entered into by the Kenai Peninsula Borough and the third-party capital provider.

A person or entity that acquires property subject to an assessment under the PACER Program will assume the obligation to pay such PACER assessment.

**SECTION 8.** Subject to law, the Kenai Peninsula Borough shall collect, and enforce PACER assessments in the same manner as other property tax liens.

**SECTION 9.** The report on the proposed PACER Program, as required by AS 29.55.110, will be available for public inspection on the Internet website of [www.kpb.us](http://www.kpb.us) and in the Borough's Finance Department at 144 N. Binkley Street, Soldotna, AK 99669.

**SECTION 10.** The local official administering the PACER Program is the Borough Assessor, or designee, and the appropriate assigned assessor, who will collect the proposed PACE assessment with property taxes imposed on the assessed property.

**SECTION 11.** The Kenai Peninsula Borough will hold a public hearing on the proposed PACER Program and report.



**SECTION 12.** That this resolution takes effect immediately upon adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 3RD DAY OF JANUARY 2023.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

01/03/23 Vote on motion to table:

Yes: Bjorkman, Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Tupper, Johnson

No: None

Absent: None

09/19/23 Vote on motion to remove from table:

Yes: Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Ribbens, Tupper, Johnson

No: None

Absent: None

09/19/23 Vote to postpone to 10/24/23:

Yes: Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Ribbens, Tupper, Johnson

No: None

Absent: None

10/24/23 Vote on motion to table:

Yes: Cooper, Cox, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson

No: None

Absent: None

# Kenai Peninsula Borough Assembly

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## MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**FROM:** Cindy Ecklund, Assembly Member (NM) for CE

**DATE:** December 21, 2022

**SUBJECT:** Resolution 2023-005, 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 (PACER Program) (Ecklund)

---

The Alaska State Legislature enacted the Municipal Property Assessed Clean Energy and Resilience Act, Alaska Statutes 29.55, as amended, restated, supplemented or otherwise modified from time to time ("PACER Act"), authorizing local governments to establish an energy and resilience improvement assessment program.

The PACER Act allows local governments to finance the installation or modification of permanent improvements, fixed to new construction or existing privately owned commercial or industrial property, to achieve reduced energy consumption or demand in areas designated by local governments.

Installation or modification by property owners of energy and resilience improvement upgrades to commercial or industrial property in the Kenai Peninsula Borough will serve a public purpose by reducing energy costs, stimulating the economy, improving property valuation, reducing greenhouse gas emissions and creating jobs.

The Resolution of Intent includes a finding by Kenai Peninsula Borough Assembly that it is convenient and advantageous to establish a program under the PACER Act and designate the geographic area on an areawide basis within the Kenai Peninsula Borough's jurisdiction as an area within which Kenai Peninsula Borough and the record owners of qualified real property may participate under a program established by the PACER Act and enter into financing arrangements in connection therewith.

Your consideration is appreciated.

**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**FROM:** Cindy Ecklund, Assembly member

**DATE:** September 19, 2023

**SUBJECT:** LAYDOWN Ecklund Amendment to Resolution 2022-005, 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)

---

These amendments account for updates in the law and date updates since this resolution was introduced.

[Please note the bold underlined language is new and the strikeout language in brackets is to be deleted.]

➤ Amend the second WHEREAS clause to read as follows:

**WHEREAS**, the PACER Act allows local governments to finance the installation or modification of permanent improvements, fixed to privately [~~existing~~] owned commercial or industrial property, **designed** to achieve reduced energy consumption or demand or **to increase resilience** in areas designated by local governments; and

➤ Amend Section 5 to read as follows:

**SECTION 5.** Qualified energy and resilience new construction or improvement projects under the PACER Program will include those projects which are fixed to new construction or existing privately owned commercial or industrial property and that (1) are energy improvement projects designed to reduce energy consumption or demand, energy costs, or missions affecting local air quality, including a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, or regulate temperature; or (2) improve building resilience; resilience improvement projects include projects for seismic improvements, storm water management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, micro grids for energy storage and backup power generation, water or wastewater efficiency including reuse and energy recovery, electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems of the building, and any other improvement project approved by a municipality as a resilience improvement project.



~~[PACER assessment may not be imposed to repay financing of facilities for undeveloped lots or lots undergoing development at the time of an assessment.]~~

➤ Amend Section 7 to read as follows:

**SECTION 7.** Financing for qualified energy and resilience new construction and improvement projects under the PACER Program will be provided by third-party capital providers under a written contract with property owners. The contracts will provide for capital providers to advance funds to property owners on such terms as are agreed between the capital providers and property owners for installation or modification of energy improvement projects, and service the debt secured by PACER assessment through the Kenai Peninsula Borough. The proposed arrangements for financing energy improvement projects may authorize property owners to (1) purchase directly the related equipment and materials for energy improvement and resilience projects; and (2) contract directly, including through lease, a power purchase agreement, or other service contract, for energy and resilience improvement projects.

The Kenai Peninsula Borough does not intend to finance or fund any loan under the PACER Program, rather, the Kenai Peninsula Borough intends to serve only as a Program sponsor to facilitate loan repayment by including PACER assessment on real property tax bills for the improved property, and shall incur no liability for the loan.

Benefited property owners will execute written contracts with the Kenai Peninsula Borough to impose a PACER ~~[Program]~~ assessment to repay financing of an energy and **resilience** improvement project located on such property. The contract between a property owner and the Kenai Peninsula Borough will authorize Kenai Peninsula Borough to service the debt by PACER assessment for the benefit of the capital provider and enforce the PACER assessment lien as provided in AS 29.45.320 - 29.45.470 for enforcement of property tax liens. In the case of third-party capital financing of energy improvement project(s), an agreement will be entered into by the Kenai Peninsula Borough and the third-party capital provider.

A person or entity that acquires property subject to an assessment under the PACER Program will assume the obligation to pay such PACER assessment.

Your consideration is appreciated.



## **PROGRAM HANDBOOK**

Updated: July 2023





## Definitions

**AK C-PACER Program Handbook** – the program handbook is adopted by local governments to explain to Property Owners the basic rules of the program and how to apply.

**AK C-PACER Program Guide for Local Governments** – this guide provides instruction to local governments looking to establish and administer a C-PACER program using the AK C-PACER program documents and administrative platform.

**Alaska Building Energy Efficiency Standard** – The Alaska Housing Finance Corporation’s Building Energy Efficiency Standard (BEES) was established by the State of Alaska to promote the construction of energy efficient buildings. More information can be found on [the AHFC website](#).

**Alaska C-PACER (“AK C-PACER”)** – an administrative platform, including all requisite template documents to establish and operate a C-PACE program, that any eligible local government choosing to establish a C-PACER program in Alaska can adopt.

**C-PACER** – commercial property assessed clean energy and resilience program.

**C-PACER Act** – HB 80 was signed into law August 2017 and amended by HB 227 in June 2022, codified at [AS 29.55.100 - .165](#). It allows local governments to establish and administer C-PACER programs.

**C-PACER Assessment** – an assessment imposed by a local government at the request of a Property Owner who obtains financing for an Eligible Improvement pursuant to the C-PACER Act.

**C-PACER Lien** – the C-PACER Assessment is a lien on the property as provided in the C-PACER Act which shall run with the improved property and is prior and paramount to all liens except municipal tax liens and special assessments

**C-PACER Project** – the construction, installation, or modification of Eligible Improvements financed pursuant to the C-PACER Act.

**Capital Provider** – a third-party provider of C-PACER financing.

**Capital Provider Contract** – the contract executed by the local government and the C-PACER capital provider that describes the servicing of the C-PACER assessment.

**Eligible Improvement** – an Energy and/or Resilience Improvement Project as described in the C-PACER Act.

**Eligible Property** – a property that may be considered for financing pursuant to the C-PACER Act and the applicable local government’s C-PACER Ordinance and Resolution.

**Energy Improvement Project** – a C-PACER Project designed to reduce energy consumption or demand, energy costs, or emissions affecting local air quality, including a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, or regulate temperature.

**Independent Project Auditor** – an independent third-party not otherwise engaged in the C-PACER Project who holds one of the professional certifications described in the “Technical Requirements.”

**Notice of Contractual Assessment Lien** – the document recorded in the land records of the jurisdiction where a C-PACER project is located that provides notice of the imposition of the C-PACER Assessment on the property receiving the Eligible Improvement.

**Ordinance to Approve a C-PACER Program** – the non-codified ordinance approving a Program Report setting forth the terms and conditions of a C-PACER Program.

**Ordinance to Establish a C-PACER Program** – codified ordinance incorporating the previously enacted Resolution and Intent and Ordinance to Approve a C-PACER Program, establishing the C-PACER program in a particular jurisdiction.

**Owner Contract** – executed by the local government and the owner of an Eligible Property that specifies the terms of the C-PACER Assessment and financing.

**Program Report** – publicly available report describing the terms of a C-PACER program, as specified in the C-PACER Act.

**Renewable Energy** has the meaning given in [AS 42.45.350\(5\)](#).

**Resilience Improvement Project** – a C-PACER Project to improve building resilience including but not limited to projects for seismic improvements, stormwater management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, microgrids for energy storage and backup power generation, water or wastewater efficiency including reuse and energy recovery, electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems of the building, or any other improvement project approved by a local government as a resilience improvement project.

**Resolution of Intent** – a legislative action taken pursuant to the C-PACER Act that establishes that the financing of Eligible Improvements through assessments serves a valid public purpose.

## Contents

<b>Definitions.....</b>	<b>i</b>
<b>I. Introduction .....</b>	<b>i</b>
About C-PACER .....	i
 <b>II. Benefits of C-PACER Financing.....</b>	<b>ii</b>
Benefits of C-PACER for Property Owners and Developers.....	ii
 Benefits of C-PACER for Local Governments.....	ii
 Benefits of C-PACER for Capital Providers.....	ii
 Benefits of C-PACER for Existing Mortgage Holders.....	iii
 Benefits of C-PACER for Contractors, Architects, Building Engineers.....	iii
 <b>III. C-PACER Financing Program Rules.....</b>	<b>iii</b>
1. Establishment of a C-PACER Program .....	iii
2. Role of the Program Administrator .....	iii
3. Eligibility Requirements.....	iv
4. Technical Requirements .....	v
5. Financing Requirements.....	v
 <b>IV. Application Process.....</b>	<b>vi</b>
1. Application Documents .....	viii
2. Closing Documents .....	viii
3. Billing and Collection of Assessments .....	viii
4. Delinquency and Enforcement .....	viii
5. Program Fees.....	ix
6. Templates of Closing Documents .....	ix
7. Local Government Has No Liability or Financial Responsibility .....	ix
8. Post-Completion Items .....	ix



9. Quality Assurance and Anti-Fraud Measures .....ix



## I. Introduction

### About C-PACER

The Alaska PACER statute (“PACER Act”) allows owners of eligible commercial property (“Property Owners”) to obtain long-term financing from qualified private capital providers (“Capital Providers”) for:

- a) energy projects (“EP”) designed to reduce energy consumption or demand, energy costs, or emissions affecting local air quality, including a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, or regulate temperature; or
- b) resilience projects (“RP”) that improve building resilience, including seismic improvements, stormwater management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, microgrids for energy storage and backup power generation, water or wastewater efficiency including reuse and energy recovery, electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems of the building, and any other improvement project approved by a local government as a resilience improvement project.

To obtain the funds for an EP or a RP, a Property Owner enters into a contract with the Local Government where the property is located to impose an assessment on the eligible property that receives the improvement to repay the financing.

Over 30 states and hundreds of local governments have adopted legislation like C-PACER. According to PACENation, through 2022, cumulative nationwide C-PACER financing exceeded \$4 billion in private investment across 2,900 projects, creating over 52,000 job-years.

This Program Handbook (Handbook) was developed as a guide for the AK C-PACER program platform. This Handbook contains information about:

- Eligibility requirements for properties and projects in Alaska.
- The process for applying for C-PACER project approval.

Local Governments administer a Commercial Property Assessed Clean Energy and Resilience financing program under Alaska Statutes 29.55.100 et seq. as amended by HB227 in 2022. The amendments renamed the program the “Municipal Property Assessed Clean Energy and Resilience Act.” Accordingly, this Handbook abbreviates the name as “C-PACER.”

References to sections of the Alaska Statutes (AS) are indicated by “AS [Title].[Chapter].[Section].”



## II. Benefits of C-PACER Financing

C-PACER financing offers benefits to property owners, developers, capital providers, government entities, mortgage lien holders, and building professionals.

### Benefits of C-PACER for Property Owners and Developers

C-PACER is an alternative source of financing to make cost- and energy-saving improvements to commercial buildings of all types, including retail, industrial, agricultural, and multifamily properties.

- **Smaller down payments.** One of the biggest barriers to installing clean energy and resilience upgrades is the sizeable down payment. C-PACER financing reduces the amount of the down payment. For retrofit projects, C-PACER financing typically covers 100% of the cost of the improvement. In new construction projects, C-PACER financing may cover qualified costs (described in the Handbook) up to 25% of the market value of the property.
- **Longer repayment periods.** C-PACER payments are made over the average useful life of the improvements, up to 30 years.
- **Lower interest rates.** The interest rate on C-PACER financing can be substantially lower than rate for subordinate debt or preferred equity. Note that interest rates are at the discretion of the capital provider based on their underwriting process.
- **Cash flow benefits.** Smaller down payments, longer repayment periods, and lower interest rates all contribute to improved project cash flow.
- **Increased property value.** Installing eligible improvements can increase property value by reducing operating costs.
- **Transferable upon sale.** If a Property Owner sells the property before the C-PACER financing is repaid, the C-PACER lien and assessment transfer to the new Owner.
- **Commercial leases may allow the installment payments to be passed through to tenants.** Depending on the terms of a commercial net lease, C-PACER payments may be passed through to the tenant that benefits from the energy cost savings.

### Benefits of C-PACER for Local Governments

C-PACER financing creates jobs by stimulating private investment. C-PACER financing comes entirely from the private sector, requiring no taxpayer funds. The financial risk is borne entirely by a private Capital Provider, and neither state nor local government is liable in the case of a payment default. By making it more affordable to improve commercial properties, the value of local building stock can increase. Energy and resilience upgrades create a more competitive environment for attracting new businesses by lowering energy costs and improving the structural soundness of buildings. Upgraded buildings may also generate higher property tax payments for the local government through higher property values. Finally, C-PACER programs can help local governments meet federal- or state-mandated energy standards as well as achieve local energy efficiency and resilience goals.

### Benefits of C-PACER for Capital Providers

Capital providers see in C-PACER a highly reliable, long-term investment. Requisite capital for C-PACER projects routinely run into the hundreds of thousands to millions of dollars. Through the seniority of the

property assessment, capital providers are secured by the value of the real estate and are repaid through a known repayment stream.

### **Benefits of C-PACER for Existing Mortgage Holders**

C-PACER financing requires the consent of all existing mortgage lien holders prior to closing. C-PACER projects boost net operating income by funding improvements that reduce a building's operating costs while charging a low annual repayment that is frequently less than the resulting energy savings. Increased cash flow improves debt service coverage and raises asset values. C-PACER financing offers lower interest rates than preferred equity or mezzanine debt, helping projects to fill gaps in the capital stack and achieve a lower overall blended cost of capital. Finally, in the unlikely event of default, C-PACER assessments are non-accelerating. Only delinquent installment payments are enforced through the C-PACER lien; the remaining future installments are paid by the Property Owner as they come due.

### **Benefits of C-PACER for Contractors, Architects, Building Engineers**

C-PACER financing enables Property Owners to afford more substantial energy and/or resilience improvement projects. C-PACER finances most hard and soft costs associated with the eligible improvements. For contractors, C-PACER financing is a way to pitch clients on deeper energy and resilience projects that might otherwise be value-engineered out of a building project.

## **III. C-PACER Financing Program Rules**

The Handbook establishes guidelines, eligibility, approval criteria, and an application checklist for the Local Government's C-PACER program ("Program"). The C-PACER Program enables financing for owners of commercial property ("Property Owners") for energy improvement projects and resilience improvement projects (each, an "Eligible Improvement") as described in the C-PACER Act and in this Handbook.

### **1. Establishment of a C-PACER Program**

Through an Ordinance, Local Governments establish a C-PACER Program for commercial properties within the Local Government's boundaries. Check <https://akcpacer.org/available-c-pacer-programs/> for availability in your area.

### **2. Role of the Program Administrator**

The Program Administrator will review the application (see Application Checklist in Exhibit A) for completeness, consistency, and possible errors. Several requirements require input and certification from qualified experts. The Program Administrator will confirm that the expert is appropriately credentialed and that their work satisfies the application requirements. The Program Administrator is not expected to independently re-calculate or re-do the work of the expert.

As part of Program operation, the Program Administrator will:

- Accept and review the Project Application to determine conformance with the Application Checklist (Exhibit A).
- Approve, conditionally approve, or disapprove the Project Application and communicate that decision to the applicant.

- If approved, execute (a) the Owner Contract, (b) the Capital Provider Contract, and (c) Notice of Contractual Assessment (“Notice of Contractual Assessment”) (Exhibit G).
- Record the Notice of Contractual Assessment.

### 3. Eligibility Requirements

All qualifying costs in a project application and approved by the Program Administrator constitute an “Eligible Project” (a “C-PACER Project” or “Project”). Property Owners may receive funding for their Eligible Improvements only from Capital Providers pursuant to a separate Financing Agreement negotiated between the Property Owner and Capital Provider (a “Financing Agreement”).

**Property Owners** must be the legal record holder of the property receiving the eligible improvement and must be current on mortgage and property taxes, and not insolvent or in bankruptcy proceedings. See AS 29.55.110. A Property Owner may be any type of business, corporation, individual, or non-profit organization. If the applicant will become the Owner of the Property when the C-PACER financing closes, the application must include evidence showing the anticipated transfer will occur, for example, a title insurance policy documenting the conditions of sale and conveyance of the Property.

A leasehold interest on qualifying commercial Property is eligible for C-PACER financing with the consent of the fee owner of the commercial Property. All owners of the fee simple title to the subject Property must sign the final application.

**Eligible Properties** are privately-owned commercial or industrial properties, including agricultural property, or a multi-family real property (as defined by the local government), within the boundaries established by the local government that enacted the C-PACER ordinance.

**Eligible Projects** include:

- The new construction, or installation or modification of an Eligible Improvement permanently affixed to an Eligible Property, including projects for the adaptive reuse or gut rehabilitation of an eligible Property.
- The refinancing of projects on existing properties that have had Eligible Improvements installed and completed for no more than two (2) years prior to the expected closing date of the C-PACER refinancing.

**Eligible Improvements:** C-PACER financing is available for the following uses.

- a) Energy Projects (“EP”) designed to reduce energy consumption or demand, energy costs, or emissions affecting local air quality, including a product, device, or interacting group of products or devices that use energy technology to generate electricity, provide thermal energy, or regulate temperature; or
- b) Resilience Projects (“RP”) that improve building resilience, including seismic improvements, stormwater management, flood mitigation and protection, fire hardening, fire or wind resistance, erosion management, snow load management, microgrids for energy storage and backup power generation, water or wastewater efficiency including reuse and energy recovery, electric vehicle charging stations, retrofitting that improves the envelope, structure, or systems



of the building, and any other improvement project approved by a local government as a resilience improvement project.

- c) Appliances that provide significant energy or other utility savings and are functionally attached to the Property for the full length of the assessment may be eligible.

Certain items that are not permanently affixed to a property and are ineligible include:

- Shading devices, furniture, fire extinguishers.
- Cosmetic improvements such as painting, new carpeting.
- Non-commercial / industrial appliances such as microwaves, non-affixed lighting, and other items not affixed to the Property.

#### **4. Technical Requirements**

The C-PACER Act requires the Property Owner on which a C-PACER assessment is imposed to obtain for each proposed energy improvement project or building resilience improvement project,

- (A) a review of the energy, emissions, or resilience baseline conditions, as applicable; and
- (B) the projected reduction in energy costs, energy consumption or demand, or emissions affecting local air quality, or increase in resilience, as applicable.

This requirement is met by a Certificate of Eligible Improvements from a qualified project auditor. Exhibit E lists the minimum acceptable qualifications of a project auditor, and the auditor must supply evidence of those qualifications.

The project auditor will determine if the Application meets the requirements of the C-PACER statute and this Program Handbook, and the auditor must supply work papers explaining the basis for their certifications that are sufficient to satisfy the Program Administrator that program requirements are met.

Exhibit E includes a description of the baseline conditions and necessary documentation for an energy improvement project and a building resilience improvement project for:

- Retrofit of an existing building;
- New construction of a building; and
- Refinancing of a retrofit or new construction.

Property owners, developers, and project auditors should read the baseline and documentation requirements carefully because they are essential to approval of a C-PACER project.

#### **5. Financing Requirements**

The term of C-PACER financing is capped at the lesser of 30 years or the weighted average useful life of the eligible improvements.

The C-PACER financing amount may not exceed 25% of the “market value” of the Property at the time of program application. Market Value means the assessed value of the current tax year or the current or prospective appraised market value as determined by an Alaska certified appraiser.

Existing mortgage lien holders must be given 30 days’ notice prior to the closing of the C-PACER financing, and all mortgage lien holders must consent in writing to the assessment for the project to close. See AS 29.55.115. Exhibit C provides an acceptable template for the notice and consent. A mortgage lien holder has complete discretion to approve or disapprove of C-PACER financing. A Property Owner should consult with their Capital Provider before approaching an existing mortgage lien holder, as many traditional lenders are not familiar with C-PACER financing and may misunderstand how it functions.

**Qualifying Costs** that can be paid for with C-PACER financing include:

- Materials and labor necessary for the eligible improvement project,
- Permit fees;
- Inspection fees;
- Financing and origination fees;
- Capitalized interest;
- Interest reserves;
- Program application and closing fees;
- Project development, architectural, and engineering fees;
- Escrow for prepaid property tax or insurance;
- Capitalized manufacturer’s warranty or maintenance agreement costs; and
- Any other fees or costs incurred by the Property Owner incident to the installation, modification, or improvement.<sup>1</sup>

## IV. Application Process

Property Owners should have a project in mind when they explore C-PACER financing. Property Owners may contact the Local Government or Program Administrator at any time with questions. Property Owners may also find it helpful to speak with a Capital Provider early in the design process for an estimate of the amount of financing available. Property Owners are free to work with any Capital Provider that will provide financing in accordance with the Program’s requirements.

After conferring with one or more Capital Providers, the Property Owner should define the Eligible Improvements. A Property Owner may engage an energy or resilience expert as a Project Auditor to advise during the design process. Each applicant will work with its own project development team to determine the final Project scope and qualifying costs.

The process of obtaining financing under the Program starts when a Property Owner approaches a Capital Provider. The Capital Provider will work with the Property Owner to collect various due diligence items. Once all the items have been received, reviewed, and approved by the Capital Provider, the parties will discuss financing terms.

A description of the C-PACER application process is as follows:

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<sup>1</sup> Examples of qualifying costs are structural improvements necessary to allow the installation of a solar PV array and electrical upgrades necessary to install an efficient HVAC system or efficient lighting.

- (1) The Property Owner and the Capital Provider prepare the Project Application, consisting of the Project Application Checklist and the supporting documents (see Exhibit A). Applicants should review the Project Application Checklist to assure that the documentation needed by the Program Administrator to verify compliance with the C-PACER Act and C-PACER Ordinance is available.
- (2) The Program Administrator will have 10 business days to review and approve the Project Application. If the Office has received an unusually high number of applications or review is delayed because of a *force majeure* event, the Office will notify the Property Owner that the application review will be delayed by no more than 10 additional business days.
- (3) The purpose of the Local Government's application review process is to confirm that the Project Application is complete, that no errors or internal inconsistencies are evident on the face of the Application, and that all attachments conform to the C-PACER Act, the Local Government Ordinance and the Handbook. ***Local Government approval does not constitute endorsement of any representations that may be made regarding the operation and any savings associated with the Eligible Improvements.*** The Local Government may request additional supporting documentation from the applicant. Incomplete Project Applications will be returned to the applicant, and the Program Administrator will notify the applicant about which items were not provided or are insufficient or inaccurate. If the Project Application and supporting documents comply with the Project Application Checklist, the Project Application will be approved, and the approval communicated in writing to the applicant.
- (4) The Project Application may be *conditionally* approved if the application is complete, but the mortgage lienholder consent is not yet available. Conditional approval will be treated the same as an approval with exceptions noted below.
- (5) Upon receipt of application approval, the Capital Provider will draft the Owner Contract, the Capital Provider Contract, and the Notice of Contractual Assessment Lien (Exhibit G). See AS 29.55.110(a) (2)-(3). At or before closing, at the request of the applicant, the designated and authorized official will sign these documents.
- (6) If the Project Application receives conditional approval, the Closing Documents executed by the Local Government will not be released from escrow unless and until all the written consents from mortgage lienholders have been received and executed in accordance with the C-PACER Act and C-PACER Ordinance.
- (7) At closing, the Local Government will record the Owner Contract, the Capital Provider Contract, and the Notice of Contractual Assessment Lien in the Office of the Register of Deeds for the Local Government. See AS 29.55.130. At the election of the applicant, the Local Government may delegate the recording of the Closing Documents to the applicant or its designee(s).
- (8) Following closing of the C-PACER financing and receipt of the proof of recording of the Notice of Contractual Assessment Lien, the Property Owner and its agents may initiate construction of the C-PACER project or otherwise fund the C-PACER financing in accordance with the agreements with the Capital Provider.

## Change Orders



All change orders that result in a substantial alteration of C-PACER funded improvements are required to be pre-approved by the local government or its Program Administrator to confirm that the changes are consistent with the Program. The Property Owner shall provide the following documentation:

- Narrative description of the change in project scope and the reason for such a change;
- Revised C-PACER project budget;
- A letter from a project auditor certifying that the revised improvements are eligible for C-PACER financing; and
- Written approval of the change order by the Capital Provider.

## **1. Application Documents**

The Project Application must be submitted with the following documents (see accompanying file for Exhibits):

1. Project Application Checklist (Exhibit A)
2. Title Search.
3. Proof of Insurance, as required by See AS 29.55.110(15).
4. Certificate of Property's Financial Eligibility (Exhibit B).
5. Mortgage Lienholder(s) Consent (Exhibit C-1 and C-2).
6. Disclosure of Risks (Exhibit D).
7. Certificate of Eligible Improvements (Exhibit E).

## **2. Closing Documents**

The following documents require the signature of the Local Government and shall be part of the closing of any C-PACER transaction. Each document must be similar in substance to the templates appended to this Handbook, although it is expected that Property Owners and Capital Providers will negotiate variations tailored to their specific projects.

- Owner Contract (Exhibit G)
- Capital Provider Contract (Exhibit G)
- Notice of Contractual Assessment Lien (Exhibit G)

## **3. Billing and Collection of Assessments**

C-PACER Assessment payments are billed and collected by the local government in the same manner as property taxes. The local government, or its agent, will remit the payment to the Capital Provider (Exhibit G). See AS 29.55.110(a)(3).

## **4. Delinquency and Enforcement**

Assessment liens will be enforced as provided in AS 29.45.320 - 29.45.470 for enforcement of property tax liens. Assessment liens run with the land, and that portion of the assessment under the assessment contract that has not yet become due is not eliminated by foreclosure of a property tax lien or a C-PACER lien. The Local Government will enforce the C-PACER Lien through the same mechanism that it uses to enforce the liens for ad valorem property taxes.

## **5. Program Fees**

A local government may impose fees to offset the costs of administering a program. See AS 29.55.100(d). The Property Owner must pay this fee to the Local Government at the closing of the transaction between the Property Owner and the Capital Provider, and such payment is a condition precedent to recording. Visit each program's website for details.

**Note:** The administrative fees determined by Local Government and/or its Program Administrator cover the regular costs of the administration of the Program. These costs and expenses do not include any specialized or extraordinary professional services that may be necessary should the circumstances of a particular C-PACER project require them. The Property Owner for such C-PACER project shall be responsible for covering such expenses at cost.

## **6. Templates of Closing Documents**

The Program has adopted template Closing Documents in Exhibit G, the Owner Contract, the Capital Provider Contract, and Notice of Contractual Assessment Lien. A Property Owner and Capital Provider may adapt the forms to the needs of their particular transaction but must not modify or omit any material substantive terms contained in the forms.

## **7. Local Government Has No Liability or Financial Responsibility**

Neither the Local Government, its governing body, executives, or employees are personally liable as a result of exercising any rights or responsibilities granted under this Program. The Local Government shall not pledge, offer, or encumber its full faith and credit for any lien amount under the C-PACER program. No public funds may be used to repay any C-PACER financing obligation.

## **8. Post-Completion Items**

For each completed C-PACER improvement project, the Property Owner must submit verification from an auditor that the Project was properly completed and is operating as intended (Exhibit F). See AS 29.55.120(2).

Upon written confirmation from the capital provider that the C-PACER Assessment has been repaid in full, the local government will release the Assessment from the Property.

## **9. Quality Assurance and Anti-Fraud Measures**

The Local Government and its Program Administrator may audit a C-PACER application or closing documentation at any time. To the extent authorized by state and local law, the Local Government and its Program Administrator may request supplementary information from the Property Owner concerning eligibility for the C-PACER program, use of proceeds of C-PACER financing, and the performance of the C-PACER project for the purpose of quality assurance and anti-fraud.

**Ward, Tamera**

---

**Subject:** FW: <EXTERNAL-SENDER>C-PACER Resolution 2023-005

---

**From:** Phil Kaluza <[pkaluza@gmail.com](mailto:pkaluza@gmail.com)>

**Sent:** Wednesday, October 18, 2023 4:23 PM

**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>

**Subject:** <EXTERNAL-SENDER>C-PACER Resolution 2023-005

---

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---

To: KBS Assembly

I strongly urge you to adopt the proposed C-PACER resolution 2023-005.

In light of the diminishing availability of natural gas for space heating and the high cost of heating oil for everyone on the Kenai Peninsula, the C-PACER program will benefit everyone on the Peninsula at no cost to the taxpayer.

Phil Kaluza  
Seward Resident



Dear Members of the Kenai Peninsula Borough Assembly,

I am writing to express my strong support for Resolution 2023-005, which establishes the Property Assessed Clean Energy and Resilience Program (PACER Program) in the Kenai Peninsula Borough. This ordinance, rooted in the Alaska State Legislature's PACER Act, presents a valuable opportunity to address important energy and resilience needs within our community.

The PACER Program's focus on reducing energy costs, stimulating economic growth, improving property valuation, reducing greenhouse gas emissions, and creating jobs aligns perfectly with the priorities of our borough. It is encouraging to see our local government taking proactive steps to facilitate this program, allowing property owners to make contractual PACER assessments to finance energy and resilience improvement projects.

By making these critical improvements more accessible, this ordinance will undoubtedly have a positive impact on our community's sustainability and resilience. I firmly believe that the PACER Program serves a valid public purpose, and I am excited to see it move forward.

I encourage all members of the Kenai Peninsula Borough Assembly to support Resolution 2023-005, as it is a significant step towards a more energy-efficient and resilient future for our borough.

Thank you for your dedication to this important initiative.

Sincerely,

Casie Warner

Seward AK



**Samantha Allen**  
Executive Director

**Board of Directors**

**Melissa Schutter**  
President

**Robbie Huett**  
Vice-President

**Geri Nipp**  
Treasurer

**Jena Petersen**  
Secretary

**Stephanie Millane**

**Hillary Bean**

**Greg Haas**

**Kirsten McNeil**

**Lyrissa Hammer**

**Matt Cope**

**Cliff Krug**

October 19, 2023

To whom it may concern,

The Seward Chamber of Commerce is at the forefront of local business in our community. We recognize the availability of funding opportunities and the expense of year-round building operation as barriers to a thriving year-round economy in Seward. In the hopes of creating more opportunities for entrepreneurs to operate their business sustainably and economically, we are supporters of the C-PACER Legislation making its way to the Kenai Peninsula.

Energy efficiency is a hot topic in Seward and world-wide. The C-PACER Legislation will allow for new and existing services to have access to the grant funding they need to operate year-round. The C-PACER Legislation will have a trickle-down effect, promoting more critical services to operate on a year round schedule. This shift in our seasonally-dependent economy is crucial for the year-round citizens and business operators in Seward.

The Seward Chamber of Commerce supports the efforts of our Borough to make C-PACER Legislation attainable for all businesses on the Kenai Peninsula.

Please give this proposal your full consideration. If you have any questions please contact the Seward Chamber of Commerce at (907) 224-8951.

Best,

Samantha Allen  
Executive Director

**Ward, Tamera**

---

**Subject:** FW: <EXTERNAL-SENDER>CPACER: Please Pass to Assembly Members

---

**From:** KellyAnn Cavaretta <[kellyann.cavaretta@aksbdc.org](mailto:kellyann.cavaretta@aksbdc.org)>  
**Sent:** Wednesday, October 25, 2023 2:44 PM  
**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>  
**Cc:** Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>CPACER: Please Pass to Assembly Members

---

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Hello Mr. Micciche, Mr. Cox and assembly members

My name is KellyAnn Cavaretta. I am writing to you wearing many hats in support of passing the Property Assessed Clean Energy and Resilience - (CPACER) Program. I am really sorry I couldn't be there last night, but I am happy to see this vote has been postponed. I am commercial building owner outside Seward City limits, newly constructed Salted Roots Cabins, a commercial building owner inside city limits in Seward's downtown central business district, housing the both the Flamingo Lounge restaurant, 7 residential units, and 2 additional commercial units, and a transitioning property owner of a 4 plex and 3 additional cabins at Angels Rest on Resurrection Bay.

More importantly that this, I am a small business advisor on the eastern Kenai Peninsula for Alaska Small Business Development Center, and as a board member of Sustainable Seward, and I have been following the roll-out of CPACER program in Anchorage and eagerly awaiting this moment to, yet again, share my support for this program within our own borough. With the Anchorage borough's rollout as a model to learn from and grow with, I believe now is the time for us to think about the future of sustainable business in our communities. With an aging, historic downtown business district in Seward, I believe alternative and less conventional access to commercial capital can help sustain, boost, and thrive our economic environment. Available in the majority of lower 48 states, PACER programs streamline the partnership between commercial property owners, lending institutions and municipalities to finance energy efficiency upgrades.

**Although I cannot answer questions in regards to the toll on the municipality administration, I wanted to share this informative webinar that answers a lot of your questions regarding debt service of these loans.**

<https://www.youtube.com/watch?v=y9Yqm0OyrZ4>

A panel of building owners, banks, energy consultants and specialty lenders who have used or been involved with C-PACER funding talk about the *advantages* they've seen with this innovative type of financing for their commercial clean energy and new construction projects. Speakers: Jessica Lorentz, Sr. Energy Engineer & Principal, Bolder Energy Engineers Phil Reid, VP Commercial Loan Officer, Northrim Bank Sean Ribble, Senior Director Originations, Nuveen Stuart Ogilvie, Ogilvie Properties Inc

As a small business advisor and business owner of an aging commercial building myself, I know, first hand, that a lot of businesses are struggling to manage upkeep and improvements on older commercial buildings. This program would provide an avenue to improve infrastructure and provide an alternate loan process for businesses replacing windows,



adding heat pumps, solar panels, structural beams, LED lighting, and so forth. Oftentimes, it is the roadblock to capital that impedes business owners from making the necessary and expensive modifications on their real estate assets. This causes a generational dilemma, with young businesses inheriting older buildings at an inflated price, with no excess capital to bring its condition to the safety and production standards expected in 2023. CPACER loans are debt service based, rather than equity issues, so having them available makes it easier for motivated commercial building owners to access capital.

Between weatherization, air quality, and seismic issues, this would improve the safety, efficiency, real estate value, and curb appeal of our commercial districts. Additionally, as a borough, many of our businesses struggle around seasonality's cash flow issues. More efficient energy means lower energy bills, which equates to a business's ability to stay open longer and provide services to our community year round. If widely used in the Kenai Peninsula, PACER will ultimately reduce energy costs and carbon emissions across the borough, which is also in my favor as a Sustainable Seward board member.

Thank you for your time and consideration.

Best,

**KellyAnn Cavaretta**

Seward Small Business Advisor

Alaska SBDC Kenai Peninsula Center

**W:** [aksbdc.org](http://aksbdc.org) **P:** 907-224-5353 **E:** [kellyann.cavaretta@aksbdc.org](mailto:kellyann.cavaretta@aksbdc.org)

*In today's increasingly connected world, the protection of your business's digital assets is of paramount importance. October marks Cybersecurity Awareness Month, and Alaska SBDC can assist you in fortifying your business against increasingly sophisticated cyber threats. [Learn more to get started.](#)*

**Disclaimer:** This e-mail message may contain confidential, privileged information intended solely for the addressee. Please do not read, copy, or disseminate it unless you are the addressee. If you have received this message in error, we would appreciate you forwarding the message back to us and deleting it from your system.

## Warner, Avery

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**From:** Cindy Ecklund  
**Sent:** Tuesday, January 3, 2023 1:08 PM  
**To:** Turner, Michele  
**Subject:** Fwd: <EXTERNAL-SENDER>CPACE legislation

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----- Forwarded message -----

**From:** Willy Dunne <[wdunne907@gmail.com](mailto:wdunne907@gmail.com)>  
**Date:** Wed, Dec 28, 2022 at 8:31 AM  
**Subject:** <EXTERNAL-SENDER>CPACE legislation  
**To:** Tupper, Mike <[mtupper@kpb.us](mailto:mtupper@kpb.us)>, Lane Chesley <[lchesley@kpb.us](mailto:lchesley@kpb.us)>, Ecklund, Cindy <[cecklund@kpb.us](mailto:cecklund@kpb.us)>  
**CC:** Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>, Scott Waterman <[scottwaterman.rsac@gmail.com](mailto:scottwaterman.rsac@gmail.com)>, Navarre Mike <[mnavarre@kpb.us](mailto:mnavarre@kpb.us)>

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Dear Assembly Members,

I am very glad to see the CPACE (aka PACER) program moving forward via KPB Resolution 2023-005. This program has proved beneficial in other Alaska municipalities as well as many states around the US. My participation in CPACE workshops over the past few years has convinced me that it is a valuable program worthy of being adopted here.

Thanks to Cindy Ecklund for sponsoring this and the RSAC for promoting the idea. It will benefit business owners and the Borough. I look forward to seeing enabling ordinances soon.

Willy Dunne

--

Cindy L. Ecklund  
907-362-2276

## Warner, Avery

---

**From:** Cindy Ecklund  
**Sent:** Tuesday, January 3, 2023 1:07 PM  
**To:** Turner, Michele  
**Subject:** <EXTERNAL-SENDER> Fwd: PACER resolution of intent

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----- Forwarded message -----

**From:** Peter Crimp <[petercrimp@gmail.com](mailto:petercrimp@gmail.com)>  
**Date:** Sun, Jan 1, 2023 at 1:22 PM  
**Subject:** Re: PACER resolution of intent  
**To:** Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)>  
**CC:** Hig Higman <[hig314@gmail.com](mailto:hig314@gmail.com)>, Lori Landstrom <[ljlandstrom81@gmail.com](mailto:ljlandstrom81@gmail.com)>, Scott Waterman <[scottwaterman.rsac@gmail.com](mailto:scottwaterman.rsac@gmail.com)>

Here's the comment that I just submitted to the KPB.  
-Peter

Dear Assembly President Johnson,  
As a 20-year energy professional and 40-year Alaska resident, I support the establishment of a program under the State PACER Act for the Kenai Peninsula Borough. At negligible cost to the Borough the program has the potential to save business owners money, improve Borough property values and market competitiveness, protect property from earthquakes and other hazards, and create construction and engineering jobs. I am impressed with the innovative program's approach--including reducing risk to lenders and extending the period for businesses to capture benefits--through attaching the debt for improvements to the property and repaying through property taxes. It has been my experience that properly planned energy projects usually realize savings above debt service starting at year one.  
Thank you for your consideration.  
Peter Crimp, Principal  
Crimp Energy Consulting, Homer, AK  
[petercrimp@gmail.com](mailto:petercrimp@gmail.com) :: ph 907-440-6709

On Dec 29, 2022, at 9:54 PM, Hig <[hig314@gmail.com](mailto:hig314@gmail.com)> wrote:

Thanks Cindy - sounds good.

-Hig

On Thu, Dec 29, 2022 at 9:06 PM Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)> wrote:  
Hig,



The State Statute section the new legislation is under is Chapter 55 - Municipal Programs. The KPB resolution mirrors the Mat-Su Resolution of intent except where it uses the new term PACER. I think were good. Hopefully the rest of the Assembly thinks so too.

Cindy

On Thu, Dec 29, 2022 at 4:53 PM Hig <[hig314@gmail.com](mailto:hig314@gmail.com)> wrote:

What I'm seeing is this first Whereas:

"the Alaska State Legislature enacted the Municipal Property Assessed Clean Energy and Resilience Act ("PACER Act"), Alaska Statutes 29.55, as amended, restated, supplemented or otherwise modified from time-to-time, authorizing local governments to establish an energy and resilience improvement assessment program;"

specifically mentions municipal properties rather than commercial properties,

However, down lower there's this clause:

"The Kenai Peninsula Borough intends to allow privately owned commercial or industrial property owners to make contractual PACER assessment to repay financing for qualified energy and resilience improvement projects under, and pursuant to, the terms of a municipal property assessed clean energy and resilience program subject to, and pursuant to, the PACER Act ("PACER Program")."

I'm not totally sure what that means, but maybe this implies that the definition of "municipal" will be extended to include eligible commercial properties, thus PACER would be like C-PACE but with "resiliency" and also applying to what would conventionally be called municipal properties?

Or am I misreading "municipal" entirely? I generally think of that as publicly owned property, but maybe I've got that wrong?

-Hig

On Thu, Dec 29, 2022 at 12:18 PM Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)> wrote:

Hig,

The new state plan documents are not out yet but as I understand the amended State statute they included the word resilience into the statute and will call the program PACER now instead of C-PACE. I called the state a month ago and they don't expect the new documents to be out until January or February. In Washington the program is called C-PACER but for now PACER is what the state said on the phone.

Peter please correct me if you know of other info.

Cindy

On Thu, Dec 29, 2022 at 11:40 AM Hig <[hig314@gmail.com](mailto:hig314@gmail.com)> wrote:

Hi Cindy and Peter,

Looking at the PACER resolution([here](#)) it looks like this is not C-PACE, and that PACER is a separate program that is similar but allows municipal properties rather than commercial

properties to apply for loans like this. Peter - are you up on how PACER and C-PACE relate?

I have someone in Homer (Nancy Hillstrand) who sounds pretty game to comment, but just realized I'm not clear on this detail, so I'd like to get it straightened out before I respond to her with more details.

-Hig

On Wed, Dec 28, 2022 at 8:16 PM Hig <[hig314@gmail.com](mailto:hig314@gmail.com)> wrote:  
That's great Cindy,

I'll see if I can find someone else...

-Hig

On Wed, Dec 28, 2022 at 11:10 AM Lori Landstrom <[ljlandstrom81@gmail.com](mailto:ljlandstrom81@gmail.com)> wrote:  
Good news, I think I've found a Seward small business owner willing to speak on 1/3. Cindy has been apprised and is in contact with Kellyann.  
let's do this.

Lori

"Diversity is being invited to the party. Inclusion is being asked to dance."

-Verna Myers

On Wed, Dec 28, 2022 at 9:39 AM Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)> wrote:  
Peter,

It's been awhile since you presented to the Assembly. A short email in support that includes your experience in the area would be a good reminder.

Hopefully a business somewhere on KPB has been following the program and has some interest already. We can only try!

Thanks again,  
Cindy L. Ecklund

On Wed, Dec 28, 2022 at 9:13 AM Peter Crimp <[petercrimp@gmail.com](mailto:petercrimp@gmail.com)> wrote:  
Hi Cindy.

Looks great. I'm available to write a letter of support or help someone else do so. Since Hig and I spoke at the Assembly meeting earlier this year, would it be better for the message to come from someone else?

Agreed that it would be best for a commercial property owner to express interest, but it's a very short timeline. I'll check with a friend who owns a business in Homer and see if he would be willing.

Peter

On Dec 27, 2022, at 2:08 PM, Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)> wrote:

Hi,

This will be on the agenda 1/3/23. It would be helpful for some positive communication to the Assembly prior to that date. Even better would be finding someone who would be interested in applying for the program to communicate their interest.

Soon,  
Cindy L. Ecklund

----- Forwarded message -----

From: **Kelley, Sean** <[skelley@kpb.us](mailto:skelley@kpb.us)>  
Date: Tue, Dec 27, 2022 at 10:35 AM  
Subject: PACER resolution of intent  
To: Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>  
CC: Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>, Cindy Ecklund <[ecklundc@gmail.com](mailto:ecklundc@gmail.com)>

Hi Cindy,

Sorry to include both of your emails but this is a bit time sensitive. Michele is going to hold packet until we know if you want to go forward with the resolution of intent.

I have attached a PDF version of both the resolution and accompanying memo. If you approve, you can either click through the Docusign buttons to initial and complete OR you can respond to this email or call Michele and give her approval to initial for you. Whatever you prefer works for us.

Thank you,

Sean



--

**Sean Kelley**

Borough Attorney

Kenai Peninsula Borough

(907)714-2120

*This message, and any attachments, is private and may contain information that is confidential and subject to the Attorney-Client privilege or protected as Attorney Work Product. If you are not the person for whom this message is intended, please delete it and notify me immediately. Please do not copy or send this message to anyone else. Any unauthorized use by others is prohibited. Thank you.*

--

Cindy L. Ecklund

907-362-2276

<PACER Reso of Intent RESO & MEMO.pdf>

--

Cindy L. Ecklund

907-362-2276

--

Hig (Bretwood Higman, PhD)

[hig314@gmail.com](mailto:hig314@gmail.com)

907 290 6992

Ground Truth Alaska ([www.groundtruthalaska.org](http://www.groundtruthalaska.org))

Nuka Research ([www.nukaresearch.com](http://www.nukaresearch.com))

--

Hig (Bretwood Higman, PhD)

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--

Cindy L. Ecklund

907-362-2276

**Ward, Tamera**

---

**Subject:** FW: <EXTERNAL-SENDER>C-PACER Resolution 2023-005

---

**From:** Phil Kaluza <[pkaluza@gmail.com](mailto:pkaluza@gmail.com)>

**Sent:** Wednesday, October 18, 2023 4:23 PM

**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>

**Subject:** <EXTERNAL-SENDER>C-PACER Resolution 2023-005

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Phil Kaluza  
Seward Resident



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I encourage all members of the Kenai Peninsula Borough Assembly to support Resolution 2023-005, as it is a significant step towards a more energy-efficient and resilient future for our borough.

Thank you for your dedication to this important initiative.

Sincerely,

Casie Warner

Seward AK



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Executive Director

**Board of Directors**

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**Cliff Krug**

October 19, 2023

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The Seward Chamber of Commerce supports the efforts of our Borough to make C-PACER Legislation attainable for all businesses on the Kenai Peninsula.

Please give this proposal your full consideration. If you have any questions please contact the Seward Chamber of Commerce at (907) 224-8951.

Best,

Samantha Allen  
Executive Director

eComment  
Resolution 2023-005

**Melanie Lucas-Conwell**

Location:

Submitted At: 9:48pm 10-24-23

I'm writing in support of Resolution 2023-005. I administer the C-PACER program for the Municipality of Anchorage and have worked with Alaska Energy Authority to create a statewide C-PACER platform. Since launching the Anchorage C-PACER program in April 2021 and working with other jurisdictions to start their program, we have received many inquiries from commercial property owners in our community looking to use this financial mechanism to finance the installation, operations, and maintenance of upgrades on their buildings that they wouldn't have been able to finance otherwise. Additionally, this program is at no cost to taxpayers, as the loans are made by private lenders. In addition to improving our building stock, these projects are creating local jobs to install, maintain and operate these upgrades. We have closed two C-PACER loans in downtown Anchorage, one for the RIM office building and the other for the Aviator Hotel, both in partnership with Northrim Bank and the support of Mayor Bronson. I'm excited to support and to continue working with the Kenai Peninsula Borough on a C-PACER program and bringing a new financing option for its commercial property owners. Thank you.



Introduced by:	Cox, Hibbert
Substitute Introduced:	06/18/24
R2024-029 (Cox, Hibbert)	See Original for Prior History
Action:	Tabled
Vote:	6 Yes, 3 No, 0 Absent
Action:	Hibbert gave notice to remove from the table
Date:	07/09/24
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
RESOLUTION 2024-029  
(COX, HIBBERT) SUBSTITUTE**

**A RESOLUTION PLACING AN AREA WIDE 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**

**WHEREAS,** the Kenai Peninsula Borough ("borough") must raise revenue to protect the general fund which is declining because of losses in tax revenues due to our generous borough tax exemptions, to the continuing decline in state assistance to municipalities, and to the increasing reliance on borough funding for education; and

**WHEREAS,** currently, 49 Alaska municipalities including cities and boroughs have a short-term rental tax, also referred to as a short-term accommodations tax, room tax, bed tax or short-term lodging tax, in addition to other sales taxes, with such bed or lodging tax rates ranging from a low of 4 percent to a high of 12 percent; and

**WHEREAS,** of the 19 organized boroughs in Alaska only the Kenai Peninsula Borough, Aleutians East Borough, North Slope Borough, and North West Arctic Borough do not utilize an additional tax on short-term accommodations; and

**WHEREAS,** of the 5 most populated boroughs in Alaska (Anchorage Borough, Matanuska-Susitna Borough, Fairbanks North Star Borough, Kenai Peninsula Borough, and Juneau Borough) only the Kenai Peninsula Borough is without an additional lodging tax on short-term rental accommodations; and

**WHEREAS,** like the other 4 most populated boroughs in Alaska, the economy of the Kenai Peninsula Borough relies heavily on the several hundred thousand visitors who travel to the Kenai Peninsula each year; and

**WHEREAS,** this many visitors create a large demand on public services offered within the borough, which impact borough services including solid waste, roads, recreational services, senior citizen services, 911, emergency services, hospital services, and disaster services; and

**WHEREAS,** a lodging tax on short-term rentals would be defined to include a rental that is less than one month in duration; and

**WHEREAS,** a tax of 12 percent on short-term rentals is estimated to generate an additional revenue of approximately \$1,960,000 in FY2026, \$5,600,000 in FY2027, and \$5,600,000 in FY2028, not including any revenue collected from overnight camping facilities; and

**WHEREAS,** the estimated operating and capital cost to implement and collect a short-term accommodation tax of 12 percent is \$1,105,711 in FY2026, \$313,117 in FY2027, and \$318,680 in FY2028; and

**WHEREAS,** the tax cap of \$500 on sales in the borough outlined in KPB 5.18.430 will not apply to the tax levied on any short-term rental accommodations; and

**WHEREAS,** to enable the tax to apply evenly throughout the borough, the intent is for the ordinance that enacts the levy and code to exempt from the borough's 12 percent short-term accommodation tax an amount equal to a similar city tax of up to one-half of the borough's tax on such rentals inside cities with an adopted short-term rental tax; and

**WHEREAS,** the intent of a short-term lodging tax that exempts cities from up to one-half of the borough's tax in an amount equal to a similar city tax, is for the tax to apply more evenly throughout borough; and

**WHEREAS,** this resolution puts the question on the ballot, if approved, the borough would then follow-up with a short-term rental accommodations chapter of borough code, including overnight camping facilities, which will provide the levy, implementation, and process and procedure for the tax pursuant to AS 29.45.700(a) via future ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That a ballot proposition shall be placed before borough voters at the regular election held on October 1, 2024 to read as follows:

Shall the Kenai Peninsula Borough levy an areawide lodging (bed) tax on short-term rental accommodations and overnight camping facilities?

This tax will:

- Apply to accommodations of less than 30 days;
- Remove the current 3 percent borough general sales tax from short-term accommodation and overnight camping rentals;
- Establish a borough lodging tax of up to 12 percent on short-term accommodation and overnight camping rentals with no daily sales cap of \$500;
- Exempt up to one-half of the borough's lodging tax in an amount equal to a similar city tax on these rentals with the intent of helping to level the temporary lodging rates inside and outside of the cities in the borough;
- Become effective January 1, 2026.

Yes \_\_\_\_\_ A "yes" vote means you approve of a borough tax on short-term rentals and overnight camping facilities of up to 12 percent that will remove the general sales tax on these rentals. Short-term and overnight camping rentals within cities would be exempted from up to one-half of the borough's tax in an amount equal to a similar city tax on these rentals.

No \_\_\_\_\_ A "no" vote means you oppose a borough tax on short-term accommodation rentals and overnight camping facilities of up to 12 percent that will remove the general sales tax on these rentals. Short-term and overnight camping rentals within cities would be exempted from up to one-half of the borough's tax in an amount equal to a similar city tax on these rentals.

**SECTION 2.** That, if approved by a majority of the qualified voters voting on the question, the intent would be to follow-up by enacting a new chapter of KPB Code, the code will:

- 1) Apply to accommodations of less than 30 days;
- 2) Remove the current 3 percent borough general sales tax from short-term accommodation and overnight camping rentals;
- 3) Establish a borough lodging tax of up to 12 percent on short-term accommodation and overnight camping rentals with no daily sales cap of \$500;
- 4) Exempt up to one-half of the borough's lodging tax in an amount equal to a similar city tax on these rentals with the intent of helping to level the temporary lodging rates inside and outside of the cities in the borough;
- 5) Define "Short-term rental accommodation".
- 6) Define "Overnight camping facilities".
- 7) Is effective January 1, 2026.



**SECTION 3.** That this resolution takes effect immediately.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \*, 2024.**

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Brent Johnson, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

06/18/24 Vote on motion to table:

Yes: Cooper, Elam, Hibbert, Tunseth, Tupper, Johnson

No: Cox, Ecklund, Ribbens

Absent: None

# Kenai Peninsula Borough Assembly

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## MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**FROM:** Tyson Cox, Assembly Vice President  
Brent Hibbert, Assembly Member

**DATE:** June 14, 2024

**SUBJECT:** **LAYDOWN SUBSTITUTE** Resolution 2024-029, 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)

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### **Reason for a laydown substitution for Resolution 2024-029:**

This laydown substitution is being brought forward to address suggested wording changes requested from several of our cities to clarify to the public that cities are not being required or given permission by the borough to levy a lodging tax of their own. This oversight was gladly corrected.

The second change is to the wording of the ballot proposition so that it includes the specific items from Section 2 of the resolution. Making the ballot question more specific as to what residents are being asked is intended to help voters with their decision making process. The edits in the substitute do not change the action to be taken if approved by voters.

Your support in replacing Resolution 2024-029 with Substitute Resolution 2024-029 is appreciated.

### **The below are supporting paragraphs for Substitute Resolution 2024-029:**

Placing a lodging tax (“bed tax”) question on the Borough ballot has been before the Assembly several times since 2017. Ordinances 2017-29 and 2018-24, which would have asked the voters to approve a bed tax, were defeated by the Assembly. In June of 2019 Ordinance 2019-09, an updated version of the previous ordinances, was passed by the Assembly then vetoed by the Mayor with a veto override failing 4 Yes, 4 No, 1 Abstained. Five years later, we are asking that the question be placed on the ballot. If approved, the intent would be that this tax will take effect on January 1, 2026.

Currently 49 Alaska cities and boroughs have a bed tax. The tax rates range from a low of 4% to a high of 12%. Of the 19 organized boroughs in Alaska only the Kenai Peninsula Borough, Aleutians East Borough, North Slope Borough, and North West Arctic Borough do not utilize an additional tax on temporary lodging. Of the five most populated boroughs in Alaska (Anchorage Borough, Matanuska-Susitna Borough, Fairbanks North Star Borough, Kenai Peninsula Borough, and Juneau Borough), only the Kenai Peninsula Borough is without an additional sales tax on short-term rental accommodations.

Like the other four most populated boroughs in Alaska, the economy of the Kenai Peninsula Borough relies heavily on the several hundred thousand visitors who travel to the Kenai Peninsula each year. This many visitors create a large demand on public services offered within the Borough, which impacts Borough services including solid waste, roads, recreational and senior citizen services, 911 and emergency services, hospital services, and disaster services.

If placed on the ballot and approved by a majority of the qualified voters, the intent would be to follow-up by enacting a new chapter of KPB Code. The code will:

- Apply to accommodations of less than 30 days;
- Remove the current 3 percent borough general sales tax from short-term accommodation and overnight camping rentals;
- Establish a borough lodging tax of up to 12 percent on short-term accommodation and overnight camping rentals with no daily sales cap of \$500;
- Exempt up to one-half of the borough's lodging tax in an amount equal to a similar city tax on these rentals with the intent of helping to level the temporary lodging rates inside and outside of the cities in the borough;
- Become effective January 1, 2026.

The revenue from this tax will help offset visitor costs, maintain the fund balance, and lower the Borough mill rate as appropriate. Your support in giving Borough residents a chance to vote on including this type of taxation in the Borough is appreciated.

*Please note that the intent is to postpone the hearing on this to the July 9, 2024 regular Assembly meeting to give residents, cities, and interested parties time to comment and make suggestions.*



**BOROUGHES WITHOUT A BED TAX**  
**BOROUGHES WITH A BED TAX**  
**\* = BIG 5 BOROUGHES**

Table 1B

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Adak	4%	\$ 524,868	5%	\$ 27,634	0	\$ -	0	\$ -	0	\$ -	2%	\$ 100,200	0	\$ -	\$ -
Akiak	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Akiak (2022)	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Akutan	1.5%	\$ 1,789,165	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Alakanuk	4%	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Aleknagik	5%	\$ 146,086	9%	\$ 158,230	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Aleutians East Borough	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2%	\$ 4,824,614	0	\$ -	\$ -
Allakaket	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Amblar	3%	\$ 36,998	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Anaktuvuk Pass	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
* Anchorage	0	\$ -	12%	\$ 39,797,520	8%	\$ 12,635,887	12.61c/stick	\$ 20,986,097	5%	\$ 15,893,264	0	\$ -	5%	\$ 5,798,412	\$ 23,070,338
Anderson	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Angoon (20220)	3%	\$ 82,730	5%	\$ 5,782	0	\$ -	0	\$ -	0	\$ -	\$10/box	\$ 12,000	0	\$ -	\$ -
Aniak	2%	\$ 90,767	0	\$ -	0	\$ -	30% of wholesale	\$ 43,213	0	\$ -	0	\$ -	0	\$ -	\$ -
Anvik	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Atka	0	\$ -	10%	\$ 23,700	0	\$ -	0	\$ -	0	\$ -	2%	\$ 196,989	0	\$ -	\$ -
Atkasuk	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Bethel	6%	\$ 8,971,468	12%	\$ 515,506	0	\$ -	10.37c/stick or 45% wholesale	\$ 356,754	15%	\$ 554,351	0	\$ -	15%	\$ 892,643	\$ 515,506
Bettles	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA
Brevig Mission	3%	\$ 40,791	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Bristol Bay Borough	0	\$ -	10%	\$ 318,241	0	\$ -	0	\$ -	0	\$ -	3%	\$ 2,950,650	0	\$ -	\$ 4,389,490
Buckland	6%	\$ 210,900	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Chefornak	2%	\$ 56,520	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Chevak	3%	\$ 125,319	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Chignik	2%	\$ 14,172	\$3/night	\$ 1,695	0	\$ -	0	\$ -	0	\$ -	1% or 2%	\$ 109,028	0	\$ -	\$ -
Chuathbaluk	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Clark's Point	6%	\$ 37,041	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Coffman Cove	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Cold Bay	0	\$ -	10%	\$ 22,074	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ 33,188
Cordova	6%	\$ 4,093,781	6%	\$ 182,936	6%	\$ 8,836	6%	\$ 86,900	6%	\$ 86,900	0	\$ -	6%	\$ 86,900	\$ -
Craig	5%	\$ 1,884,812	\$5/day	\$ 34,125	0	\$ -	0	\$ -	6%	\$ 151,445	0	\$ -	10%	Not Provided	\$ 41,891
Deering	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA
Delta Junction	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Denali Borough	0	\$ -	7.5%	\$ 4,381,202	0	\$ -	0	\$ -	5%	\$ 408,600	0	\$ -	5%	\$ 65,585	\$ 59,539
Dillingham	6%	\$ 3,971,168	10%	\$ 125,635	0	\$ -	10c/stick or 45% wholesale	\$ 283,843	10%	\$ 304,609	0	\$ -	10%	\$ 95,070	\$ 40,458
Diomedes	4%	\$ 19,335	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Eagle	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Edna Bay	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Eek	2%	\$ 61,250	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Egegik	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	3%	\$ 3,002,439	0	\$ -	\$ -
Ekwok	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Elim	3%	\$ 148,001	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Emmonak	4%	\$ 354,343	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Fairbanks	0	\$ -	8%	\$ 4,279,586	0	\$ -	8%	\$ 1,185,478	5%	\$ 2,607,121	0	\$ -	5%	\$ 1,592,043	\$ 546,400
* Fairbanks North Star Borough	0	\$ -	8%	\$ 2,993,702	0	\$ -	8%	\$ 1,403,079	5%	\$ 1,350,005	0	\$ -	5%	\$ 312,521	\$ 79,647
False Pass	3%	\$ 121,616	6%	\$ 1,136	0	\$ -	0	\$ -	0	\$ -	2%	\$ 1,162,400	0	\$ -	\$ -
Fort Yukon	4%	\$ 203,101	0	\$ -	0	\$ -	4%	\$ 18,604	0	\$ -	0	\$ -	0	\$ -	\$ -
Galeana	3%	\$ 265,746	6%	\$ 16,618	0	\$ -	6%	\$ 25,431	6%	\$ 25,431	0	\$ -	0	\$ -	\$ -
Gambell	3%	\$ 46,020	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Golovin	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Goodnews Bay	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Grayling	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Gustavus	3%	\$ 525,308	4%	\$ 109,715	0	\$ -	0	\$ -	0	\$ -	\$10/box	\$ 14,080	0	\$ -	\$ -
Haines Borough	5.5%	\$ 4,384,640	4%	\$ 159,000	0	\$ -	\$2/pack or 45% wholesale	\$ 156,890	0	\$ -	0	\$ -	2%	\$ 21,912	\$ -
Holy Cross	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Homer	4.85%	\$ 13,202,822	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Hoonah	6.5%	\$ 3,089,808	0	\$ -	0	\$ -	15%	\$ 68,681	6%	\$ 105,792	0	\$ -	0	\$ -	\$ -
Hooper Bay	5%	\$ 424,716	0	\$ -	0	\$ -	10%	\$ 31,973	0	\$ -	0	\$ -	0	\$ -	\$ -
Houston	2%	\$ 541,604	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	3%	\$ 172,013	\$ 52,175
Hughes	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Huslia	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Hydaburg	6%	\$ 52,897	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
* Juneau	5%	\$ 67,821,581	9%	\$ 3,202,323	0	\$ -	\$3/pack or 45% wholesale	\$ 2,859,330	3%	\$ 1,236,462	0	\$ -	3%	\$ 437,224	\$ -
Kachemak	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kake	5%	\$ 235,148	0	\$ -	0	\$ -	3%	\$ 8,529	3%	\$ 8,529	0	\$ -	0	\$ -	\$ -
Kaktovik	0	\$ -	12%	\$ 8,777	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kaltag	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kasaan	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kenai	3%	\$ 9,227,194	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
*Kenai Peninsula Borough	3%	\$ 45,937,596	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Ketchikan	4%	\$ 15,291,029	7%	\$ 818,595	0	\$ -	0	\$ -	0	\$ -	0	\$ -	5%	\$ 254,949	\$ -
Ketchikan Gateway Borough	2.5%	\$ 5,220,266	4%	\$ 106,710	0	\$ -	10c/stick	\$ 824,352	0	\$ -	2%	\$ 563,050	5%	\$ 116,096	\$ 38,823
Kiana (2022)	3%	\$ 71,683	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
King Cove	6%	\$ 929,261	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2%	\$ 1,508,000	0	\$ -	\$ -
Kivalina	2%	\$ 59,590	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Klawock	6.5%	\$ 1,162,810	6%	\$ 27,860	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kobuk	3%	\$ 2,553	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kodiak	7%	\$ 16,599,840	5%	\$ 343,591	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kodiak Island Borough	0	\$ -	5%	\$ 121,608	0	\$ -	15c/stick or 75% wholesale	\$ 829,274	0	\$ -	0	\$ -	0	\$ -	\$ 2,280,445
Kotlik	3%	\$ 132,019	0	\$ -	0	\$ -	10%	\$ 48,552	0	\$ -	0	\$ -	0	\$ -	\$ -
Kotzebue	6%	\$ 4,665,785	6%	\$ 114,383	0	\$ -	11c/stick or 55% wholesale	\$ 326,500	0	\$ -	0	\$ -	0	\$ -	\$ -
Koyuk	3%	\$ 78,820	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Koyukuk	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kupreanof	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Kwethluk	5%	\$ 261,679	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Lake and Peninsula Borough	0	\$ -	6%	\$ 285,939	0	\$ -	0	\$ -	0	\$ -	2%	\$ 3,415,660	0	\$ -	\$ 25,279
Larsen Bay	3%	\$ 79,612	0	\$ -	0	\$ -	3%	\$ 1,571	0	\$ -	0	\$ -	0	\$ -	\$ 12,912
Lower Kalskag	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Manokotak	2%	\$ 37,405	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ 55,348
Marshall	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA
*Matanuska-Susitna Borough	0	\$ -	8%	\$ 1,690,730	0	\$ -	1.28c/stick	\$ 8,967,727	0	\$ -	0	\$ -	5%	\$ 1,830,811	\$ 859,609
McGrath	0	\$ -	10%	\$ 10,721	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Mekoryuk	4%	\$ 30,888	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Metlakatla (2022)	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Mountain Village	3%	\$ 149,232	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Napakia	5%	\$ 111,806	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Napaskiak	3%	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nenana	4%	\$ 207,283	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
New Stuyahok	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Newhalen	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nightmute (2022)	2%	\$ 2,187	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nikolai	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nome	5%	\$ 7,089,170	6%	\$ 208,910	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nondalton (2022)	3%	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Noorvik	4%	\$ 161,969	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
North Pole	5.5%	\$ 5,597,198	8%	\$ 183,635	0	\$ -	8%	\$ 120,640	6%	\$ 363,360	0	\$ -	0	\$ -	\$ -
North Slope Borough	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Northwest Arctic Borough	0	\$ -	0	\$ -	0	\$ -	52/pack or 45% wholesale	\$ 606,754	0	\$ -	0	\$ -	\$25/oz flower; \$10/oz stems	\$ 66,891	\$ -
Nuiqsut (2022)	0	\$ -	12%	\$ 209,851	0	\$ -	10c/stick	\$ 75,677	0	\$ -	0	\$ -	0	\$ -	\$ -
Nulato	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nunam Iqaa	4%	\$ 20,850	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Nunapitchuk	4%	\$ 100,174	0	\$ -	0	\$ -	4%	\$ 34,018	0	\$ -	0	\$ -	0	\$ -	\$ -
Old Harbor	3%	\$ 35,851	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Ouzinkie	6%	\$ 26,883	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Palmer	3%	\$ 10,780,740	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Pelican	4%	\$ 215,908	\$14/night	\$ 32,076	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Petersburg Borough	6%	\$ 4,164,980	4%	\$ 71,821	0	\$ -	\$2.33/pack or 45% wholesale	\$ 274,071	0	\$ -	0	\$ -	\$25/oz	\$ 24,679	\$ -
Pilot Point	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	3%	\$ 1,751,752	0	\$ -	\$ -
Pilot Station	4%	\$ 154,279	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Platinum	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Point Hope (2022)	3%	\$ 193,951	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Port Alexander	4%	\$ 21,127	6%	\$ 2,144	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Port Heiden	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Port Lions	0	\$ -	5%	\$ 2,327	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Quinhagak	3%	\$ 216,566	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Ruby (2022)	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Russian Mission	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Saint George	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Saint Mary's	3%	\$ 198,798	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Saint Michael (2022)	4%	\$ 172,108	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Saint Paul	3.5%	\$ 381,683	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2% or 3.5%	\$ 524,888	0	\$ -	\$ -
Sand Point	4%	\$ 878,952	7%	\$ 11,727	0	\$ -	0	\$ -	0	\$ -	2%	\$ 310,522	0	\$ -	\$ -
Savoonga	4%	\$ 89,661	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Saxman	6.5%	\$ 4,939	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ 237,653
Scammon Bay (2022)	6%	\$ 189,714	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Selawik	6%	\$ 143,569	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Seldovia	2% Oct-Mar; 6.5% Apr-Sept	\$ 355,328	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Seward	4%	\$ 7,635,648	4%	\$ 804,511	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Shageluk (2022)	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Shaktolik	4%	\$ 86,078	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Shishmaref	3%	\$ 102,804	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Shungnak	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA	NO DATA
Sitka	5% Oct-Mar; 6% Apr-Sept	\$ 19,168,501	6%	\$ 793,040	0	\$ -	90% wholesale or 13.48c/stick	\$ 846,826	0	\$ -	\$10/box	\$ 148,530	6%	\$ 125,754	\$ -

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Skagway	3% Oct-Mar; 5% Apr-Sept	\$ 6,803,195	8%	\$ 153,036	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Soldotna	3%	\$ 10,007,421	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Stebbins	5%	\$ 146,522	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Tanana	2%	\$ 23,583	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Teller	3%	\$ 51,563	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Tenakee Springs	2%	\$ 20,107	6%	\$ 1,617	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Thorne Bay	6%	\$ 557,823	4%	\$ 12,095	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Togiak	2%	\$ 188,217	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2%	\$ 77,983	0	\$ -	\$ -
Toksook Bay	2%	\$ 75,586	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Unalakleet	5%	\$ 450,688	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Unalaska	3%	\$ 10,305,540	5%	\$ 190,190	0	\$ -	\$2/pack or 4%	\$ 633,021	0	\$ -	2%	\$ 4,967,773	0	\$ -	\$ 5,221,717
Upper Kalskag	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Utgavik (2022)	10%	\$ -	5%	\$ 105,884	0	\$ -	\$2/pack or 20% wholesale	\$ 508,429	0	\$ -	0	\$ -	8%	\$ 188,997	\$ -
Valdez	0	\$ -	6%	\$ 559,726	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Wainwright	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Wales	3%	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Wasilla	2.5%	\$ 22,025,521	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Whale Pass	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
White Mountain	1%	\$ 20,345	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
Whittier	5%	\$ 717,127	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ 400,515
Wrangell	7%	\$ 3,804,290	6%	\$ 64,591	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$10/oz flower, \$2/oz stems	\$ 6,364	\$ -
Yakutat	5%	\$ 1,758,703	8%	\$ 202,083	8%	\$ 40,238	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -



## BENEFITS OF A KENAI PENINSULA BOROUGH LODGING (BED) TAX

- **Reduced Burden on Residents:** It will reduce the tax burden on Peninsula residents by shifting a portion of local taxation to visitors who benefit from our community services and amenities.
- **Mill Rate Reduction:** It can be used to reduce the Kenai Peninsula Borough mill rate for all property owners.
- **Revenue Generation:** It can be used to fund essential services, infrastructure improvements, tourism promotion, education, etc.
- **Diversification of Revenue Streams:** It will diversify Borough revenue streams, making our peninsula less dependent on property taxes and general sales tax.
- **Fairness and Equity:** It will be applied at the same rate throughout Borough by exempting a portion in the cities to create a more fair and equitable situation for short-term lodging businesses, both, within and outside of the cities.
- **Simplification of Process:** It will simplify the collect process for all short-term lodging businesses by only requiring a percentage of the sale be collected for an entire stay of a person or group rather than on a per unit, per day basis as it is currently structured.
- **Community Ownership and Pride:** It can be used to support initiatives that strengthen our community's sense of ownership and pride, making the Peninsula an even more appealing destination to visit.
- **Destination Maintenance:** It will create revenue that can be used to maintain and improve the very attractions and services that draw visitors to our Borough.

---

**Subject:** FW: <EXTERNAL-SENDER>Reconsideration: Resolution 2024-029

---

**From:** Duane Bannock <[Duane@uptownmotel.com](mailto:Duane@uptownmotel.com)>

**Sent:** Monday, July 8, 2024 2:44 PM

**To:** Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>

**Cc:** Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Reconsideration: Resolution 2024-029

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Assembly Members:

Please forgive me in advance for not being in attendance at the July 9th, 2024 Assembly Meeting. As I've shared previously, this is the wrong time of year for me (and most likely for all of us in the hospitality industry) to be spending time away from our sales-tax-paying customers.

Knowing all that we know now regarding the Assembly's ability to 'postpone' as has been earlier suggested as the reason for reconsideration, and noting the calendar will prevent any meaningful time for discourse, I request your '**No**' vote to reconsideration and allow this Resolution to die.

If the Assembly desires to reexamine this matter in the future and pledges to go forth in an honest manner, you can count on our willingness to participate using real time customer a and sales tax revenue data.

Thank you for your consideration,

Duane Bannock  
Uptown Motel  
47 Spur View Drive  
Kenai, AK 99611  
907 283 3660  
907 398 2316 cell

---

**Subject:** FW: <EXTERNAL-SENDER>Imploring collaboration - NO 12% bed tax

---

**From:** Kelli Johnson <[kjohnson@aspenhotelsak.com](mailto:kjohnson@aspenhotelsak.com)>

**Sent:** Tuesday, July 9, 2024 8:09 AM

**To:** Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>; Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>; Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>

**Cc:** Carol Fraser <[cfraser@aspenhotelsak.com](mailto:cfraser@aspenhotelsak.com)>

**Subject:** <EXTERNAL-SENDER>Imploring collaboration - NO 12% bed tax

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Greetings, members of the assembly -

I regret to announce that I will be unable to attend tonight's meeting. I would like to take a minute to 'speak' on the matters at hand... This email is intended to clearly express my opposition of the proposed 12% bed tax. It has been expressed by others in opposition, and I feel compelled to reiterate that hotels are already uniquely taxed. Travelers are taxed nightly throughout their stay - however long, with no cap on that tax. All the pennies add up to dollars, and everyone is looking to save.

We are already experiencing booking trends that lead us to believe a 12% bed tax would be detrimental; Where companies once booked 6 rooms for a 6-man crew, they're now booking 3 rooms and requiring their employees to room together to save. That project that brought them here in the first place? They're doing everything they can to get it done before the deadline to leave early - *to save*.

It's peak season for us. We've asked that this motion be postponed until we can pull together the data to reinforce our statements of opposition on this matter. *The proof* - that this motion would come at a detriment to hoteliers on the peninsula. We *will* do that - if you allow us the time. We will collaborate with the assembly and together we can derive a solution that's equitable and fair for all. Let's do this in the winter - together!

Please, consider the opportunity to collaborate on a better solution with us during winter months. Don't pass a 12% bed tax!

I appreciate your time and consideration,



**Kelli Johnson**

**Communications Manager**

P.O. Box 90244 | Anchorage, AK 99509

P: 907.394.4418 F: 907.260.7786

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**Subject:** FW: New Public Comment to Assembly Members

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**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>  
**Sent:** Tuesday, July 9, 2024 9:14 AM  
**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>  
**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Subject:** New Public Comment to Assembly Members

**Your Name:** Scott Adams

**Your Email:** [Showmethefish@yahoo.com](mailto:Showmethefish@yahoo.com)

**Subject:** Bed Tax

**Message:**

Kenai Peninsula Borough Assembly

Please let this resolution die at this moment. To bring up anything of importance during the peak summer months, when most if not all, are really busy, is wrong in my opinion.

I find it interesting that the borough claims, the general fund is declining because of losses in tax revenues due to our generous borough tax exemptions.

I feel this claim is off base, as property values have climbed, in the Homer area at an average of 15-20% in the last couple of years. Making some exemptions pretty much non existent. At the going rate, the KPB will be taxing Homesteaders/Pioneers or folks on limited income, out of their homes.

A bed tax of the very vague of up to 12%, leads one to know, the borough will take the max.

This very well might tip the scale for tourists to look for a different vacation spot. I feel any tax that is placed on one industry vs another, is wrong. As stated by many, this will be a burden on locals, that are staying on the Kenai for work or play.

The KPB states they don't have all the information needed to push this resolution thur, but if the voters approve it. They'll have a year-to see it's affect.

It would have been nice if the KPB Assembly had spent sometime on a a resolution Against Trawler Bycatch, to be put on the ballot. This is something that affects residents of the KPB, if not most of our state.

I hope the KPB Assembly lets this subject die.

Thank you for your time,  
Scott Adams

**Louis Forstner**  
**IT Systems Manager**  
**Office:** (907) 714-2200

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**Subject:** FW: <EXTERNAL-SENDER>Letter for tonight's assembly packet ...  
**Attachments:** AWA letter to KPB on bed tax.docx

---

**From:** Kirkawa <[kirkawa@aol.com](mailto:kirkawa@aol.com)>  
**Sent:** Tuesday, July 9, 2024 9:40 AM  
**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Cc:** [kirk@alaska-wildland.com](mailto:kirk@alaska-wildland.com); [david@alaska-wildland.com](mailto:david@alaska-wildland.com)  
**Subject:** <EXTERNAL-SENDER>Letter for tonight's assembly packet ...

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Hello Assembly Clerk,  
Please include the attached letter in the packet for tonight's meeting. Thank you very much, Kirk.

**Kirk Hoessle, President and CEO (Chief Exploration Officer)**

Alaska Wildland Adventures

PO Box 389  
Girdwood, Alaska 99587  
907.783.2928

[www.alaskawildland.com](http://www.alaskawildland.com)  
[www.kenairiversidefishing.com](http://www.kenairiversidefishing.com)  
[www.kenaifjordsglacierlodge.com](http://www.kenaifjordsglacierlodge.com)  
[www.kenaibackcountrylodge.com](http://www.kenaibackcountrylodge.com)



# Alaska Wildland Adventures

July 8, 2024

Kenai Peninsula Borough Assembly  
144 N Binkley Street  
Soldotna, AK 99669

Dear Assembly Members,

While we appreciate the efforts the Borough and the Assembly have made to adequately fund our education system and the services needed for residents and visitors, this letter speaks against the proposed 12% bed tax. Please consider the following points:

+ It would be most responsible for you to take up this particular issue when the businesses affected are not involved in operating their essential peak season. This strategy has been repeated by the Assembly many times over the years for travel and tourism matters, and it feels like an underhanded approach to take advantage of getting an initiative swiftly pushed through while so many of us are preoccupied. My colleagues and I have much better things to do this time of year than to write letters like this in the late evening hours the night before a public meeting. Please show some consideration for the businesses ***that truly are your partners for collecting so much of your sales taxes***. Let us tell our story and advocate for our cause in the off-season when we can give it our full attention.

+ We are already faced with an overly aggressive sales tax that hits visitors harder than residents. Visitors pay an uncapped, per day sales tax on activities and accommodations. This means that a visitor pays more tax for a three-night stay at most hotels than a KPB resident does when they buy a boat. Additionally, this overly complicated sales tax puts an outsized burden on business' bookkeeping staff. Why would you burden us with yet another tax? It is time to look to other sources of revenue.

+ Visitors do not vote and therefore have no voice in the matter, yet an unfair financial burden will be placed upon them at a time when inflation is already causing dramatic price increases in the hospitality industry. We should not be financially punishing visitors for their desire to explore the natural and cultural wonders of our Borough. Instead, we should be welcoming, honoring, and respecting them for their willingness to spend their



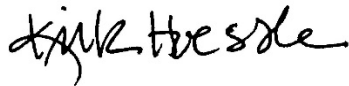
money and time in our communities. Excessive taxation without representation while avoiding increases for residents who benefit from many of these services is irresponsible and, in my view, unethical. Ultimately, we will be driving visitors away over time with this short-sighted approach. Why would we do that?

+ Any and all taxes on the visitor industry must allow a full year before they are enacted. We and other responsible companies have already established our 2025 rates and have entered into contracts with our suppliers and marketing partners for the costs and fees for our services. It is very unfair to initiate new taxes on short notice to a sector of our economy that is in a state of rebound from losses experienced from both the Swan Lake Wildfire of 2019 and the lost year of Covid of 2020.

+ A much more responsible and respectful approach would be to work with the hospitality and travel and tourism community in the off-season months to collaboratively work through fair and equitable tax structures on visitors.

Thank you for considering these points. I urge you to take no action on this initiative.

Respectfully,



Kirk Hoessle, President  
Alaska Wildland Adventures Family of Companies

Kenai Riverside Lodge, Cooper Landing  
Kenai Backcountry Lodge, Skilak Lake  
Kenai Fjords Glacier Lodge, Aialik Bay  
Kenai Fjords Sea Treks, LLC DBA Weather Permitting, Seward  
Alaska Wildland Adventures, Girdwood

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**Subject:** FW: <EXTERNAL-SENDER>Please table the Resolution 2024-029 and Substitute Resolution 2024-029 until fall season....

---

**From:** Serena Sevensen-Byerly (Kenai GM) <[sbyerly@aspenhotelsak.com](mailto:sbyerly@aspenhotelsak.com)>

**Sent:** Tuesday, July 9, 2024 10:31 AM

**To:** Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>; Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Please table the Resolution 2024-029 and Substitute Resolution 2024-029 until fall season....

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Dear Assembly Members and Mayor  
Micciche,

July 9, 2024

I want to thank you for this opportunity to let the council know how important it is not to tax people for a quick solution to budget your funding. A targeting taxation towards our hospitality industry welcoming our guests, who are not all tourists, but mostly our local Alaskan residents, corporate workers, people transitioning to Alaska, Alaskan families with kids in Sports Teams.

AK residents, visitors, and businesses revamp how they do business to cut costs. AK Residents are having to cut out expenses daily, to continue to live here. Businesses will Zoom their meetings or drive down for the day and drive back to Anchorage, to save on their costs. Businesses will double up their people in rooms with 2 beds to save on cost, putting more strain on our businesses if we can't offer them more Double queen rooms for their needs. During the summer months, our fishing guests will book their reservation for a week and then once they catch their fish, will check out earlier than planned (after 2 or 3 days) and leave us with higher volumes of check outs and not enough housekeepers to cover the quantity of check outs in a day, costing us more in payroll.

People hate being taxed, that is why we live here in Alaska right? No state tax, and affordable taxes in each borough is fair for the services we require to live in this beautiful state.

What we need is collaboration with our community and the council. I would suggest looking at all the Tax Exemption rules we have in each borough and see if we can't revise these first. In the hotel guests staying 30 days or longer, can request a flat tax and not pay the daily 6% tax for their room rate. I think it is time to take this flat tax away.

You state this in the first Whereas, 'The Kenai Peninsula Borough must raise revenue to protect the general fund which is declining because of losses in tax revenues due to our generous borough tax exemptions, to the continuing decline in state assistance to municipalities, and to the increasing reliance on borough funding for education.'

Why are we giving the short- and long-term people a break from paying the daily tax for all the water they use, garbage they make, and roads they travel? How is this fair to our local communities, losing out on the funding you could use for these services and your budgeting? A flat tax of 30.00 sure beats paying 196.20 if they are paying a 109.00 daily room charge for 30 days. Times that by 10 rooms they rent, and you have 300.00 vs 1962.00. I'm sure that 1962.00 would be appreciated by the borough for their budget.

I'm sure there are other Tax Exemption regulations that need revisited and put on the table for our community to vote if it works or if it needs revised to help the budget.

Let's not forget what happened to Seward when the Cruise tax per person was in effect. The cruise lines rerouted their destination to Anchorage, who was more than happy to take their business and not tax each person to visit their town. They lost revenue from each visitor to the shops, restaurants, and entire town. It was a lesson for all of us to learn from. Additional tax is not setting out the "Welcome Mat" to help support our towns and businesses.

We need to look at our own history and not repeat other peoples' mistakes. What might have worked and made the local people happy in 1972 in caps or tax exemptions, might not be working in 2024.

Tourism was flourishing here 40 years ago. We had King fishing that was World Famous for our local guides to make a good living from May-September. Those days are gone. We used to have the months of June, July and August booked a year in advance at all the hotels, just because of King, Red, pink (even years) and Silver Salmon Seasons. I remember when the guides tried to warn Fish & Game not to allow certain size hens to be caught. It was going to ruin their future return to the Kings, but they did not listen. That kind of ignorance we cannot afford when people are trying to manage business for our future generations.

We live on the Kenai Peninsula because of the beauty, slower pace of the big cities and community support. We really are blessed to live here, and we will fight for what is right and what is wrong, to keep this community to be the value it needs to be.

I am requesting that the Resolution 2024-029 and Substitute Resolution 2024-029 not be put on the ballot to vote on and the council schedule an open working session this fall, with our community to find a better way to tax, that is fair to all industries to help fund our government budget better.

Sincerely,



Aspen Cares For Alaskans

**Serena Sevener - Byerly**

**General Manager - Kenai**

10431 Kenai Spur Hwy I Kenai, AK 99611

P: 907.283.2272 F: 907.283.2278

www.AspenHotelsak.com

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"Aspen cares: Join us in honoring and celebrating cancer survivors and their willful journey toward recovery."



---

**Subject:** FW: <EXTERNAL-SENDER>Resolution 2024-029  
**Attachments:** Aspen Hotels Resolution 2024-029 Please vote no.pdf

---

**From:** Carol Fraser <[cfraser@aspenhotelsak.com](mailto:cfraser@aspenhotelsak.com)>  
**Sent:** Tuesday, July 9, 2024 12:03 PM  
**To:** Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>  
**Cc:** Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Resolution 2024-029

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Attached please find an additional letter from Aspen Hotels of Alaska requesting you to vote no on Resolution 2024-029. I am unable to attend the assembly meeting in person as July is our busiest month and I'm in Juneau supporting operations at our Juneau Aspen Hotel. I will be on Zoom and would like to provide comments if there is time.

Thank you,  
Carol



**Carol Fraser**

**Vice President**

P.O. Box 90244 | Anchorage, AK 99509

P: 907.258.0006 F: 907.770.3425

[www.AspenHotelsak.com](http://www.AspenHotelsak.com)

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July 9, 2024

Kenai Peninsula Borough Assembly  
144 N Binkley St.  
Soldotna, AK 99669

Dear Mayor and Assembly Members:

We appreciate your efforts to find additional revenue sources for the Kenai Peninsula Borough but Aspen Hotels of Alaska with hotels in Homer, Soldotna and Kenai are against adding a 12% bed tax based on the following reasons:

Hotels in the Borough are already taxed unlike any other industry. We don't have a tax cap of \$500 like other industries. You are charged tax on your hotel room up until the 30<sup>th</sup> consecutive night. If we charge \$200 a night for 29 days – you pay tax on \$5,800 room. If you buy a trailer for \$5,800 – you only pay tax on the first \$500. Why ANOTHER targeted tax on the hotel industry?

The Kenai Peninsula Borough no longer has a marketing organization that promotes the Borough to visitors. Anchorage has a 12% bed tax – 4% of this tax is dedicated to marketing Anchorage – to the world. \$16 million+ a year is used for social media, online/print marketing, sales trips, convention attendance promotions and more. Their mission is to bring MORE visitors to Anchorage by using the bed tax funds – not just to tax the ones we currently have. The assembly's reasoning behind your proposed 12% is.....to quote the assembly president, "To stick it to tourists like they stick it to us when we travel". Brilliant analogy.

As we have mentioned at the last assembly meeting – without any involvement, communication, or work sessions with our industry – you have pulled a number out of the air to add additional taxes on our industry – and bring it up during the 4 months we have to make our year-round revenue. It would be more responsible of the assembly to slow this process down – host multiple work sessions in the off season where we can provide facts and figures to support a modest bed tax – or determine if one is needed at all. And if a tax is needed – how about a seasonal sales tax instead of just negatively targeting the hotel industry?

**Please vote no** on this initiative and represent the small businesses in the borough by meeting with us, planning thoughtfully for the future and giving us an opportunity to partner with you instead of fighting for what's right and just.

Thank you,

A handwritten signature in black ink that reads 'Carol Fraser'.

Carol Fraser  
Vice President

P.O. Box 90244  
Anchorage, AK 99509  
AspenHotelsAK.com • 907.258.0006

---

**Subject:** FW: <EXTERNAL-SENDER>Borough Meeting Tonight

---

**From:** Jamie Eastlick (Soldotna GM) <[soldotnagm@aspenhotelsak.com](mailto:soldotnagm@aspenhotelsak.com)>

**Sent:** Tuesday, July 9, 2024 12:41 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Borough Meeting Tonight

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Good Afternoon,

I was very disappointed when I found out that the bed tax was back on the agenda for tonight. Last month many of us expressed that we would love to meet with the assembly members on the off season and find a fair solution to this. Here we are, July, the busiest month for us and it will be voted on again tonight. I am going to do my best to be at the meeting to speak on this. Unfortunately, I do have another meeting scheduled for tonight. I will be back and forth between the two. In case I miss my chance to speak. I would like to encourage you to please table this until we can all meet and find real solutions. We would love to be a part of helping the borough come up with idea.

Please show the hospitality industry some respect and meet with us. Give us a chance to have a solution-based conversation together.



**Jamie Eastlick**

*General Manager - Soldotna*

326 Binkley Cir. | Soldotna, AK 99669

P: 907.260.7736 F: 907.260.7786

[www.AspenHotelsak.com](http://www.AspenHotelsak.com)

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**Subject:** FW: <EXTERNAL-SENDER>Kenai Peninsula Borough Assembly Letter - final  
**Attachments:** Kenai Peninsula Borough Assembly Letter - final.pdf

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**From:** Samuels, Ralph (HAP) <[rsamuels@hagroup.com](mailto:rsamuels@hagroup.com)>  
**Sent:** Tuesday, July 9, 2024 1:30 PM  
**To:** Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Cc:** Smith, Tracy (HAP) <[tsmith@hagroup.com](mailto:tsmith@hagroup.com)>; Zadra, Steve (HAP) <[szadra@hagroup.com](mailto:szadra@hagroup.com)>; Ducharme, Marc (HAP) <[MDucharme@hagroup.com](mailto:MDucharme@hagroup.com)>  
**Subject:** <EXTERNAL-SENDER>Kenai Peninsula Borough Assembly Letter - final

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July 9, 2024  
Kenai Peninsula Borough Assembly  
144 N. Binkley St.  
Soldotna, AK 99669

Assembly Members and Mayor Micciche:

As the owners of the Kenai Princess Wilderness Lodge in Cooper Landing, we are writing to express our opposition to the proposed bed tax for the Borough.

We are already taxed without the \$500 cap for room nights, which is a targeted tax at one particular segment of the tourism industry.

In other bed tax discussions, the local jurisdiction usually works with hoteliers in setting policies that can both generate monies for the local government, and increase traffic to the hotel. This is a win-win.

The proposal before you does not encourage investment into new hotel properties, expansion of current hotel properties or increasing the yields for the benefit of both the local government and the hotelier.

Instead, it simply punishes hoteliers that have invested in the community with capital spending, job creation, property taxes and economic activity for other small businesses.

Please reject this proposal and vote NO on reconsideration.

Sincerely,

Ralph Samuels  
VP, HAP

The information contained in this email and any attachment may be confidential and/or legally privileged and has been sent for the sole use of the intended recipient. If you are not an intended recipient, you are not authorized to review, use, disclose or copy any of its contents. If you have received this email in error please reply to the sender and destroy all copies of the message. Thank you.

To the extent that the matters contained in this email relate to services being provided by Princess Cruises and/or Holland America Line (together "HA Group") to Carnival Australia/P&O Cruises Australia, HA Group is providing these services under the terms of a Services Agreement between HA Group and Carnival Australia.



July 9, 2024  
Kenai Peninsula Borough Assembly  
144 N. Binkley St.  
Soldotna, AK 99669

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The proposal before you does not encourage investment into new hotel properties, expansion of current hotel properties or increasing the yields for the benefit of both the local government and the hotelier.

Instead, it simply punishes hoteliers that have invested in the community with capital spending, job creation, property taxes and economic activity for other small businesses.

Please reject this proposal and **vote NO** on reconsideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Samuels". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Ralph Samuels  
VP, HAP



---

**Subject:** FW: <EXTERNAL-SENDER>Resolution 2024-029- letter to the Assembly.  
**Attachments:** KPB Res. 2024-29 short-term accommodation- Seldovia Letter.pdf

---

**From:** Heidi Geagel <[citymanager@cityofseldovia.com](mailto:citymanager@cityofseldovia.com)>  
**Sent:** Tuesday, July 9, 2024 1:30 PM  
**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Cc:** Liz Diamant <[cityclerk@cityofseldovia.com](mailto:cityclerk@cityofseldovia.com)>  
**Subject:** <EXTERNAL-SENDER>Resolution 2024-029- letter to the Assembly.

---

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Hello,

Please see the attached letter from the City of Seldovia to the KPB Assembly regarding Resolution 2024-029.

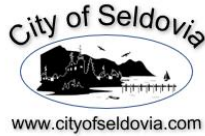
Thank you,

*Heidi Geagel*

City Manager  
City of Seldovia  
(907)234.7643 (office)  
(907)234.7430 (fax)



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P.O. Box B Seldovia, Alaska 99663 Phone: (907) 234-7643 email: [citymanager@cityofseldovia.com](mailto:citymanager@cityofseldovia.com)

---

July 9, 2024

Kenai Peninsula Borough  
144 N. Binkley St.  
Soldotna, AK 99669  
via email: [assemblyclerk@kpb.us](mailto:assemblyclerk@kpb.us)

Dear Kenai Peninsula Borough Assembly Members,

I am writing to you on behalf of the Seldovia City Council to express concern regarding KPB Resolution 2024-029 placing an areawide question on the October ballot asking whether the Borough should levy up to a 12% tax on short-term accommodation rentals and overnight camping facilities, exempt those rentals from the general sales tax, and provide that all cities within the Kenai Peninsula Borough may exempt up to one-half of the Borough's tax on these rentals. While we recognize the potential benefits of generating additional revenue, there are several significant questions and considerations that we believe should be addressed before implementing such a measure.

**Intent of Additional Funds:**

- What is the overall intent of the revenue generated by this tax?
- Can the borough provide a clear breakdown of where revenue will be collected from and how funds will be utilized to support the taxed industry, as well as the overall well-being of the Kenai Peninsula Borough, its residents, and business owners?
- If revenue from the short-term accommodation rentals tax is not committed to education, what impact will this have on educational funding currently provided by the 3% general sales tax?
- Has the borough considered exploring broader tourism-based taxes to share the burden across different sectors of the tourism industry?

**Impact on First Class Cities (e.g., Seldovia):**

- If short-term accommodation rentals are exempted from the general sales tax, how will this impact first-class cities that rely on sales tax revenue?
- For Seldovia, which has a 6.5% summer sales tax, how will the revenue be impacted if short-term accommodations are taxed at 6% year-round without a tax cap?
- Can first-class cities, upon approval by the voter, increase their short-term accommodation tax beyond the borough's proposed tax, for instance, by an additional 0.5% to make up for the difference in existing sales tax?


**Studies on Impact:**

- Have studies been conducted to assess the potential impact of a short-term accommodation tax in our area, including the risk that such a tax could decrease tourism spending in our communities?
- Is there consideration of how businesses may be affected by the additional costs associated with implementing and managing this tax?
- Can the process be simplified to minimize the burden on businesses, particularly regarding professional services like CPAs and bookkeepers?

In conclusion, the Seldovia City Council urges the Kenai Peninsula Borough Assembly to carefully consider any potential impacts of this proposition and invites stakeholders—business owners, residents, and municipalities—to discuss how to devise a thoughtful and well-prepared execution of such a proposition. It is crucial that we ensure transparency, fairness, and thoughtful planning in how this tax may be implemented and utilized.

Thank you for considering our views on this matter. We look forward to your response and to further dialogue on how we can best support our community.

Respectfully,

A handwritten signature in black ink, appearing to read "Heidi Geagel". The signature is fluid and cursive, with the first name "Heidi" being more prominent than the last name "Geagel".

Heidi Geagel  
City Manager  
City of Seldovia



---

**Subject:** FW: New Public Comment to Assembly Members

---

**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>

**Sent:** Tuesday, July 9, 2024 2:54 PM

**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** New Public Comment to Assembly Members

**Your Name:** Heather Merrill

**Your Email:** [alpineinnmotel@gmail.com](mailto:alpineinnmotel@gmail.com)

**Subject:** 12% Bed Tax

**Message:**

The Alpine Inn Motel is a small, 12 room, seasonal motel. We make our earnings through the months of June-October each year. This timeframe doesn't allow much margin to remain break-even to profitable with inflation and increases in taxation. Because many of the businesses in CL are semi-remote, sole proprietor, mom & pop and seasonal, I petition that it is not prudent to burden us with an additional bed tax of 12%. Thank you in advance for voting against this proposition for our area.

**Louis Forstner**

**IT Systems Manager**

**Office:** (907) 714-2200

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---

**Subject:** FW: <EXTERNAL-SENDER>RE: Resolution 2024-029 (Proposed KPB Bed Tax) - VOTE NO

---

**From:** [sleepybear@alaska.net](mailto:sleepybear@alaska.net) <[sleepybear@alaska.net](mailto:sleepybear@alaska.net)>

**Sent:** Tuesday, July 9, 2024 4:46 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>RE: Resolution 2024-029 (Proposed KPB Bed Tax) - VOTE NO

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To all KPB Assembly Members:

My apologies, I am unable to attend tonight's meeting in person as we are smack in the middle of peak-season but will be attending virtually.

As the majority of lodging owners do, I believe a KPB bed tax is not only unnecessary, but completely the wrong platform and not a sustainable model to use for collecting additional sales tax. Without proven metrics, the members proposing this resolution are merely taking a shot in the dark.

I second Duane Bannock's comments submitted for the 9 July meeting and request "your '**No**' vote to reconsideration and allow this Resolution to die."

Thank you for your time and consideration.

Teresa Cosman  
Sleepy Bear Cabins LLC  
907-235-5625  
866-235-5630  
907-235-5626 (Fax)  
[sleepybear@alaska.net](mailto:sleepybear@alaska.net)  
[sleepybearalaska.com](http://sleepybearalaska.com)

---

**From:** [sleepybear@alaska.net](mailto:sleepybear@alaska.net) <[sleepybear@alaska.net](mailto:sleepybear@alaska.net)>

**Sent:** Monday, June 17, 2024 2:30 PM

**To:** [assemblyclerk@kpb.us](mailto:assemblyclerk@kpb.us)

**Subject:** Resolution 2024-029 (Proposed KPB Bed Tax) - OPPOSE

---

To all KPB Assembly Members:

As a short-term lodging owner in Anchor Point, I am against a KPB bed tax, especially at the current proposed rate of up to 12%. A bed tax in Anchor Point would cause lodging owners to lose business.

- Public comment and assembly voting should be delayed until after the peak season at the earliest to allow more business owners to be made aware of / become familiar with the details of this proposal, provide feedback and attend meetings. Most of us who are currently aware of

the proposal have only had six days (some of those days are over a weekend) to read through the proposal, spread the word, and submit comments during the busiest time of year prior to the 18 June regular meeting and in preparation for the 9 July public hearing.

I agree with the below comments put forth by other lodging businesses and associations:

- The Borough needs to prove that it can collect sales tax from all short-term rentals before imposing a higher tax rate on businesses that already are complying. Those that already collect and pay will be at an even greater disadvantage against those who are not collecting and paying now and still won't at an even higher rate.
- We propose that the borough consider a lower, broader 'Tourism Tax' that would apply to multiple business categories and not levy so high a rate on lodging alone. So far there has been no interest in considering this model, even though it has been successful in other locales (e.g., [Tourism Tax | South Dakota Department of Revenue \(sd.gov\)](#)).
- Revenues from the tax do not benefit the lodging sector or broader tourism in any way. In Anchorage, 1/3 of its 12% bed tax funds the convention center, 1/3 funds tourism marketing, 1/3 is general funds. The KPB proposal does nothing to support the business sector that is generating the revenue.
- This is not a net neutral cost to local businesses. Increasing the amount of tax dollars collected increases the direct cost of credit card fees by hundreds to thousands of dollars per year, based on the number of accommodations a business has. Lodging businesses already pay more than their fair share of sales tax as we cannot apply the \$500 cap to a guest's full stay but against each day.

As events like the pandemic have proven, all areas of tourism can be and have been adversely affected economically. Relying on one area of commerce to bear the brunt of the burden for sales tax is not a sustainable model. If an additional sales tax must be imposed, a much smaller tax (i.e., 1%) which businesses and their customers, across multiple business categories, can more easily absorb would better provide the necessary tax funds to the borough while covering the ebb-and-flow of the tourism economy and having less negative impact on the profits of each individual business category.

Thank you for your time and consideration.

Teresa Cosman  
Sleepy Bear Cabins LLC  
907-235-5625  
866-235-5630  
907-235-5626 (Fax)  
sleepybear@alaska.net  
sleepybearalaska.com



---

**Subject:** FW: <EXTERNAL-SENDER>Subject: Urgent Opposition to Resolution 2024-029 (Bed Tax)

---

**From:** Quality Inn Kenai <[gm.qualityinnkenai@gmail.com](mailto:gm.qualityinnkenai@gmail.com)>

**Sent:** Thursday, July 11, 2024 2:49 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Subject: Urgent Opposition to Resolution 2024-029 (Bed Tax)

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---

Subject: Urgent Opposition to Resolution 2024-029 (Bed Tax)

Dear Kenai Peninsula Borough Assembly Members,

I am writing to you today as the General Manager of the Quality Inn in Kenai and Best Western King Salmon in Soldotna to express my strongest opposition to Resolution 2024-029, which proposes a 12% bed tax on Kenai Peninsula hotels.

The hospitality industry in the Borough already faces a unique and unfair tax burden unlike any other industry. We are currently subject to hotel room tax with no cap on the taxable amount. Unlike other industries that benefit from a \$500 tax cap on purchases, hotels are taxed on the entirety of a guest's stay, even for extended periods exceeding 30 nights. Imposing an additional 12% bed tax on top of this existing, uncapped tax structure is simply unreasonable and punitive.

This proposed bed tax will have a significant negative impact on our industry and the tourism sector as a whole. Guests will be less likely to choose our hotels, opting for alternative lodging options or even shortening their stays to avoid the additional cost. This will not only hurt our bottom line, but also negatively affect related businesses that rely on tourism revenue, such as restaurants, attractions, and retail stores.

We, the hotel industry of the Kenai Peninsula, are committed to being a valuable partner in the Borough's economic development. Instead of resorting to an unfair and targeted tax, I urge the Assembly to consider alternative solutions. We are open to working together to explore options that ensure a fair and equitable distribution of the tax burden across all industries.

For the reasons outlined above, I implore the Assembly to **vote NO** on Resolution 2024-029. Let's work together to find a solution that benefits the entire Borough, not just target small businesses like hotels.

Thank you for your time and consideration.

Sincerely,

Melinda Leichter

General Manager

Quality Inn Kenai, 10352 Kenai Spur Hwy, Kenai, AK 99611

Best Western King Salmon, 35546 Kenai Spur Hwy, Soldotna, AK 99669

--



**Melinda Leichter**  
GENERAL MANAGER  
T. 907.283.6060  
Melinda.QualityInnKenai@gmail.com

Quality Inn  
10352 Kenai Spur Highway  
Kenai, AK 99611  
T. 907.283.6060 | F. 907.283.3874  
QualityInnKenai.com





**Melinda Leichter**

**General Manager**

**Best Western King Salmon**

35546A Kenai Spur Highway

Soldotna, AK 99669

907-262-5857

[www.bestwestern.com](http://www.bestwestern.com)

Introduced by:

Cox, Hibbert

Date:

06/18/24

Action:

Vote:

**KENAI PENINSULA BOROUGH  
RESOLUTION 2024-029**

**A RESOLUTION PLACING AN AREAWIDE QUESTION ON THE OCTOBER 2024  
BALLOT ASKING WHETHER THE BOROUGH SHOULD LEVY UP TO A 12  
PERCENT TAX ON SHORT-TERM ACCOMMODATION RENTALS AND  
OVERNIGHT CAMPING FACILITIES, EXEMPT THESE RENTALS FROM THE  
GENERAL SALES TAX, AND PROVIDE THAT ALL CITIES WITHIN THE KENAI  
MAY EXEMPT UP TO ONE-HALF OF THE BOROUGH'S TAX ON THESE RENTALS**

**WHEREAS,** the Kenai Peninsula Borough ("borough") must raise revenue to protect the general fund which is declining because of losses in tax revenues due to our generous borough tax exemptions, to the continuing decline in state assistance to municipalities, and to the increasing reliance on borough funding for education; and

**WHEREAS,** currently, 49 Alaska municipalities including cities and boroughs have a short-term accommodation rentals tax, also referred to as a room tax, bed tax or short term lodging rental tax, in addition to other sales taxes, with such bed or lodging tax rates ranging from a low of 4 percent to a high of 12 percent; and

**WHEREAS,** of the 19 organized boroughs in Alaska only the Kenai Peninsula Borough, Aleutians East Borough, North Slope Borough, and North West Arctic Borough do not utilize an additional tax on short-term accommodations; and

**WHEREAS,** of the 5 most populated boroughs in Alaska (Anchorage Borough, Matanuska-Susitna Borough, Fairbanks North Star Borough, Kenai Peninsula Borough, and Juneau Borough) only the Kenai Peninsula Borough is without an additional sales tax on short-term accommodations; and

**WHEREAS,** like the other 4 most populated boroughs in Alaska, the economy of the Kenai Peninsula Borough relies heavily on the several hundred thousand visitors who travel to the Kenai Peninsula each year; and

**WHEREAS,** this many visitors create a large demand on public services offered within the borough, which impact borough services including solid waste, roads, recreational & senior citizen services, 911 & emergency services, hospital services, and disaster services; and

**WHEREAS** a short-term accommodation rentals tax would be defined to include a rental that is less than one month in duration; and



**WHEREAS,** a short-term accommodation rentals tax of 12 percent is estimated to generate an additional revenue of approximately \$1,960,000 in FY2026, \$5,600,000 in FY2027, and \$5,600,000 in FY2028, not including any revenue collected from overnight camping facilities; and

**WHEREAS,** the estimated operating and capital cost to implement and collect a short-term accommodation rentals tax of 12 percent is \$1,105,711 in FY2026, \$313,117 in FY2027, and \$318,680 in FY2028; and

**WHEREAS,** the tax cap of \$500 on sales in the borough outlined in KPB 5.18.430 will not apply to the tax levied on any short-term accommodations; and

**WHEREAS,** to enable the cities to levy a similar tax and allow the tax to apply evenly throughout the borough, the intent would be for the ordinance that enacts the levy and code will exempt from the borough's 12 percent short-term accommodation rentals tax an amount equal to a similar city tax of up to one-half of the borough's tax on such rentals; and

**WHEREAS,** this resolution puts the question on the ballot, if approved, the borough would then follow-up with a short-term accommodation rentals and overnight camping facilities chapter of borough code, which will provide the levy, implementation, and process and procedure for the tax including specifically authorizing all cities within the borough to levy a short-term accommodation rentals tax, pursuant to AS 29.45.700(a), via future ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That a ballot proposition shall be placed before borough voters at the regular election held on October 1, 2024 to read as follows:

Shall the Kenai Peninsula Borough levy a tax of up to 12 percent on short-term accommodation rentals and overnight camping facilities, exempt such rentals from the general sales tax, and provide that all cities within the Kenai Peninsula Borough may exempt up to one-half of the Borough's short-term accommodations tax?

Yes \_\_\_\_\_ A "yes" vote means you approve of a borough tax on short-term accommodation rentals and overnight camping facilities of up to 12 percent that will remove the general sales tax on these rentals.

No \_\_\_\_\_ A "no" vote means you oppose a borough tax on short-term accommodation rentals and overnight camping facilities of up to 12 percent that will remove the general sales tax on these rentals.

**SECTION 2.** That, if approved by a majority of the qualified voters voting on the quest, the intent would be to follow-up by enacting a new chapter of KPB Code, the code will:

- 1) Establishes a borough tax of up to 12 percent on short-term accommodations or rentals, and overnight camping with no daily sales cap of \$500;
- 2) Exempts short-term accommodations and overnight camping rentals from the current borough general sales tax of 3 percent;
- 3) Exempt any similar tax levied by a city. This exemption in the cities cannot exceed one-half of the borough's short-term accommodations tax on these rentals;
- 4) Allow cities that levy a similar sales tax on short-term accommodations and overnight camping to exempt up to one-half of the borough's tax on these rentals with the intent of helping to level the short-term accommodations rates inside and outside of the cities in the borough;
- 5) Define "Short-term accommodation rentals".
- 6) Define "Overnight camping facilities".
- 7) Is effective January 1, 2026.

**SECTION 3.** That this resolution takes effect immediately.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2024.**

---

Brent Johnson, Assembly President

ATTEST:

---

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

---

**Subject:** FW: <EXTERNAL-SENDER>KPB Resolution 2024-029

---

**From:** Duane Bannock <[Duane@uptownmotel.com](mailto:Duane@uptownmotel.com)>

**Sent:** Sunday, June 16, 2024 12:16 PM

**To:** Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>; Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Subject:** <EXTERNAL-SENDER>KPB Resolution 2024-029

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---





Kenai Peninsula Borough Assembly  
144 N Binkley St  
Soldotna, AK 99669

Via email

**RE: Resolution 2024-029**

Dear Assembly Members:

Considering the timing of this Resolution being scheduled for your next Assembly Meeting and noting this Resolution will directly affect those of us in the hospitality industry, please consider our two immediate requests on Resolution 2024-029:

1. Please postpone ALL action until after the 2024 Summer Season (*later than July 9, 2024 being proposed in the substitute memo*). This time of year all hospitality industry professionals are concentrating on maximizing our limited earning-time potential with visitors and guests. The KPB is 60 years old; missing the 2024 election cycle will NOT have long-term negative financial impacts on the Borough's finances.
2. Prior to passage of any Resolution calling for ballot language, please be willing to present the actual \*Draft of the proposed Ordinance. Resolution 2024-029 suggests this to happen *post passage*. We do not concur with a policy that may be materially different than general and undefined language presented to voters, such as is proposed in Section 2. of the Resolution.

Specifically: the reference to Definitions. Who/What/When/Where will this tax be implemented and enforced?

The Uptown Motel is likely willing to work with the Borough Assembly & Borough Administration to craft a plan that is reasonable to all concerned; including scheduled work sessions that may include stakeholders including cities, but especially the entities charged with tax collection and remittance.

Thank you for your prompt attention to this important matter.

Duane Bannock  
General Manager  
907 398 2316



47 Spur View Drive | Kenai, Alaska | 99611

---

**Subject:** FW: KPB Resolution 2024-029

---

**From:** Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>  
**Sent:** Sunday, June 16, 2024 7:29 PM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** Fwd: KPB Resolution 2024-029

Michele,

Please forward to the entire Assembly the following response I made regarding Mr. Bannock's letter stating his concerns with Reso 2024-029. It may help with question they have received from constituents. Thx Tyson

Begin forwarded message:

**From:** "Cox, Tyson" <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>  
**Date:** June 16, 2024 at 7:23:38 PM AKDT  
**To:** Duane Bannock <[Duane@uptownmotel.com](mailto:Duane@uptownmotel.com)>  
**Cc:** "Hibbert, Brent" <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>, Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>  
**Subject:** Re: KPB Resolution 2024-029

Mr. Bannock & the Uptown Motel ownership:

Thank you for your letter and comments concerning Resolution 2024-029. We all appreciate when the public expresses concern over an action the Assembly is considering. My responses to your immediate concerns are below.

1. Postponing all action until after the 2024 Summer Season.

This resolution only asks the Assembly if the question of a lodging tax should be on the ballot for residents to vote on. The ordinance to follow a possible "yes" vote would be where we would want input from our local short-term lodging businesses to help us structure the implementation of such a tax. The ordinance would come together in late fall or winter of 2024, during the off-season for hospitality industry professionals.

2. Presenting an ordinance before voting on Resolution 2024-029.

When Mr. Hibbert and myself began this discussion of lodging tax, it was in the form of an ordinance with the exact code amendments and ballot language within the text. As things progressed it was suggested by the administration, specifically the finance department

working with the legal department, that this be done in a new chapter to make the code clearer and the process easier for businesses to administer. We decided to bring forward Resolution 2024-029 with the idea that a new chapter would be written if passed by the voters.

As soon as Resolution 2024-029 was added to the June 18th agenda, we were contacted by borough cities who had some “friendly” amendments to address suggested wording changes clarifying to the public that cities are not being required or given permission by the borough to levy a lodging tax of their own. We agreed this should be corrected. It was also discussed, as you have mentioned as well, that more detail in the ballot question should be added. This is why the ballot question in Substitute Resolution 2024-029 is much more specific.

With the specificity of the proposition in this substitute, if passed by the voters, the new chapter of code must be written to:

- Apply to accommodations of less than 30 days;
- Remove the current 3 percent borough general sales tax from short-term accommodation and overnight camping rentals;
- Establish a borough lodging tax of up to 12 percent on short-term accommodation and overnight camping rentals with no daily sales cap of \$500;
- Exempt up to one-half of the borough’s lodging tax in an amount equal to a similar city tax on these rentals with the intent of helping to level the temporary lodging rates inside and outside of the cities in the borough;
- Become effective January 1, 2026.

The letter I’m responding to also asks “Who/What/When/Where will this tax be implemented and enforced?”

Who? - Accommodations of less than 30 days, including overnight camping rentals.

What? - 12% lodging tax with no \$500 cap.



When? - Effective January 1, 2026.

Where? - The entire borough, within and outside cities.

Exemptions apply in cities up to 1/2 the borough's lodging tax (up to 6%).

As far as the definitions of "Short-term rental accommodation" and "Overnight camping facilities", we do have working definitions that may be discussed and could be added to the resolution. In the original ordinance, the following definitions were included in the ballot measure:

*"Short-term rental accommodation" - a service to provide any structure or portion of a structure, permanent or temporary, fixed or mobile, in which a person, for money or other consideration, may obtain lodging, dwelling, or sleeping accommodations for less than one month.*

*"Overnight camping facilities" - places used for temporary overnight stays including campgrounds and places providing spaces for recreational vehicles, caravans, trailers, other vehicles, tents, or other items used for overnight shelter*

The willingness of the Uptown Motel to work with the Borough Assembly and Administration is appreciated. My hope is that, if the ballot measure passes and a new

chapter of code is to be written, the borough will be able to count on local, short-term lodging professionals to give advice on how best to collect and remit this new tax.

Thanks again for your comments. I look forward to hearing your thoughts on whether or not a “bed tax” questions should be brought to voters. Please do not hesitate to contact me directly with any questions or concerns moving forward.

Tyson Cox  
Kenai Peninsula Borough  
Assembly Member, District 4  
(907)252-4814

On Jun 16, 2024, at 12:16 PM, Duane Bannock <[Duane@uptownmotel.com](mailto:Duane@uptownmotel.com)> wrote:

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Kenai Peninsula Borough Assembly  
144 N Binkley St  
Soldotna, AK 99669

Via email

**RE: Resolution 2024-029**

Dear Assembly Members:

Considering the timing of this Resolution being scheduled for your next Assembly Meeting and noting this Resolution will directly affect those of us in the hospitality industry, please consider our two immediate requests on Resolution 2024-029:

1. Please postpone ALL action until after the 2024 Summer Season (*later than July 9, 2024 being proposed in the substitute memo*). This time of year all hospitality industry professionals are concentrating on maximizing our limited earning-time potential with visitors and guests. The KPB is 60 years old; missing the 2024 election cycle will NOT have long-term negative financial impacts on the Borough's finances.
2. Prior to passage of any Resolution calling for ballot language, please be willing to present the actual \*Draft of the proposed Ordinance. Resolution 2024-029 suggests this to happen *post passage*. We do not concur with a policy that may be materially different than general and undefined language presented to voters, such as is proposed in Section 2. of the Resolution.

Specifically: the reference to Definitions. Who/What/When/Where will this tax be implemented and enforced?

The Uptown Motel is likely willing to work with the Borough Assembly & Borough Administration to craft a plan that is reasonable to all concerned; including scheduled work sessions that may include stakeholders including cities, but especially the entities charged with tax collection and remittance.

Thank you for your prompt attention to this important matter.

Duane Bannock  
General Manager  
907 398 2316



47 Spur View Drive | Kenai, Alaska | 99611



---

**Subject:** FW: <EXTERNAL-SENDER>Resolution 2024-029 (Proposed KPB Bed Tax) - OPPOSE

---

**From:** [sleepybear@alaska.net](mailto:sleepybear@alaska.net) <[sleepybear@alaska.net](mailto:sleepybear@alaska.net)>

**Sent:** Monday, June 17, 2024 2:30 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Resolution 2024-029 (Proposed KPB Bed Tax) - OPPOSE

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To all KPB Assembly Members:

As a short-term lodging owner in Anchor Point, I am against a KPB bed tax, especially at the current proposed rate of up to 12%. A bed tax in Anchor Point would cause lodging owners to lose business.

- Public comment and assembly voting should be delayed until after the peak season at the earliest to allow more business owners to be made aware of / become familiar with the details of this proposal, provide feedback and attend meetings. Most of us who are currently aware of the proposal have only had six days (some of those days are over a weekend) to read through the proposal, spread the word, and submit comments during the busiest time of year prior to the 18 June regular meeting and in preparation for the 9 July public hearing.

I agree with the below comments put forth by other lodging businesses and associations:

- The Borough needs to prove that it can collect sales tax from all short-term rentals before imposing a higher tax rate on businesses that already are complying. Those that already collect and pay will be at an even greater disadvantage against those who are not collecting and paying now and still won't at an even higher rate.
- We propose that the borough consider a lower, broader 'Tourism Tax' that would apply to multiple business categories and not levy so high a rate on lodging alone. So far there has been no interest in considering this model, even though it has been successful in other locales (e.g., [Tourism Tax | South Dakota Department of Revenue \(sd.gov\)](#)).
- Revenues from the tax do not benefit the lodging sector or broader tourism in any way. In Anchorage, 1/3 of its 12% bed tax funds the convention center, 1/3 funds tourism marketing, 1/3 is general funds. The KPB proposal does nothing to support the business sector that is generating the revenue.
- This is not a net neutral cost to local businesses. Increasing the amount of tax dollars collected increases the direct cost of credit card fees by hundreds to thousands of dollars per year, based on the number of accommodations a business has. Lodging businesses already pay more than their fair share of sales tax as we cannot apply the \$500 cap to a guest's full stay but against each day.

As events like the pandemic have proven, all areas of tourism can be and have been adversely affected economically. Relying on one area of commerce to bear the brunt of the burden for sales tax is not a sustainable model. If an additional sales tax must be imposed, a much smaller tax (i.e., 1%) which businesses

and their customers, across multiple business categories, can more easily absorb would better provide the necessary tax funds to the borough while covering the ebb-and-flow of the tourism economy and having less negative impact on the profits of each individual business category.

Thank you for your time and consideration.

Teresa Cosman  
Sleepy Bear Cabins LLC  
907-235-5625  
866-235-5630  
907-235-5626 (Fax)  
sleepybear@alaska.net  
sleepybearalaska.com

---

**Subject:** FW: <EXTERNAL-SENDER>Kenai Peninsula Assembly Meeting - tomorrow

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**From:** Carol Fraser <[cfraser@aspenhotelsak.com](mailto:cfraser@aspenhotelsak.com)>

**Sent:** Monday, June 17, 2024 2:59 PM

**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>; G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Kenai Peninsula Assembly Meeting - tomorrow

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Good afternoon Michele;

Could you please send this letter to all assembly members and/or include it in the packet for tomorrow nights meeting regarding resolution 2024-029?

Please let me know if you have any questions.

Thank you,  
Carol



**Carol Fraser**

Vice President

P.O. Box 90244 | Anchorage, AK 99509

P: 907.258.0006 F: 907.770.3425

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June 17, 2024

Kenai Peninsula Borough Assembly  
144 N Binkley St.  
Soldotna, AK 99669

Dear Assembly Members:

This letter is addressing Resolution 2024-029 which will be introduced at the 6/18/24 assembly meeting. Aspen Hotels has 3 hotels on the Kenai Peninsula that will be affected by this resolution. We have over 200 hotel rooms on the Kenai Peninsula and are surprised no one from the assembly communicated with not just our three hotels, but any hotel on the Peninsula. Discussing the options, the optics, the why of 12% with the biggest stakeholders seems like the first logical step in making taxation decisions that affect hotels on the Kenai Peninsula.

The tourism industry has 4 – 5 months in the summer to focus on generating revenue which pays for our year-round expenses – whether we are open or not. We have year-round employees, mortgages, property taxes and expenses and 5 months is all most of us get to bring in enough revenue to cover these year-round expenses. Introducing this resolution during our peak season when we are all short-staffed and doing our best to keep up with business seems incredibly ill-timed and insensitive.

Does the Kenai Borough Assembly have actual revenue the tourism industry brings to the peninsula – and does it have real expenses they incur while staying on the Peninsula to support the 12% bed tax? Has the assembly thought how this 12% bed tax affects Alaskans that come to the Peninsula to fill their freezers with fish for the winter? Has the assembly thought how this affects Alaskans who come to the Peninsula on sport team travel where every dollar counts – they'll now turn around and sleep on the bus on the ride back home.

If the Kenai Borough Assembly would postpone this unfair, targeted tax on the hotel industry, partner with us through work sessions and data collection throughout the winter – I think together, we could come up with a workable tax percentage that is fair. Aspen Hotels of Alaska would be willing to partner with the Kenai Borough Assembly on a process of discovery to find the actual cost of a tourist – and look at a tax structure that is fair and equitable.

Thank you,

A handwritten signature in black ink that reads 'Carol Fraser'.

Carol Fraser  
Vice President

P.O. Box 90244  
Anchorage, AK 99509  
AspenHotelsAK.com • 907.258.0006

---

**Subject:** FW: <EXTERNAL-SENDER>KPB Reso 2024-029 -- Opposition

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**From:** [president@homerbedbreakfast.com](mailto:president@homerbedbreakfast.com) <[president@homerbedbreakfast.com](mailto:president@homerbedbreakfast.com)>

**Sent:** Monday, June 17, 2024 8:05 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>KPB Reso 2024-029 -- Opposition

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It's not clear whether our online comments were accepted, so we're sending this email to ensure their receipt.

Thank you,  
Marcia Kuszmaul

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The 23 Lodging Members of the Homer Bed & Breakfast Association (HBBA) respectfully submit the following testimony with regards to Resolution 2024-029. Our Lodging Members include businesses located in Anchor Point, Homer, East End Road and across the bay.

HBBA opposed the Borough "bed tax" the previous times it has been proposed, most recently in 2019. Many of the reasons we opposed the tax then still remain.

- Businesses in compliance with registering, collecting and remitting sales tax will continue to comply and collect and remit the higher tax. Businesses who are not in compliance will continue to not pay the higher tax. This puts businesses who are in compliance at a disadvantage because they will be charging guests up to 12% higher daily rate. Before the Borough imposes a higher tax on this single sector, it needs to prove that it is maximizing tax revenue by collecting current sales tax from all short-term rentals.
- HBBA and other local lodging businesses repeatedly have asked the Borough to consider a lower, broader "Tourism Tax" that would apply to across multiple business categories and not levy so high a rate on any one sector. So far, as best we can tell, the Borough has not considered or evaluated this alternative and is applying a higher tax rate to a single sector. We continue to believe the Tourism Tax merits consideration as this model has been successful in other locals. [Tourism Tax | South Dakota Department of Revenue \(sd.gov\)](https://www.sd.gov/tourism-tax)
- Revenues from the tax do not benefit the lodging sector or broader tourism in any way. In Anchorage, 1/3 of its 12% bed tax funds the convention center, 1/3 funds tourism marketing, 1/3 goes to general funds. The KPB proposal does nothing to support the business sector that is generating the revenue. Some would say it compromises the sector by increasing the cost of visiting the Kenai.
- Lodging business already pay more than their fair share of sales tax as we cannot apply the \$500 cap to a guest's full stay but against each day. And this proposal is not a net neutral cost to local lodging businesses. Increasing the amount of tax dollars collected increases the direct cost of credit card processing fees by hundreds to thousands of dollars per year per business, based on the number of accommodations a business has.

You can imagine that these resolutions could not have come at a worse time for our sector to engage on this issue as we are in the very midst of our busy season.

We ask that the Borough:

- bring forward an objective proposal with facts and figures with a cost/benefit analysis rather than a proposal that is mostly based on the reasoning that "everyone is doing it."
- consider a Tourism Tax at a lower rate across multiple tourism sectors to spread the effect around
- bring forward its plan at a time when those businesses who will be affected can reasonably engage and respond.

Respectfully,

Homer Bed & Breakfast Association Executive Committee

Marcia Kuszmaul, President, owner Juneberry Lodge, Kachemak City

Lori Mikols, Vice President, owner Bay Avenue Inn, Homer

Susie Myhill, Secretary, owner Anchor Point Lodge, Anchor Point

Byron Sansom, Treasurer, owner Homer Stay and Play, Homer



---

**Subject:** FW: <EXTERNAL-SENDER>Resolution 2024 - 029

---

**From:** Nicole Lawrence <[nicole@sewardproperties.com](mailto:nicole@sewardproperties.com)>

**Sent:** Tuesday, June 18, 2024 8:13 AM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Cc:** Colby Lawrence <[colby@breezeinn.com](mailto:colby@breezeinn.com)>; Pamela Eiting <[pamela@breezeinn.com](mailto:pamela@breezeinn.com)>; Duke Marolf <[duke@breezeinn.com](mailto:duke@breezeinn.com)>

**Subject:** <EXTERNAL-SENDER>Resolution 2024 - 029

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Dear Clerk:

Can you please include the following letter to the Members of the Kenai Peninsula Borough Assembly for this evening's discussion? Please confirm if that is possible.

Thank you,  
Nicole



Nicole Lawrence, GRI

Realtor/Broker/Owner - Seward Properties

Cell (907) 491 0778

Fax (877) 935 4088

[Nicole@SewardProperties.com](mailto:Nicole@SewardProperties.com)

Check out [www.SewardProperties.com](http://www.SewardProperties.com)

Location: 437 4th Avenue - Corner of 4th & Madison  
Mailing: PO Box 1466, Seward, AK 99664

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Kenai Peninsula Borough Assembly  
144 N Binkley St  
Soldotna, AK 99669  
RE: Resolution 2024-029

June 18<sup>th</sup>, 2024

Dear Members of the Kenai Peninsula Borough Assembly,

I am one of the owners of the Breeze Inn Hotel in Seward, Alaska where we have 100 rooms on the Kenai Peninsula. I am also the sole owner of Seward Properties Real Estate Brokerage. I am writing to express my strong opposition to the proposed increase on the bed tax across the Kenai Peninsula. As a resident and business owner in Seward, I believe that such a measure would have detrimental effects on our local economy and community.

- The proposed increase in the bed tax across the KPB does not allocate any of its revenues to benefit the lodging sector or broader tourism initiatives. In contrast, cities like Anchorage distribute their bed tax revenues across different areas: one-third to support the convention center, one-third towards tourism marketing efforts, and one-third to general funds. The Kenai Peninsula Borough's current proposal lacks similar provisions that would support the very businesses generating revenue.
- Lodging businesses already bear a disproportionate burden of sales tax, as the \$500 cap cannot be applied to a guest's entire stay but instead applies daily. This proposal would result in a net increase in costs for local lodging businesses. By raising the amount of tax revenue collected, businesses would face a direct rise in credit card processing fees, potentially costing hundreds to thousands of dollars annually per business, depending on the number of accommodations they manage.
- The Kenai Peninsula thrives on tourism, which contributes significantly to our economy and sustains numerous businesses and jobs. Increasing the bed tax would directly impact our ability to attract visitors and maintain a competitive edge in Alaska's tourism industry. Many tourists are already sensitive to additional fees and taxes, and an increase in the bed tax could dissuade them from choosing the Kenai Peninsula as their destination. This could lead to a decrease in visitor numbers, hurting local businesses that rely on tourism dollars to stay afloat. Many hotel rooms in Seward in the summer are already over \$450/night. The extra tax would significantly increase this cost for visitors and limit the time they spend on the Peninsula.

Furthermore, Seward is a small community where every dollar counts. We are seasonally based and have one of the highest costs of living on the Kenai Peninsula. Our average starter home is over \$400,000. Locals regularly pay over \$300/month for electric, water and sewer; plus, we pay often pay \$500/month, or more, in diesel heating bills - not to mention the price of food and gas.

While you may feel you are only taxing "big businesses" with this proposed Resolution, most business owners in our communities are locals who are trying to make ends meet. We are already facing challenges due to economic uncertainties and seasonal fluctuations. An increase in the bed tax would impose an additional financial burden on local Seward business owners. This would not only affect these business owners but also their employees and families who depend on tourism-related jobs to make ends meet.

- Please postpone all action until after the busy 2024 schedule. All of us in the hospitality industry are overwhelmed with the influx of seasonal visitors and would like to have more time and opportunity to address this resolution and come up with possible solutions.
- We would like to be able to see the draft proposed Ordinance prior to any Resolution calling for ballot language.

In conclusion, I respectfully ask that you reconsider the proposal to raise the bed tax on the KPB. Let's collaborate to discover sustainable solutions that bolster our local economy and establish a tax framework that is fair and impartial.

Sincerely,

Nicole Lawrence  
907 491 0778; nicole@sewardproperties.com



---

**Subject:** FW: New Public Comment to Assembly Members

---

**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>

**Sent:** Tuesday, June 18, 2024 8:35 AM

**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** New Public Comment to Assembly Members

**Your Name:** linda superman

**Your Email:** [lindasuperman@gmail.com](mailto:lindasuperman@gmail.com)

**Subject:** 15% bed tax

**Message:**

I am a struggling small business owner, and this added 15% tax will only add to my struggles! Please Don't pass this!!

---

**Subject:** FW: <EXTERNAL-SENDER>Assembly Meeting Resolution 2024-029

---

**From:** Michelle Dix <[msdix23@yahoo.com](mailto:msdix23@yahoo.com)>

**Sent:** Tuesday, June 18, 2024 9:34 AM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Assembly Meeting Resolution 2024-029

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Good Morning,

If my attached letter could be presented to the assembly members during tonight's assembly meeting that would be very appreciated.

Thank You  
Michelle Dix  
907-252-3479



393 Riverside Drive

Soldotna, AK 99669

Kenai Peninsula Borough Assembly

144 N Binkley Street

Soldotna, AK 99669

Dear Assembly Members,

This letter is in regards to Resolution 2024-029 which will be proposed tonight at the assembly meeting. We are completely opposed to this additional 12% bed tax. We already have a 6% sales tax, between the city and borough on lodging. This sales tax doesn't have a cap. The city has already passed, without public voting, to add an additional 4% bed tax starting in 2025. Hotel guests pay sales tax on the full amount of their stay.

We feel that the borough is going after lodging businesses, since there are so few and can easily pass this ordinance. All businesses are profiting from tourism, but you only want to single out one industry. We don't just work during tourism season and take the money and leave the state. The money stays in the state year around and provides jobs year around.

Stating that this won't affect the owners of the hospitality industry isn't true. By increasing taxes we will be paying more in credit card fees, and this fee is not a pass on to customers.

If there is a tax needed, it should be a seasonal tourism sales tax that all businesses should have to take part in. They all benefit from tourism. It is such a short window of time that we have to make money in this industry.

We love this community and the presence it brings. Don't put the burden of taxing only one industry. We hope you take into consideration our thoughts on the matter.

Thank you,

Michelle Dix, Rolf Manzek and Jackie Manzek



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**Subject:** FW: New Public Comment to Assembly Members

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**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>

**Sent:** Tuesday, June 18, 2024 12:01 PM

**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** New Public Comment to Assembly Members

**Your Name:** Bailey Cook

**Your Email:** [duckinn@alaska.net](mailto:duckinn@alaska.net)

**Subject:** Resolution 2024-029

**Message:**

Hello,

We are reaching out regarding resolution 2024-029 to express our strong disagreement with this proposal. We have been borough supporters for over 20 years through many different businesses and as community members, but it pains me to see how little the borough helped during the covid hardships and how they're now proposing this gouging tax. The borough did nothing to help fellow small businesses since 2020, unlike the city of Soldotna who gave grants to help aid small businesses in their attempt to succeed during that time.

How can we focus on the borough stepping forward to help our local small businesses in coming out of these economic hardships, instead of increasing taxes to severely hurt small businesses during this already difficult time?

Please reconsider bringing this proposal forward or allowing it to proceed any further.

Sincerely,

Bailey Cook

The Duck Inn

---

**Subject:** FW: <EXTERNAL-SENDER>Strong Opposition to Resolution 2024-029 (Bed Tax)

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**From:** Quality Inn Kenai <[gm.qualityinnkenai@gmail.com](mailto:gm.qualityinnkenai@gmail.com)>

**Sent:** Tuesday, June 18, 2024 12:32 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Strong Opposition to Resolution 2024-029 (Bed Tax)

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Dear Kenai Peninsula Borough Assembly Members,

I am writing to express my strong opposition to Resolution 2024-029, which proposes a 12% bed tax on Kenai Peninsula hotels.

This proposal comes as a surprise, with little to no notice provided to the hospitality industry, a sector significantly impacted by this resolution. The lack of transparency is concerning.

Implementing a 12% bed tax will have a negative domino effect on our hotels and the tourism industry as a whole. Guests will likely shorten their stays or choose alternative accommodations to avoid the additional cost. This is particularly concerning for families participating in school sports activities, both public and private clubs. With this tax, families from Anchorage, for example, would likely choose to drive back and forth rather than stay overnight in Soldotna or Kenai.

This resolution unfairly targets our industry. Our two hotels, located in Kenai and Soldotna, already face inequitable tax burdens. Our industry has yet to fully recover from the economic impacts of COVID-19. Revenue has not returned to pre-pandemic levels, while costs continue to rise, significantly squeezing our profits.

A fair and equitable tax system should distribute the burden across various industries or the entire community to fund essential services. A bed tax unfairly singles out the hospitality industry, making it an unjust and unjustified measure.

For the reasons outlined above, I urge the Assembly to vote no on Resolution 2024-029.

Thank you for your time and consideration.

Sincerely,

Melinda Leichliter

General Manager

Quality Inn Kenai



**Melinda Leichter**  
GENERAL MANAGER

T. 907.283.6060  
Melinda.QualityInnKenai@gmail.com

Quality Inn  
10352 Kenai Spur Highway  
Kenai, AK 99611  
T. 907.283.6060 | F. 907.283.3874  
[QualityInnKenai.com](http://QualityInnKenai.com)





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**Subject:** FW: <EXTERNAL-SENDER>Strong Opposition to Resolution 2024-029 (Bed Tax)

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**From:** General Manager <[gm.bwkingsalmon@gmail.com](mailto:gm.bwkingsalmon@gmail.com)>

**Sent:** Tuesday, June 18, 2024 12:34 PM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Strong Opposition to Resolution 2024-029 (Bed Tax)

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---

**Subject: Strong Opposition to Resolution 2024-029 (Bed Tax)**

Dear Kenai Peninsula Borough Assembly Members,

I am writing to express my strong opposition to Resolution 2024-029, which proposes a 12% bed tax on Kenai Peninsula hotels.

This proposal comes as a surprise, with little to no notice provided to the hospitality industry, a sector significantly impacted by this resolution. The lack of transparency is concerning.

Implementing a 12% bed tax will have a negative domino effect on our hotels and the tourism industry as a whole. Guests will likely shorten their stays or choose alternative accommodations to avoid the additional cost. This is particularly concerning for families participating in school sports activities, both public and private clubs. With this tax, families from Anchorage, for example, would likely choose to drive back and forth rather than stay overnight in Soldotna or Kenai.

This resolution unfairly targets our industry. Our two hotels, located in Kenai and Soldotna, already face inequitable tax burdens. Our industry has yet to fully recover from the economic impacts of COVID-19. Revenue has not returned to pre-pandemic levels, while costs continue to rise, significantly squeezing our profits.

A fair and equitable tax system should distribute the burden across various industries or the entire community to fund essential services. A bed tax unfairly singles out the hospitality industry, making it an unjust and unjustified measure.

For the reasons outlined above, I urge the Assembly to vote no on Resolution 2024-029.

Thank you for your time and consideration.

Sincerely,

Melinda Leichter

General Manager

Best Western King Salmon



**Melinda Leichter**

**General Manager**

**Best Western King Salmon**

35546A Kenai Spur Highway

Soldotna, AK 99669

907-262-5857

[www.bestwestern.com](http://www.bestwestern.com)

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**Subject:** FW: <EXTERNAL-SENDER>Opposition to KPB Resolution 2024-029 Regarding 12% Bed Tax

**Importance:** High

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**From:** Sarah Oates <[soates@alaskacharr.com](mailto:soates@alaskacharr.com)>

**Sent:** Tuesday, June 18, 2024 5:05 PM

**To:** Hibbert, Brent <[bhibbert@kpb.us](mailto:bhibbert@kpb.us)>; Tunseth, Ryan <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>; Ribbens, Peter <[pribbens@kpb.us](mailto:pribbens@kpb.us)>; Cox, Tyson <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>; Elam, Bill <[belam@kpb.us](mailto:belam@kpb.us)>; Ecklund, Cindy <[CEcklund@kpb.us](mailto:CEcklund@kpb.us)>; Johnson, Brent <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>; Cooper, Kelly <[kcooper@kpb.us](mailto:kcooper@kpb.us)>; Tupper, Mike <[MTupper@kpb.us](mailto:MTupper@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>; Mayor Peter Micciche <[pmicciche@kpb.us](mailto:pmicciche@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>; Kenai Peninsula Charr Assc. <[kpcharr@gmail.com](mailto:kpcharr@gmail.com)>; Cassie Ostrander <[costrander@alaskacharr.com](mailto:costrander@alaskacharr.com)>; Corrine Law <[claw@alaskacharr.com](mailto:claw@alaskacharr.com)>; Sarah Oates <[soates@alaskacharr.com](mailto:soates@alaskacharr.com)>

**Subject:** <EXTERNAL-SENDER>Opposition to KPB Resolution 2024-029 Regarding 12% Bed Tax

**Importance:** High

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**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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Good evening, Kenai Peninsula Borough Assembly members:

Please review the attached letter in opposition to proposed Resolution 2024-029 regarding a 12% bed tax.

Thank you for the consideration.

Respectfully,

**Sarah Daulton Oates**

President & CEO

Alaska Cabaret, Hotel, Restaurant, & Retailers Association

Alaska CHARR Future Hospitality Leaders Program

Alaska CHARR Educational Fund

O: 907.274.8133 | C: 907.229.9972

[www.alaskacharr.com](http://www.alaskacharr.com)







Alaska Cabaret, Hotel, Restaurant, and Retailers Association  
1503 W. 31<sup>st</sup> Avenue, Suite 102  
Anchorage, AK 99503  
Office (907) 274-8133  
[www.alaskacharr.com](http://www.alaskacharr.com)

June 18, 2024

Dear Members of the Kenai Peninsula Borough Assembly,

I have served as President & CEO of the Alaska Cabaret, Hotel, Restaurant, and Retailers Association (commonly known as Alaska CHARR) since 2018. Alaska CHARR has approximately 750 members and represents over 2000 hospitality establishments that employ nearly 36,000 workers across Alaska communities.

With the pandemic past its peak, Alaska's hospitality industry continues to face significant ongoing challenges to business operations. Operating costs are at record highs and labor shortages are ongoing.

I am writing to you today to request your consideration in voting no on resolution 2024-029, a resolution that would put a question on the October ballot asking whether the borough should levy up to a 12% tax on short-term accommodations rentals and overnight camping facilities.

There are several components to this resolution that are problematic. Placing an additional tax on our hospitality industry at this time would be of great concern to the many hotels, lodges, campgrounds, and other overnight facilities that contribute to the robust tourism industry on the Kenai Peninsula.

The proposed resolution would only raise funds from this occupancy tax towards the general fund, with none being used to support or promote the Peninsula's tourism and hospitality industry.

Hoteliers must consider each additional tax when they look at the total for their room night. Travelers – both out of state tourists and in-state travelers – look at the total and make budgetary decisions based on the total. Adding these taxes impacts what can be charged for a room, which impacts the business owner, operator, and all employees who work at that establishment.

The total hotel industry impact in Alaska already includes:

- \$1.9billion in wages and salaries in Alaska
- \$724.5million in taxes, including
  - \$324.4million in state and local taxes
  - \$66.9million in lodging-specific taxes.



We urge you to reject this resolution. This tax would place an untimely, disproportionate burden on an already struggling industry that contributes significantly to the economy and community of the Kenai Peninsula Borough, supporting both locals and tourists.

Thank you for your consideration.

Respectfully,

Sarah Daulton Oates  
President & CEO, Alaska CHARR  
[soates@alaskacharr.com](mailto:soates@alaskacharr.com)

Co-signed,  
Wendy Superman  
Executive Director, Kenai Peninsula CHARR  
[kpcharr@gmail.com](mailto:kpcharr@gmail.com)



---

**Subject:** FW: New Public Comment to Assembly Members

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**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>

**Sent:** Tuesday, June 18, 2024 5:53 PM

**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** New Public Comment to Assembly Members

**Your Name:** Laura Peterkin

**Your Email:** [rola49@yahoo.com](mailto:rola49@yahoo.com)

**Subject:** 2024-29

**Message:**

Assembly members.

I am writing to express my strong opposition to the proposal to implement a 12% bed tax on the Hospitality industry. As a member of the community and a small business owner in the hospitality sector, I believe that such a tax would have detrimental effects on our industry and the local economy.

First and foremost, a 12% bed tax would put an undue burden on businesses, particularly small and independent operators who are already struggling to survive in the wake of the COVID-19 pandemic. Many of these businesses operate on thin margins and any additional costs could force them to close their doors, leading to job losses and diminished economic activity in our community.

Furthermore, a 12% bed tax would make our cities less competitive as tourist destinations. Travelers are already sensitive to the cost of accommodation, and such a tax would deter visitors from choosing our city as their travel destination. This would not only harm businesses in the Hospitality industry, but also impact related sectors such as restaurants, retail, and entertainment.

Additionally, implementing a 12% bed tax could have unintended consequences, such as driving tourists to book accommodations through alternative platforms that are not subject to the tax, leading to a loss of revenue for legitimate businesses and the city itself.

In conclusion, I urge you to reconsider the proposal to implement a 12% bed tax on the Hospitality industry. Instead of burdening businesses with additional costs, I believe that a more sustainable solution can be found through collaboration and dialogue between industry stakeholders and government representatives.

Thank you for considering my views on this important issue.



To: KPB Assembly  
Fr: Jon Faulkner, Land's End, Homer  
Date: 8/10/17  
Re: Proposed Bed Tax (Ordinance 2017-17)

*Record of  
prior testimony*

## **Here Are The Facts About The Proposed Bed Tax**

FACT: The majority of visitors to the Kenai are Alaskans—from Anchorage—who venture south 2-3 times a year on average. A bed tax is a tax on Alaskans who have the option of turning around.

FACT: Visitors are consumers: they care about money. They shop, and are price sensitive. Some insist visitors “just pay”—they don’t choose not to come because of a bed tax. This may be true for rich people, but tell this to an Anchorage hockey or X-C ski coach, or a young couple from Nanwalek or Soldotna enjoying a weekend getaway in Homer.

**FACT:** The suggestion that visitors don’t contribute directly to the Borough’s economy is completely indefensible. They contribute more than any other single industry with the exception of oil and gas. 90% of the revenues my business contributes to the KPB comes **DIRECTLY** from visitors. The KPTMC stated in 2014 that **“25% of KPB sales tax come from visitors.”** Because we have a sales tax, visitors pay!

FACT: The majority of communities in and outside of Alaska **DO NOT HAVE A BED TAX.** We are a collection of small communities, not urban centers like Anchorage, Juneau or Fairbanks (none of which have sales tax). Of the 18 communities listed on the KPTMC’s “pro-tax” sales brochure in 2014, only 3 have a sales tax AND bed tax. NONE have four layers of taxes (Sales, bed, real and personal property). And none use a bed tax to fund schools or increases in Borough health care costs!

FACT: A bed tax targets one narrow sector of one industry. This is unfair and promotes tyranny—the majority forcing a tax on the products or services of just a few. It’s wrong and it’s bad public policy!

FACT: Voters rejected a bed tax in 2006, when the initiative failed by a large margin. It failed to make the ballot again 2014.

**FACT:** In 2010, Kenai opted out of a bed tax because they were concerned about competition with other Peninsula destinations. Kenai has benefitted from this decision, experiencing increased investment in Lodging from PRL Logistics, Aspen and others. Don't force it back on them!

**FACT:** The ordinance as structured pits one community against another. Seward will vote on a tax that effects Homer differently—and more--than Seward. This is divisive, maybe unconstitutional. Don't allow it!

**FACT:** Kenai-based special events, worker training camps and retreats are cost-competitive with Anchorage and Fairbanks—6-10% LOWER in Kenai and Homer due to the ABSENCE of a bed tax. Don't jeopardize this!

**FACT:** Sales efforts to promote Homer over Anchorage and Mat-Su overcome the disadvantage of distance by ADVERTISING “NO BED TAX”.

**FACT:** After 30 years of effort, the KPTMC cannot sustain itself, and has proven ineffective with its mission (Do they track actual results?). It's time to eliminate the department and let the private sector assume the job of marketing itself. Tourism marketing is NOT an essential government service.

**FACT:** 14 years ago, the KPB eliminated personal property tax on boats to stimulate the marine trades in Homer and Seward. They did this knowing that eliminating this tax would stimulate local jobs and economic growth. Now the visitor industry is asked to make up this revenue shortfall.

**FACT:** The hospitality industry is opposed to a bed tax because it hurts our businesses. Those who claim otherwise simply don't care if a tax hurts our businesses—or care more about their government funded benefits.

**FACT:** The hospitality industry lags far behind the public sector in terms of wages and benefits. A bed tax takes from the private sector and transfers economic opportunity to the public sector—who already enjoy way more than the average hospitality worker.

**FACT:** Mayor Navarre's vetoed a proposed bed tax in 2014 for reasons that are still valid today—that Seward and Kenai should not have the right to force a tax on Homer that Homer and other communities don't want.

**FACT:** AML believes other Alaskan communities are increasing their local taxes so we should too. The truth is that Alaskans are fighting back hard all over the state, and are demanding that governments reduce their budgets.

## Many reasons why a Bed Tax is a terrible idea

(And a few reasons why it's a good idea)

By Jon Faulkner, LEAC 6/18/24

Let's start with the few good reasons:

- 1) For those who dislike increased visitors, a bed tax is a great way to kill tourism. That's why virtually every business that relies on tourism opposes a bed tax.
- 2) For those who want less growth, less buildings and capital investment, a bed tax is a great solution. That's why any company proposing to spend millions on new hotel construction—as Land's End and Doyon are doing now, oppose this tax.
- 3) For Marxists minded folks who wish to undermine free enterprise and prefer consolidating business and capital in the hands of fewer and fewer people, or the government, a bed tax is a great idea.
- 4) For those who want to see higher wages and benefits for government workers, creating even greater disparity and competition with the private sector--a bed tax accomplishes the goal.

Now for the 20 reasons why a Borough bed tax is a bad idea--in any amount

- 1) Boroughs do not exist for the purpose of imposing taxes on businesses residing within municipal subdivisions within a borough. They exist to provide for area-wide services—outside of cities. Instead of sucking revenue and taxing capacity away from Homer, the KPB should support its independent taxing authority.
- 2) General Fund revenues cannot be dedicated or earmarked. Selling this tax as needed for a particular service, like landfills or port improvements, in order to package it as visitor-friendly, or to correct a visitor-created problem, is politically deceptive.
- 3) The KPB has a fair tax structure in place now, consisting of multiple forms of tax, to pay for area-wide services. These have worked for 50 years and will continue to work if budgets are managed responsibly.
- 4) If certain municipal services are burdened by higher costs, then the KPB should modify the user fee structure to fairly amortize and pay for those costs. If visitors pose a burden to



landfills, increase landfill fees. However, it is bad public policy to burden non-residents with costs largely incurred by residents.

- 5) The visitor industry has a broad impact on virtually every economic sector. To target one element of one sector to fund the growth of government is fundamentally unfair and wrong-headed—particularly when the tax is opposed by that sector.
- 6) Higher benefits and wages for public sector employees—which is most of the motivation for increased taxes of any kind—simply creates greater disparity with the private sector, robbing it of investment capital and the ability to prosper.
- 7) Studies that suggest taxes on tourism do not negatively impact travel are ridiculously out of touch. People care about what things cost, and that’s the simple truth of it.
- 8) Homer is thriving as a destination without a tax. Residential growth has boomed in the last ten years—fueling and unprecedented increase in municipal revenue. The KPB should not intervene and impose more layers or higher levels of taxation that impact its towns and cities.
- 9) A bed tax could favor owners of STRs who avoid paying taxes, as it allows them to become even more competitive over tax-abiding business entities.
- 10) A bed tax adds collection costs and financial risks to a business that are not compensated for, and not fairly distributed.
- 11) Allowing a targeted tax of any kind to advance to a popular vote is undemocratic, insofar as it allows many people to vote on a tax that mostly impacts a minority.
- 12) A bed tax within the KPB is a tax on Alaskans.
- 13) The KPB is a visitor destination, and is competitive with Anchorage, Mat-Su and Fairbanks because most communities have no bed tax. Let’s keep it a local option.

*Testimony Regarding proposed BED TAX, to KPB, circa 2014  
By: Don Faulkner*

**Vote "No" To A Hidden Tax On YOU!**

**Vote "No" To A Tax That Will Hurt Local Economies!**

**Vote "No" To A Tax That Will Discourage In-State Travel!**

**Support Local Communities: Let Them Make Their Own  
Decisions on Taxes**

DO NOT BE FOOLED! Revenues from a bed tax to fund the Kenai Peninsula Tourism Marketing Council (KPTMC) will make them LESS accountable to members, and result in less effective marketing efforts. Furthermore, a Lodging tax will hurt the very visitor industry they seek to support.

**HERE ARE THE FACTS:**

FACT: Companies are investing heavily in training camps and locally based film crews in Homer, Nikiski and Kenai because these areas are cost-competitive with Anchorage and Fairbanks. Lodging costs for the identical service are 6-12% LOWER in Kenai / Nikiski and Homer due to the ABSENCE of a bed tax.

Do not believe those who say we need a TAX to compete!

FACT: The majority of communities in and outside of Alaska DO NOT HAVE A BED TAX. We are a collection of rural communities, not urban centers like Anchorage, Juneau or Fairbanks.

FACT: A bed tax is a tax on YOU, and on Alaskans: The majority of the Kenai Peninsula's lodging revenue is from Alaskan residents—moreso in the winter when we need to build business the most. This tax will hurt residents as we travel for weekend sporting events and summer fishing trips.

FACT: Excepting Seward (a major rail and cruiseship port with a bed tax) the majority of visitors to the Kenai Peninsula are ALASKANS. These people are your friends and relatives. Tax them and they will come less often.

FACT: The Kenai Peninsula is highly competitive with other destinations, such as Mat-Su, contrary to what the KPTMC states. Sales efforts to promote Homer over

Anchorage or Mat-Su must overcome the disadvantage of travel, and this is accomplished by the SAVINGS associated with NO BED TAX.

FACT: The KPTMC was designed to be a member-driven, private non-profit with only initial support from government. Now, the KPTMC wants taxpayers to support their mission. Currently KPTMC has a budget of \$600,000 to serve a population of 57,000!

FACT: When the price of something increases, such as gasoline, demand decreases. This is basic economics. How often do we connect fuel prices or airfares to tourism? And yet proponents of a bed tax argue that consumers won't notice or they don't care. How about you? Do increased prices effect your decisions?

FACT: After 25 years, the KPTMC believes it cannot sustain itself. This is one measure of their effectiveness. Tax dollars are NOT the answer.

FACT: The majority of bed tax revenue is NOT used to promote tourism.

FACT: Roughly ten years ago, our borough assembly **eliminated** a personal property tax on boats to stimulate the marine trades in Homer and Seward. They did this because they knew that boat owners could move their boats to Kodiak, and that lowering taxes stimulates local jobs and economic growth. It worked!

FACT: Five years ago, the State stimulated growth in the Cook Inlet Oil and Gas industry by LOWERING TAXES and offering drilling incentives. Now the KPTMC wants you to believe a **tax on lodging** will stimulate growth in tourism. Don't believe it!

FACT: The visitor industry opposes this tax; KPTMC's membership opposes this tax. It's another money grab from YOU to pay for INCREASED GOVERNMENT to perform tasks THE PRIVATE SECTOR CAN AND SHOULD DO!

FACT: According to the EDD, Government jobs already account for almost 1 out of four jobs on the Kenai Peninsula. Toursim Marketing is NOT an essential government function, and NOT a wise use of our taxing power.

FACT: You voted on this 8 years ago. The initiative failed by a large margin.

FACT: The City of Kenai opted out of a bed tax five years ago, because they were concerned about competition with other Peninsula destinations. Kenai's has benefitted from this decision, with increased investment in Lodging.

FACT: A bed tax targeting one element of a large industry is misguided. Don't let Government single out lodging properties to charge a tax.

FACT: ATIA TV campaigns tout the benefits of "in-state travel" as a means of creating a healthy economy because we know in-state travel matters. Making travel more expensive, so that we can promote the benefits of travel, is a losing strategy.



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**Subject:** FW: New Public Comment to Assembly Members

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**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>  
**Sent:** Tuesday, June 18, 2024 6:31 PM  
**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>  
**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Subject:** New Public Comment to Assembly Members

**Your Name:** hs

**Your Email:** [rohobawr@alaska.net](mailto:rohobawr@alaska.net)

**Subject:** Comments on 6/18/2024 meeting agenda

**Message:**

First of all ... a sincere thank you for your service. It is a beautiful June night and you are doing important business indoors.

Next, this is what I heard regarding tonight's agenda.

Tonight's agenda includes discussion of expanding the Nikiski Senior Center.

Tonight's agenda includes discussing some new technology for CARTS, a transportation service that helps a lot of seniors get about.

Tonight's agenda includes allowing a senior that missed the filing deadline to reduce his/her taxes to be pardoned so that the senior will get more financial help.

So how about somebody on the Assembly start working on a BED TAX where ALL THE PROCEEDS go to helping the younger cohort of the peninsula get affordable housing and daycare?

One of the main reasons the younger cohort cannot find housing is because of short term rentals. So the proceeds of such a tax will help offset the problems that short term rentals cause.

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**Subject:** FW: New Public Comment to Assembly Members

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**From:** Kenai Peninsula Borough <[webmaster@kpb.us](mailto:webmaster@kpb.us)>

**Sent:** Wednesday, June 19, 2024 9:47 AM

**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>

**Cc:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** New Public Comment to Assembly Members

**Your Name:** Pam Stoltzfus

**Your Email:** [stoltz1@alaska.net](mailto:stoltz1@alaska.net)

**Subject:** 12% tax on short term rentals

**Message:**

I'm the owner of AK Moose & Spruce Cabins & Lodging located in Soldotna. We are only open 3 months per year & between the king fishery closures & Covid, we've been attempting to recover for the last several years. If the Borough imposes a 12% tax on our cabin rentals, it will surely put me & many other small businesses like mine out of business, in which case you won't even get your 3%! That's cutting your nose off to spite your face. Please don't force our small businesses into closure!

Fiscal Note			
Kenai Peninsula Borough Fiscal Year 2024		Ordinance/Resolution: _____ Fiscal Note Number: _____ Publish Date: 6/18/2024	
Title: Levy areawide 12% Bed Tax, exempt these rentals from general sales tax and allow cities that levy a similar sales tax to exempt up to one half of the borough's tax on these rentals <b>EFFECTIVE 1/1/2026</b>		Department: Assembly	
Sponsor(s): Assembly members: Cox & Hibbert			
<b>Expenditures/Revenues</b> Note: Amounts do not include inflation unless otherwise noted below.			
	Current Year Estimate	Year 2 Estimate	Current Year Estimate
<b>Operating Expenditures to Borough</b>	<b><u>FY26</u></b>	<b><u>FY27</u></b>	<b><u>FY28</u></b>
Personnel <i>1 FTE Program Manager</i>	234,855	198,666	204,229
Supplies <i>Misc.</i>	200	200	200
Services <i>Printing, Adv, trvl, postage</i>	7,251	7,251	7,251
Capital Outla <i>Software</i>	859,740	107,000	107,000
Other <i>Wkstation/Tools/scanner</i>	3,665	-	-
<b>Total Operating + Capital Cost to Borough</b>	1,105,711	313,117	318,680
<b>Estimated Revenues for the Borough</b>	1,960,000	5,600,000	5,600,000
<b>Net annual impact to the Borough</b>	<b>854,289</b>	<b>5,286,883</b>	<b>5,281,320</b>
<b>Estimated Revenues for ea. Incorporated City w/in Borough:</b>			
Kenai	47,250	135,000	135,000
Homer	70,000	200,000	200,000
Seldovia	-	-	-
Seward	-	-	-
Soldotna	124,950	357,000	357,000
<b>Number of Positions</b>			
Full-Time	1	1	1
Part-Time			
Temporary	1		
<b>Estimated Supplemental Funding:</b> <span style="border: 1px solid black; padding: 2px 20px;">1,105,711</span>			
<b>ASSOCIATED REGULATIONS</b>  <div style="display: flex; justify-content: space-between;"> <div> Will the legislation result in procedural or regulation changes within a department?  If yes, by what date are the regulations to be adopted, amended or repealed?  Supplemental appropriation will be needed for personnel, to change the sales tax form, make changes to the sales tax </div> <div style="text-align: right;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">Y</div> N (circle one)  1/1/2026 </div> </div>			
<b>Prepared By: Brandi Harbaugh, Finance Director</b> <div style="text-align: right; margin-top: 10px;"> <i>Brandi Harbaugh</i> </div>			



# CENTRAL PENINSULA LANDFILL MASTER PLAN - 2023 DATA

Central Peninsula Landfill transactions and monthly total tonnage (MSW/CD/Recycling) over the last 5 years.

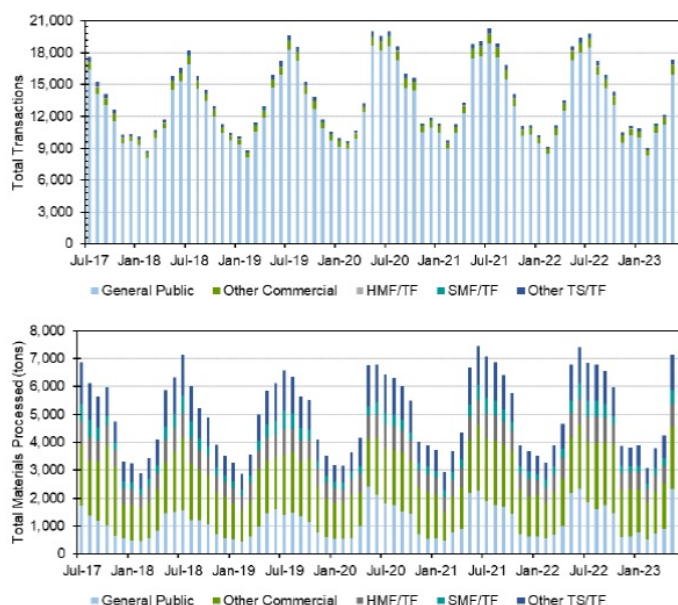


Figure 1. Number of Transactions (top) and Amount of Waste (bottom) from July 2017 through June 2023

Unmanned transfer sites, summer and winter haul differences over the last 5 years.

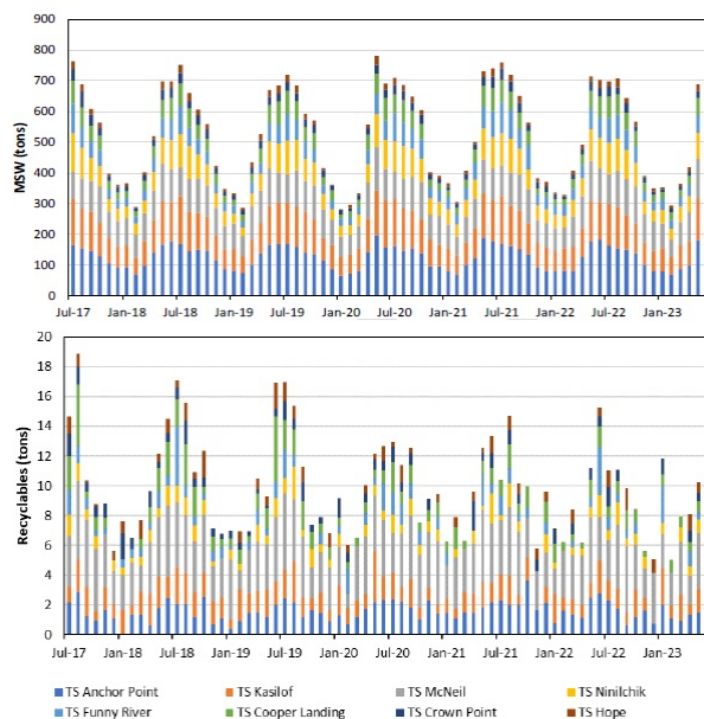


Figure 2. MSW and Recyclable Tonnages at Unmanned Transfer Sites July 2017-June 2023

# CENTRAL PENINSULA LANDFILL MASTER PLAN - 2023 DATA

Manned transfer sites in Kenai, Nikiski and Sterling.

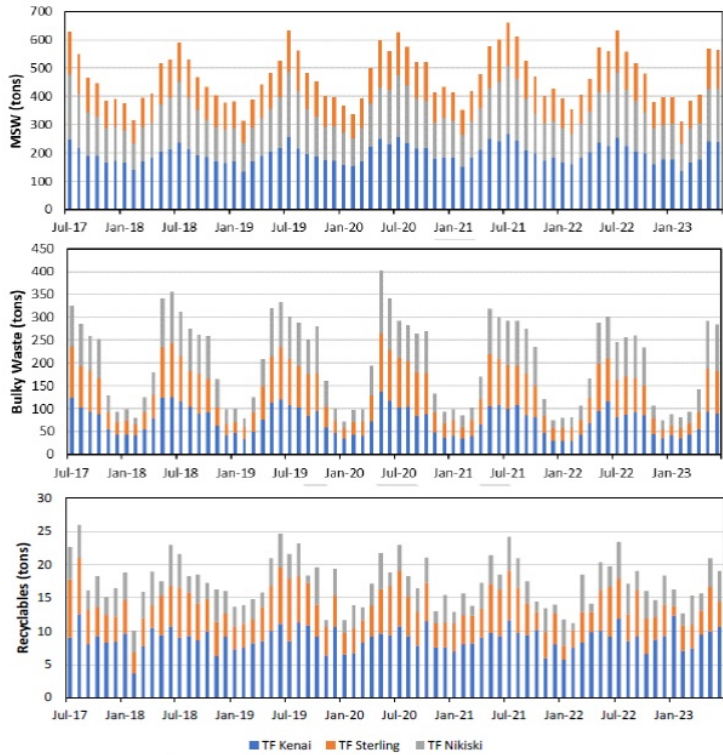


Figure 3. MSW, Bulky Waste, and Recyclable Tonnages at Manned Transfer Facilities July 2017-June 2023

Seward — Only cubic yardage for commercial CD is tracked, no scales.

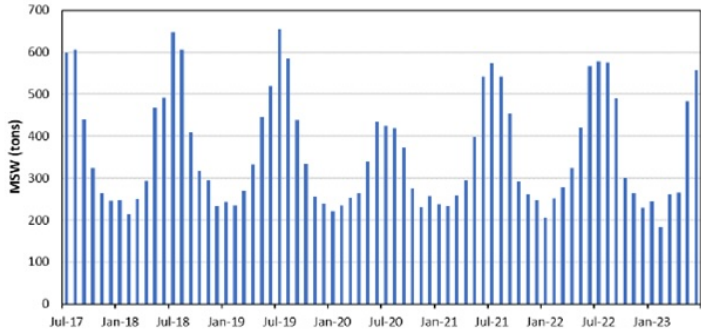


Figure 4. MSW Tonnages at SMF/TF July 2017-June 2023

Homer — Only commercial loads billed across scales are tracked.

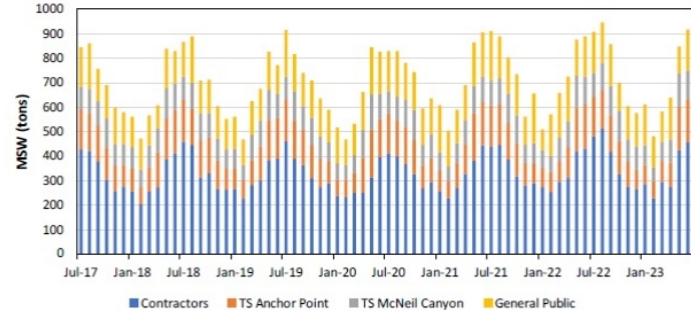


Figure 7. MSW tonnages at HMF/TF July 2017-June 2023

# Kenai Peninsula Borough Assembly

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## MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**FROM:** Tyson Cox, Assembly Vice President *TRC*  
Brent Hibbert, Assembly Member *BH*

**DATE:** June 6, 2024

**SUBJECT:** Resolution 2024-029, Placing an Areawide Question on the October 2024 Ballot Asking Whether the Borough Should Levy Up To a 12 Percent Tax on Short-Term Accommodation Rentals and Overnight Camping Facilities, Exempt these Rentals from the General Sales Tax, and Provide that All Cities Within the Kenai Peninsula Borough May Exempt Up To One-Half of the Borough's Tax on these Rentals (Cox, Hibbert)

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Placing a short-term accommodation rentals tax ("bed tax") question on the Borough ballot has been before the Assembly several times since 2017. Ordinances 2017-29 and 2018-24, which would have asked the voters to approve a bed tax, were defeated by the Assembly. In June of 2019 Ordinance 2019-09, an updated version of the previous ordinances, was passed by the Assembly then vetoed by the Mayor with a veto override failing 4 Yes, 4 No, 1 Abstained. Five years later, we are placing asking that the question be placed on the ballot before introducing and/or enacting an ordinance containing the levy and processes and procedures for implementing and collecting the tax. If approved, the intent would be that this tax will take effect no sooner than January 1, 2026.

Currently 49 Alaska cities and boroughs have a bed tax. The tax rates range from a low of 4% to a high of 12%. Of the 19 organized boroughs in Alaska only the Kenai Peninsula Borough, Aleutians East Borough, North Slope Borough, and North West Arctic Borough do not utilize an additional tax on temporary lodging. Of the five most populated boroughs in Alaska (Anchorage Borough, Matanuska-Susitna Borough, Fairbanks North Star Borough, Kenai Peninsula Borough, and Juneau Borough), only the Kenai Peninsula Borough is without an additional sales tax on short-term accommodation rentals.

Like the other four most populated boroughs in Alaska, the economy of the Kenai Peninsula Borough relies heavily on the several hundred thousand visitors who travel to the Kenai Peninsula each year. This many visitors create a large demand on public services offered within the Borough, which impacts Borough services including solid waste, roads, recreational and senior citizen services, 911 and emergency services, hospital services, and disaster services.



If approved, the sponsors' intent would be to bring forward an ordinance that will enact a new chapter for KPB Code and will include but is not limited to:

- exempt short-term accommodation rentals from the current general sales tax rate of 3%;
- levy a maximum bed tax of 12% on short-term accommodation and overnight camping facilities throughout the Borough;
- adopt an exemption in cities that levy a short-term accommodation rentals and overnight camping facilities tax in a manner similar to the Borough and in an amount equal to the city's tax, up to a maximum of one-half of the Borough's tax with the intent of helping to level the temporary lodging rates inside and outside of the cities in the Borough; and
- adopt processes and procedures for implementing the tax.

The revenue from this tax will help offset visitor costs, help maintain the fund balance, and lower the Borough mill rate as appropriate.

The intent is to postpone the hearing on this to the July 9, 2024 regular Assembly meeting.

Your support in giving Borough residents a chance to vote on including this type of taxation in the Borough is appreciated.

**Gary Glasgow**

Location:

Submitted At: 11:06am 06-18-24

Kenai Borough Assembly Members

I share my concerns with you in regards to Resolution 2024-029 not only as a lodging business owner but also a resident of Kenai Borough.

The main purpose of Resolution 2024-029 is to generate funds for The Kenai Borough. Such actions surrounding the accommodation tax have been defeated multiple times over the many years they have been put forward. My question is, Why is it only accommodations that you want to increase the tax on?

Your concern lies around the several hundred thousands of visitors that visit our piece of beautiful Alaska and the cumbersome burden those actions have on our resources.

If you break down visitors in the most basic form, they need transportation, food, and shelter. If you look at it further, they also visit our area for multiple activities whether that be fishing, hiking, multiple tours (boat, air, horseback, rafting, ATV's, etc), photography, obstacle courses, zip lining, etc. All of these have an impact on our resources.

This brings me back to my question: Why is it only accommodations that you want to increase tax on? At the very least you should take an approach of working through the most basic needs of a visitor and spread the taxes among those categories (transportation, food and shelter) instead of just shelter. In addition to that, revenue could be generated with activities that occur daily in our environment.

Your reason for this increase falls short with enforcement and overhaul of "generous borough tax exemptions". I would like to understand the definition of generous tax exemptions. Does it mean the exemption for seniors for property tax? The many capped taxes for certain businesses? Our credit for prompt remittance of sales tax? Is it the unfinished improvements of buildings are taxable as is? Is it the hundreds of buildings that are never reported to the borough to be taxed? Many opportunities for enforcement and adherence to codes exist. Fix your challenge first along with enforcement and then increase taxes.

In my case, I will go from a 3% Kenai Borough Sales Tax to a 12% Accommodation Tax increasing the current tax by 9% with no cap. That is a significant increase to happen if it passes effective 1/2026.

My point is to review what you already have on the books for improvement, adherence and enforcement and then spread the wealth of your tax system to those that benefit from the visitors (transportation, food, shelter, activities). It is a much easier pill to swallow when the Kenai Borough has done their due diligence before enacting tax increases to a select few that benefit from our visitors.

Thank you,


Gary Glasgow  
Renfro's Lakeside Retreat  
27177 Seward Hwy  
Seward, AK 99664

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Michele Turner, Borough Clerk 

**DATE:** August 22, 2024

**RE:** 2024 Legislative Priorities Meeting Schedule

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In collaboration with borough administration, community meetings will be conducted this year. These meetings will identify community capital project priorities for the upcoming legislative session, as well as identify project proposals under the Alaska Community Assistance Program.

Community	Date & Time	Location
Bear Creek	September 19, 2024 3:00 p.m.	Bear Creek Fire Station
Sterling	September 20, 2024 6:00 p.m.	Sterling Senior Center
Lowell Point	September 21, 2024 10:00 a.m.	Penny Hardy Community Center
Moose Pass	September 21, 2024 1:00 p.m.	Moose Pass Community Center
Hope	September 21, 2024 3:00 p.m.	Hope Social Hall
Cooper Landing	September 21, 2024 7:00 p.m.	Cooper Landing Elementary
Anchor Point	September 25, 2024 6:00 p.m.	Chapman Elementary
Kasilof, Clam Gulch, Cohoe	September 26, 2024 6:00 p.m.	Tustemena Elementary
Ninilchik	September 27, 2024 1:00 p.m.	Ninilchik Senior Center
Funny River	September 27, 2024 6:00 p.m.	Funny River Community Center
Diamond Ridge Fox River Fritz Creek	September 28, 2024 10:00 a.m.	McNeil Canyon Elementary



**KENAI PENINSULA BOROUGH  
CITY OF KACHEMAK  
CITY OF KENAI  
CITY OF HOMER  
CITY OF SELDOVIA  
CITY OF SEWARD  
CITY OF SOLDOTNA**

**JOINT RESOLUTION NO. 2024-002**

A JOINT RESOLUTION OF THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA, SUPPORTING THE KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT'S REQUEST THAT THE 2026 AND 2027 COOK INLET FINFISH MEETINGS BE HELD IN SOLDOTNA, ALASKA, AND ROTATED THEREAFTER AMONG THE THREE PRIMARY AFFECTED BOROUGHES (ANCHORAGE, MATSU AND KENAI PENINSULA) TO PROVIDE RESOURCE STAKEHOLDERS WITH THE OPPORTUNITY TO BE PRESENT AT PUBLIC DISCUSSIONS AFFECTING THE MANAGEMENT OF THEIR RESOURCES

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WHEREAS, the functions of the Alaska Department of Fish and Game Commissioner are to manage, protect, maintain, improve, and extend the fish, game, and aquatic plant resources of the state in the interest of the economy and general well-being of the state; and,

WHEREAS, the Alaska State Legislature created the seven-member Fisheries Board in 1975 with the purpose of conservation and development of fisheries and wildlife resources; and,

WHEREAS, the regulatory authority must work alongside all stakeholders, including industry leaders and local, tribal, and borough organizations, to protect the Kenai Peninsula's natural resources, communicate regulatory needs, and receive critical stakeholder engagement to find best-suited options for the highest economic returns on investment revolving around the Upper Cook Inlet Salmon system; and,

WHEREAS, the Kenai Peninsula waterways of the Kenai, Kasilof, and Susitna Rivers and Fish Creek are the entry points to significant sockeye salmon systems in Upper Cook Inlet; and,

WHEREAS, the Kenai River and its lakes are the primary sockeye salmon-producing systems in the Cook Inlet; and,

WHEREAS, personal-use salmon fisheries are essential to the people of the Kenai Peninsula; and

WHEREAS, salmon sport fisheries are essential to the Kenai Peninsula economy; and

WHEREAS, subsistence salmon fisheries are essential for all Kenai Peninsula communities; and

WHEREAS, all users of salmon are dependent on an abundance of salmon; and

WHEREAS, according to the Alaska Department of Fish and Game, more than 1,300 drift and set gillnet limited-entry fishing permits have been issued for the Upper Cook Inlet area, contributing about 10% of salmon permits issued statewide; and

WHEREAS, the Alaska Board of Fish Upper Cook Inlet Finfish Regulatory Meetings provide critical resource updates, including research presentations and staff reports; provide a platform for public testimony; create and/or update industry regulations; facilitate deliberations from committee members to ensure sustainable salmon returns; and outline management plans; and

WHEREAS, Joint Resolution No. 2024-002 supports the efforts of the Kenai Peninsula Economic Development District's Request that the 2026 and 2027 Cook Inlet Finfish meetings be held in Soldotna, Alaska, to provide resource stakeholders with the opportunity to be present at public discussions affecting the management of their resources;

Joint Resolution No. 2024-XX  
Page 2 of 4

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH AND THE COUNCILS OF THE CITIES OF HOMER, KACHEMAK, KENAI, SEWARD, SELDOVIA, AND SOLDOTNA:**

- Section 1.** That the Kenai Peninsula Borough and the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, respectively, formally request that the 2026-2027 Upper Cook Inlet Finfish Regulatory Meetings be held in Soldotna, Alaska, and Rotated Thereafter Among the Three Primary Affected Boroughs (Anchorage, Mat-Su and Kenai Peninsula) to provide an opportunity for local stakeholders to attend and provide public testimony regarding the management of the salmon system.
- Section 2.** That this resolution takes effect immediately upon adoption by the City Councils of the Cities of Homer, Kachemak, Kenai, Seward, Seldovia, and Soldotna, and the Kenai Peninsula Borough Assembly.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Brian Gabriel Sr., Mayor

\_\_\_\_\_  
Michelle M. Saner, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SOLDOTNA, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Paul J. Whitney, Mayor

\_\_\_\_\_  
Johni Blankenship, MMC, City Clerk

PASSED BY THE COUNCIL OF THE CITY OF SEWARD, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST:

\_\_\_\_\_  
Sue McClure, Mayor

\_\_\_\_\_  
Kris Peck, City Clerk

Joint Resolution No. 2024-XX  
Page 3 of 4

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PASSED BY THE COUNCIL OF THE CITY OF HOMER, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Ken Castner, Mayor

\_\_\_\_\_  
Melissa Jacobsen, MMC, City Clerk

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PASSED BY THE COUNCIL OF THE CITY OF SELDOVIA, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Jeremiah Campbell, Mayor

\_\_\_\_\_  
Liz Diamant, City Clerk

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PASSED BY THE COUNCIL OF THE CITY OF KACHEMAK, ALASKA, THIS XX<sup>ND</sup> DAY OF XXXX, 2024.

ATTEST: \_\_\_\_\_  
Bill Fry, Mayor

\_\_\_\_\_  
Laurie Wallace, City Clerk



Joint Resolution No. 2024-XX  
Page 4 of 4

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PASSED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH, ALASKA, THIS XX<sup>ND</sup> DAY OF  
XXXX, 2024.

\_\_\_\_\_  
Brent Johnson, Assembly President

\_\_\_\_\_  
Peter A. Micciche, KPB Mayor

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk

## **2024 Revised Memorandum of Agreement**

Between Kenai Peninsula Borough and the Cities of  
Kachemak, Kenai, Homer, Seldovia, Seward, and Soldotna  
For the Intergovernmental Administration of Borough and City Municipal Elections

This Memorandum of Agreement (hereinafter the “Agreement”) is by and between the Kenai Peninsula Borough, whose address is 144 North Binkley Street, Soldotna, AK 99669, (hereinafter “Borough”) and the participating Cities of Kenai, Homer, Seldovia, Seward, and Soldotna (hereinafter “Cities,” or “City”) whose addresses are included on the signatory page below, for the purpose of intergovernmental administration of the Borough and the Cities’ local municipal elections (hereinafter “municipal elections”).

WHEREAS, Article X, Section 13 of the Alaska Constitution authorizes local government to enter into agreements for the cooperative or joint administration of any function or power, unless otherwise prohibited by law or charter; and

WHEREAS, AS 29.35.010(13) provides authority for the Borough to enter into intergovernmental cooperative agreements for the joint administration of a borough function or power; and

WHEREAS, historically the Borough and five (5) of the Cities within the Borough (Homer, Kenai, Seldovia, Seward, and Soldotna) have collaborated on the administration of the annual regular municipal election; and

WHEREAS, the Borough and the Cities share a common goal and find that it serves public interest to work together to minimize costs, increase efficiencies and to ensure municipal elections are conducted in a fair and consistent way throughout the Borough; and

WHEREAS, the parties hereto wish to memorialize past practices and understandings through this written document which shall constitute their specific agreement on terms and conditions related to roles, responsibilities, permissions and fees associated with the Borough’s administration of municipal elections;

THE PARTIES THEREFORE AGREE, in consideration of the mutual promises contained in this Agreement and the services and fees provided, as set forth below:

### **1. PURPOSE AND INTENT**

This Agreement is established and entered into between the parties for the purpose of jointly administering municipal elections. This Agreement contemplates basic and core election services for municipal elections, including special elections. The Borough Clerk’s Office will be primarily responsible for providing the basic and core election services as set out below. The Cities agree to pay the Borough for reasonable costs related to the election services pursuant to the fee schedule established below, or as amended by mutual written agreement of the parties. In-line with current and past practices, the Borough’s

Clerk's Office will collaborate with the City Clerk's Offices regarding administration of municipal elections.

## **2. BOROUGH'S OBLIGATIONS**

- a. Election and Ballot Programming:
  - i. The Borough Clerk's Office will work with our election software vendor to program the election(s) and ballot(s) for all regular and special municipal elections.
  - ii. Each City will pay an administration fee for this contracted service as set out in Section 3 below. Each City will provide final approval of ballot proofs to the Borough Clerk's Office.
  - iii. Ballots shall be delivered to each City at least 15 days before each regular election and at least 10 days before each special or runoff election.
- b. Logic and Accuracy Testing
  - i. The Borough Clerk's Office will ensure all ballots and equipment is tested and set for municipal elections.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
  - iii. Copies of the logic and accuracy testing will be provided to each City.
- c. Voter Pamphlet – to include Borough and Cities candidates and issues
  - i. The Borough Clerk's Office will provide the Cities forms for candidate and ballot propositions submissions, and sample ballots, to be included in the Information Brochure (aka Voter Pamphlet). The completed forms will be submitted to the Borough Clerk's Office camera ready.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
- d. Shared services for absentee voting
  - i. The Borough Clerk's Office will open an absentee voting site two weeks prior to the regular election and provide for absentee voters to have access to Borough and city ballots for all precincts within the Borough.
  - ii. This is an in-kind service; there is no administrative charge for this service.
- e. Election worker recruitment, training, and administration
  - i. The Borough Clerk's Office will, in collaboration with each City, recruit, train, and provide for administration of all shared election workers, to include election judges, election officials, canvass board, election board, and any other similar terms in City or Borough codes referring to election workers. Election workers hired for a regular municipal election will be considered temporary employees of the Borough.
  - ii. Each City will pay or cause to be paid an administration fee for this service as set out in Section 3 below.



- iii. For the purposes of Workers' Compensation and all other employment related matters Election Workers shall be considered temporary employees of the Borough.
  - iv. Because City of Seldovia is within the Seldovia/Kachemak Bay voting precinct which is a by mail precinct for the Borough, the Borough Clerk's Office will only be responsible for hiring an absentee voting official to work on Seldovia/Kachemak elections.
- f. Equipment delivery and storage
  - i. The Borough Clerk's Office will provide for all necessary election equipment to be delivered to polling sites and absentee voting stations, unless specific arrangements are otherwise made with individual Cities.
- g. Precinct/Polling Site Rental
  - i. In the event a polling site requires a rental charge, the KPB will handle all aspects of securing the site for use.
  - ii. Each City will pay an administration fee for this service as set out in Section 3 below.
- h. Special elections support
  - i. Section 2(a) through (g) above do not apply to City special elections.
  - ii. Unless specific arrangements are otherwise made with individual Cities, the Borough Clerk's Office will work with our election software vendor to program ballots, assist the Cities with their logic and accuracy testing, and provide for use of Borough election equipment for the City's special election which will include print ready artwork to printer, ballot tabulator, ADA compliant tablet, ballot printer, and ballot box per precinct for special elections conducted by a City.
  - iii. Each City will pay an administration fee for this service as set out in Section 3 below. The Borough will not provide for an absentee voting site for special elections conducted by a City. Each City will pick up the Borough election equipment that it will use in its special election.

### **3. CITIES OBLIGATIONS AND FEES**

- a. The Cities' respective Clerk's Office will open, organize and manage an absentee voting site two weeks prior to the regular election and provide for absentee voters to have access to Borough ballots for precincts within or near the City limits. This includes maintaining the work schedules for the shared absentee election officials working at their site. Except that it is understood City of Soldotna and the KPB will share an absentee voting site at the Borough Administration Building located at 144 N. Binkley Street.
- b. The Cities' respective Clerk's Office will provide all candidate information and proposition language to the Borough Clerk's Office within the set timelines for ballot programming and voter pamphlet information.
- c. By signing this Agreement, Cities consent to the following fee schedule:

<b><u>Service</u></b>	<b><u>Cost</u></b>	<b><u>Description</u></b>
Ballot Programming	\$500 per regular election	See description of services in 2(a) above.
Logic and Accuracy Testing	\$100 per regular election	See description of services in 2(b) above.
Voter Pamphlet	\$100 per page	See description of services in 2(c) above.
Shared services for absentee voting	No charge, in kind service provided	See description of services in 2(d) above.
Election worker recruitment, training, and administration	50% of wages and employer's share of FICA for all election officials working at polling locations within City's jurisdiction.	Wages are based on the current election worker hourly rate as set by the Division of Elections  See description of services in 2(e) above.
Equipment delivery and storage	No charge	See description of services in 2(f) above.
Precinct rental or lease fees	50/50, with a maximum charge to the City of \$50 if charged by the site	See description of services in 2(g) above.
City's Special Elections	Actual costs billed by election software vendor.	See description of services in 2(h) above.

#### **4. ELECTION WEBPAGES AND LOCAL INFORMATION**

The parties agree that the Borough and each City shall continue to maintain, with each party continuing to bear respective associated costs, its own election webpage and other information items regarding municipal elections.

#### **5. WITHDRAWAL**

- a. If the Borough or a City wants to withdraw from agreement They must provide 4 months' written notice.

- b. The Borough or a City cannot cancel or terminate this agreement within 90 days of the regular municipal election.

## **6. TERM OF AGREEMENT**

This Agreement shall be in effect for five (5) years beginning **October 1, 2024** and terminating **September 30, 2029**. This Agreement is eligible for two (2) 5-year renewals by mutual written consent of the parties.

## **7. CITY AND KPB CODE AND STATE LAW**

This Agreement does not supersede any City or KPB code or state law. If a provision of this Agreement conflicts with KPB or City code or state law, the respective code and state law controls.

## **8. WORKERS' COMPENSATION; LIABILITY INSURANCE**

Each Party shall be responsible for the purchase and maintenance of minimum insurance coverage as specified in paragraphs (a) and (b) of this section. Insurance coverage shall be in acceptable form, and for the amounts specified by the Borough, or as required by law, whichever is greater.

Insurance coverage shall remain in effect for the life of this Agreement, and any extensions thereto. This insurance shall be primary.

- a. Commercial general/automobile liability insurance of not less than \$1,000,000 combined single limit bodily injury and property damage per occurrence.
- b. Worker's Compensation and Employer's Liability insurance shall be provided for all employees and volunteers as per Alaska State Statutes.

## **9. DEFAULT**

Failure of either party to fully perform its obligations under the terms of this Agreement will constitute a default. If default is not cured, within 30 days, by full performance under this Agreement, then the non-defaulting party may immediately terminate the Agreement by delivering written notice to the defaulting party.

## **10. AMENDMENT OF AGREEMENT**

This Agreement may only be modified or amended by written agreement of the parties.



## **11. COUNTERPARTS; ELECTRONIC SIGNATURE**

This Agreement may be executed in counterparts and may be executed by way of facsimile or electronic signature in compliance with AS 9.80, each of which when so executed shall constitute an original and all of which together shall constitute one and the same instrument.

## **12. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties. There are no other understandings or agreements between the parties, either oral or memorialized in writing regarding the matters addressed in this Agreement.

## **13. SAVINGS CLAUSE**

If any provision of this Agreement shall be invalidated on any ground by any court of competent jurisdiction, then the invalidated provision shall remain in force and effect only to the extent not invalidated and the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

## **14. OBLIGATIONS**

All of the Borough's and the Cities obligations as specified in Sections 1 and 2 are subject to lawful appropriations, if necessary, for the specific purpose of carrying out the Borough and City's obligations.

**KENAI PENINSULA BOROUGH  
144 N BINKLEY STREET**

**SOLDOTNA, AK 99669**

\_\_\_\_\_  
By: Peter A. Micciche, Mayor

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
Michele Turner, Borough Clerk

\_\_\_\_\_  
Sean Kelley, Borough Attorney

**CITY OF KENAI  
210 FIDALGO AVE.  
KENAI, AK 99611**

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By: Terry Eubank, City Manager

Date: \_\_\_\_\_

ATTEST:

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Shellie Saner, City Clerk



**CITY OF HOMER  
491 E. PIONEER AVE.  
HOMER, AK 99603**

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By: Melissa Jacobsen, City Manager

Date: \_\_\_\_\_

ATTEST:

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Renee Krause, Acting City Clerk

**CITY OF SELDOVIA  
PO DRAWER B  
SELDOVIA, AK 99663**

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By: Heidi Geagel, City Manager

Date: \_\_\_\_\_

ATTEST:

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Elizabeth Diamant, City Clerk

**CITY OF SEWARD**  
**PO BOX 167**  
**SEWARD, AK 99664**

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By: Kat Sorensen, City Manager

Date: \_\_\_\_\_

ATTEST:

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Kris Peck, City Clerk



**CITY OF SOLDOTNA  
177 N BIRCH ST.  
SOLDOTNA, AK 99669**

\_\_\_\_\_  
By: Janette Bower, City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Johni Blankenship, City Clerk

## EXHIBIT B

### PROPERTIES TO BE SOLD BY AUCTION

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
01206023	Lot Three (3), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206023)	Nikiski	0.17	Faust, Michael & William	TBD
01206024	Lot Four (4), Block Fourteen (14), AURORA HEIGHTS SUBDMSION Blocks 5, 6, 7, 8, 12, 13,14, according to Plat No. K-1510, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01206024)	Nikiski	0.17	Faust, Michael & William	TBD
01216014	Lot Two (2), Block Two (2), TIMBER HILLS SUBDIVISION, according to Plat No. 77-114, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01216014)	Nikiski	1.57	Murray, John M	TBD
01222012	Lot One (1), EAST FORELANDS SUBDIVISION, according to Plat No. 76-69, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01222012)	Nikiski	1.28	Foster, Gerald E & Deborah R	TBD
01227019	Lot "B", OPPORTUNITY ACRES NO. 1 RESUBDIVISION LOTS 2 AND 7, according to Plat No. 77-125, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01227019)	Nikiski	1	Thomas Renetta Rose	TBD
01320142	Lot Eleven (11), Block Three (3), SILENT FOREST SUBDIVISION, according to Plat No. 84-79, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01320142)	Nikiski	0.91	Metcoff, Michael D Jr	TBD
01327020	The North one-half (1/2) of Lot Eight (8), Block One (1), lying West of Lamplight Road, WOLDJNGS TRACTS, according to Plat No. 72-6, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01327020)	Nikiski	1	Sisson, Jack D	TBD
01416007	Lot Seven (7), Block One (1), VAN SKY SUBDIVISION, according to Plat No. K-1593, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01416007)	Nikiski	0.44	Kimes, George	TBD
01725150	Lot One "A" (1A), BETTY ANN'S ACRES 2018 ADDITION, according to Plat No. 2018-41, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01725150)	Nikiski	1.55	Eyring, Joan, Elizabeth	TBD
01732311	Tract Forty-Nine (49), KONOVALOF LAKE SUBDIVISION AMENDED, according to Plat No. 86-203, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01732311)	Nikiski	39.99	Burt, Walter N	TBD
02520030	Lot Seven (7), Block Three (3), NORTH WOODS SUBDIVISION, according to Plat No. 75-110, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02520030)	Nikiski	4.73	Falke, Don R	TBD
02544710	Lot 257, MOOSE POINT SUBDIVISION, according to Plat No. 84-65, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 02544710)	Nikiski	8.27	Johnston, William	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
03913002	Lot Two (2), Block One (1), MOMMSENS SUBDIVISION, 1988 ADDITION, according to Plat No. 91-12, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 03913002)	Kenai	0.31	Binnacle Properties	TBD
04509016	Lot One (1), JAMES SUBDIVISION, according to Plat No. K-1537, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04509016)	Kenai	0.88	Lorenzo, Eva	TBD
04921012	Lot Four (4), Block Seven (7), VALHALLA HEIGHTS SUBDIVISION PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 04921012)	Kenai	0.30	Phillips, Thomas N Jr & Rookard, Oscar Jr	TBD
06306418	Lot Twelve "A" (12A), Block One (1), SUMPTER SUBDIVISION NUMBER 2, according to Plat No. 86-59, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06306418)	Sterling	0.86	Anderson, Cary Lee	TBD
06532115	Lot Nineteen "A" (19-A), MOOSE RANGE ESTATES ADDITION NO. ONE, according to Plat No. 85-1, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06532115)	Sterling	0.95	Kinnunen, Bobby A	TBD
06544020	Lot Twenty (20), Block Fourteen (14), GREGORY SUBDIVISION ADDITION NO. 6, according to Plat No. 74-54, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 06544020)	Sterling	0.28	Luopa, Robert	TBD
13152055	Lot Two (2), Block Five (5), KNUTSEN SUBDIVISION NO. 4, according to Plat No. 84-63, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13152035)	Kalifornsky	0.94	Grover, Pansy Samson	TBD
13161014	Lot 1 (1), Block "A", SHANNON SUBDIVISION ADDITION NO 2, according to Plat No. 85-22, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13161014)	Kalifornsky	1.57	Shannon, Crystal Dawn & Levi	TBD
13303238	The East One-Half (E1/2) of Tract "C", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303238)	Kalifornsky	4.61	West, Lesley A	TBD
13303239	The whole of Tract "D", O'ROURKE SUBDIVISION, according to Plat No. 76-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13303239)	Kalifornsky	8.82	West, Lesley A	TBD
13311410	Tract Five (5), CLAY FAMILY SUBDIVISION, NO. 2, according to Plat No. 96-29, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13311410)	Kasilof	7	Mills, Jeffrey Barrett Sr	TBD
13320033	Tract Five (5), DALLAS LANE SUBDIVISION, according to Plat No. 99-44, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13320033)	Kasilof	5	Whiteside Annette M for Matthew D Whiteside	TBD
13327037	Lot Five (5), Block Seven (7), COHOE SHORES SUBDIVISION, according to Plat No. 73-77, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13327037)	Kasilof	2.06	Vlasoff, Bonnie & Panamarioff, Paul	TBD



Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
13505162	Lot Twenty-Five (25), Block Five (5), CARIBOU ISLAND SUBDMSION AMENDED, according to Plat No. S-37, Seward Recording District, Third Judicial District, State of Alaska. (KPB PIN 13505162)	Skilak Lake	0.65	Thomas, Renetta Rose	TBD
13723055	Lot Twenty-nine (29), BENCHMARK SUBDIVISION RENAULT 1986 SUBDIVISION OF TRACT D, according to Plat No. 86-122, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13723055)	Kasilof	0.99	Barbour, Michael A & Juanita G	TBD
13732034	Lot Ten (10), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732034)	Kasilof	4.94	Kitchen, Larry J	TBD
13732035	Lot Eleven (11), EARL H. FISLER 1983 SUBDIVISION, OF TRACT 16, according to Plat No. 85-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13732035)	Kasilof	4.94	Kitchen, Larry J	TBD
13733104	Lot Thirteen (13), Block One (1), WHISPERING SPRUCE SUBDIVISION, according to Plat No. 84-20, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13733104)	Kasilof	1.57	Texeira, Gale Marie	TBD
15707408	Lot Two (2), Block Two (2), NINILCHIK TOWNSITE OF USS 3036 Tract A & B, according to Plat No. 65-55, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15707408)	Ninilchik	0.40	Franey, Samuel John.	TBD
15914322	Lot Three (3), PIPERS HAVEN UNIT 2, according to Plat No. 97-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15914322)	Happy Valley	4.51	Douglas, Dennis	TBD
15922006	Tract Ten (10), HAPPY ACRE HOMESITES, according to Plat No. 63-666, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15922006)	Happy Valley	2.50	Larson, H P	TBD
15923006	Tract Eleven (11), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923006)	Happy Valley	5	Gill, Larry S	TBD
15923022	Tract Twenty-two (22), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923022)	Happy Valley	5	Gill, Larry S	TBD
15923034	Tract Forty-eight (48), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923034)	Happy Valley	5	Olson, Arlene E	TBD
15924052	Tract One Hundred Sixteen (116), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62-629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15924052)	Happy Valley	5	Olson, Arlene E	TBD

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Minimum Bid
15939004	Lot Sixteen (16), ECHO ACRES SUBDIVISION, according to Plat No. 72-581, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15939004)	Happy Valley	9.13	Tillman, Aldene	TBD
15952112	Tract Two (2), PERRY-VEATER TRACTS SUBDIVISION, according to Plat No. 89-31, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15952112)	Happy Valley	2.72	Franey, Joshua G & Eisenman-Franey, Ashley M	TBD
16536003	Tract Three (3), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536003)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
16536004	Tract Four (4), KING ACRES SUBDIVISION, according to Plat No. 74-2192, in the Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16536004)	Nikolaevsk	9.14	Selmont, Ralph & Richard	TBD
17224018	Lot Fourteen (14) MANSFIELD 1983 SUBDIVISION OF TRACT H, according to Plat No. 85-86, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17224018)	Kachemak Bay	2.27	Forner, David & Anderson, Amanda	TBD
17240001	That portion of the Northwest One-Quarter of the Southeast One-Quarter of the Southeast One-Quarter (NW 1/4 SE 1/4 SE 1/4), of Section 14, Township 5 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, lying North of the Hutler Bald Mountain Road. (KPB PIN 17240001)	Kachemak Bay	7	Langley, Edward	TBD
17913311	Lot Forty-Eight (48) VIRGINIA LYN SUBDIVISION, according to Plat No. 61-256, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17913311)	Homer	0.34	Hanson, David	TBD
18512309	ALASKA STATE LAND SURVEY 91-93, according to Plat No. 93-20, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 18512309)	Kachemak Bay	4.35	James, Jim William	TBD
18522008	ALASKA STATE LAND SURVEY 78-177, according to Plat No. 80-36, Homer Recording District, Third Judicial District. State of Alaska. (KPB PIN 18522008)	Kachemak Bay	61.07	Martushev, Fred & Akaky F & Ivan	TBD

# EXHIBIT A

## PROPERTIES TO BE RETAINED FOR A PUBLIC PURPOSE

Parcel No.	Legal Description	General Location	Acres	Last Owner of Record	Reason for Retention	Recommended Classification
01516019	East one-half of the North one-half of the Northwest one-quarter of the Northwest one-quarter (E1/2 N1/2 NW1/4 NW1/4), Section 35, Township 7 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 01516019)	Nikiski	10	Olson, John E	Adjacent to AK LNG project	Rural
05519003	Lot Three (3), Block Five (5), KALIFONSKY BEACH INDUSTRIAL PARK SUBDIVISION, according to Plat No. 73-23, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05519003)	Kalifornsky	0.97	Lum Kam Lau & Mee Oi	Wetlands	Preservation
05525326	Lot Twenty-One (21), Block Nine (9), CASTAWAY COVE SUBDIVISION AMENDED, according to Plat No. 84-140, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 05525326)	Kalifornsky	0.06	Dykstra, David A	Eroded into River	Preservation
15912064	Tract Fifty (50), HAPPY CREEK HOMESITES SUBDIVISION, according to Plat No. 62-711, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15912064)	Happy Valley	5	Raposa, Michael	Wetlands, adjacent to KPB owned land	Preservation
15923064	Tract Sixty-Four (64), HAPPY VALLEY 5 ACRE HOMESITES, according to Plat No. 62- 629, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 15923064)	Happy Valley	5	Estep Billie Anne, Hoeft Ann & Yates Maxine	Wetlands, adjacent to KPB owned land	Preservation



<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307330	Lot Seven (7), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307330)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential
13307331	Lot Four (4), Block One (1), BROWN'S COHOE ACRES, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307331)	Kasilof	1.91	Brown, Michael L & Louis J	Support future housing development	Residential
13307332	Lot Two (2), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307332)	Kasilof	1.76	Brown, Michael L & Louis J	Support future housing development	Residential
13307333	Lot One (1), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307333)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307334	Lot Three (3), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307334)	Kasilof	1.19	Brown, Michael L & Louis J	Support future housing development	Residential
13307335	Lot Five (5), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307335)	Kasilof	1.25	Brown, Michael L & Louis J	Support future housing development	Residential
13307336	Lot Six (6), Block One (1), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307336)	Kasilof	1.20	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307338	Lot Fourteen (14), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307338)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential
13307339	Lot Thirteen (13), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307339)	Kasilof	1.24	Brown, Michael L & Louis J	Support future housing development	Residential
13307340	Lot Twelve (12), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307340)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307341	Lot Eleven (11), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307341)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307342	Lot Ten (10), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307342)	Kasilof	1.11	Brown, Michael L & Louis J	Support future housing development	Residential
13307343	Lot Nine (9), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307343)	Kasilof	1.15	Brown, Michael L & Louis J	Support future housing development	Residential

<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307344	Lot Eight (8), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307344)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307345	Lot Seven (7), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307345)	Kasilof	1.14	Brown, Michael L & Louis J	Support future housing development	Residential
13307346	Lot Six (6), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307346)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307347	Lot Five (5), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307347)	Kasilof	1.13	Brown, Michael L & Louis J	Support future housing development	Residential
13307348	Lot Four (4), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307348)	Kasilof	1.45	Brown, Michael L & Louis J	Support future housing development	Residential
13307349	Lot Three (3), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307349)	Kasilof	1.37	Brown, Michael L & Louis J	Support future housing development	Residential



<b>Parcel No.</b>	<b>Legal Description</b>	<b>General Location</b>	<b>Acres</b>	<b>Last Owner of Record</b>	<b>Reason for Retention</b>	<b>Recommended Classification</b>
13307350	Lot Two (2), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307350)	Kasilof	1.10	Brown, Michael L & Louis J	Support future housing development	Residential
13307351	Lot One (1), Block Two (2), BROWN'S COHOE ACRES SUBDIVISION, according to Plat No. 86-17, Kenai Recording District, Third Judicial District, State of Alaska. (KPB PIN 13307351)	Kasilof	1.09	Brown, Michael L & Louis J	Support future housing development	Residential

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Kevin Kinnie, Project Manager *kk*

**DATE:** July 31, 2024

**RE:** Authorization to Award a Contract for RFP24-020 Road Improvement Assessment District Projects FY25

On April 17,2024, the Kenai Peninsula Borough Purchasing & Contracting Department formally solicited proposals for RFP24-020 Road Improvement Assessment District Projects FY25. The request for proposals was advertised on Bid Express on April 17, 2024.

The project consists of providing a design basis report for two asphalt road projects; (1) Deville Road; (2) Ravenwood St North, and three gravel road projects; (1) Hoot Owl Mini Ranches, (2) Suchaview Road, and (3) Toklat Way in the Road Service Area (RSA) Capital Improvement Project (CIP).

On the due date of May 1, 2024, four (4) proposals were received and reviewed by a review committee as follows:

<u>FIRMS</u>	<u>LOCATION</u>	<u>TOTAL SCORE</u>
McLane Consulting, Inc.	Soldotna Alaska	326
Larson Engineering & Design, PC	Kenai, Alaska	310
Nelson Engineering	Kenai, Alaska	278
PND Engineers, Inc.	Anchorage, Alaska	251

At this time, only two of the gravel roads projects, Toklat Way and Suchaview Road are being awarded. The additional project will be awarded via Change Orde, subject to the appropriation of funding, not to exceed \$33,676.00.

The highest-ranking proposal, which includes a cost factor, was submitted by McLane Consulting, Inc. with a lump sum cost proposal for these two roads in the amount of \$17,891.00. The proposal review committee recommends award of a contract to McLane Consulting, Inc., Soldotna, Alaska. Your approval for this award is hereby requested.

Funding of this contract will be charged to account number 237-33950-00000-43011.

*A. Micciche*  
Peter A. Micciche, Borough Mayor

7/31/2024  
Date

NOTES: Req# R25-000901

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	237-33950-00000-43011
Amount	\$17,891.00
By: <i>CJ BH</i>	Date: 7/31/2024

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Carmen Vick, Project Manager *CV*

**DATE:** August 19, 2024

**RE:** Authorization to Award a Contract for ITB25-010 CES Fire Station #1 Quality Control Testing

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-010 CES Fire Station #1 Quality Control Testing. Bid packets were released on August 2, 2024 and the Invitation to Bid was advertised on Bid Express on August 2, 2024.

The project consists of Quality Control Testing / Reporting per Testing Control Outline, Project Manual Specifications and Drawing Sets. Consultant will coordinate with General Contractor, Principal Architect and Owner Representative to obtain samples, perform tests and report results. Consultant will coordinate based on project schedule. Site of construction is 265 Wilson Lane, Soldotna, Alaska 99669.

On the due date of August 13, 2024, two (2) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$45,160.00 was submitted by HDL Engineering Consultants, LLC, Anchorage, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 443-51610-23CES-49101.

*A Micciche*  
Peter A. Micciche, Borough Mayor

8/19/2024  
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	443-51610-23CES-49101
Amount	\$45,160.00
By: <i>CV BH</i>	Date: 8/19/2024
NOTES: NA	



KENAI PENINSULA BOROUGH  
PURCHASING & CONTRACTING

**BID TAB FOR: ITB25-010 CES Fire Station #1 Quality Control Testing**

CONTRACTOR	LOCATION	BASE BID
HDL Engineering Consultants, LLC	Anchorage, Alaska	\$45,160.00
R&M Consultants, Inc.	Anchorage, Alaska	\$52,917.60

DUE DATE: August 13, 2024

KPB OFFICIAL:   
John Hedges, Purchasing & Contracting Director

Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Scott Griebel, Roads Director *SG*

**DATE:** August 14, 2024

**RE:** Authorization to Award a Contract for ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-007 Panoramic Drive Gravel Road Project – Central Region, Unit 2. Bid packets were released on July 26, 2024 and the Invitation to Bid was advertised on Bid Express on July 26, 2024.

The project consists of providing all labor, materials, and equipment for gravel upgrade of Panoramic Drive located near mile 88 of the Sterling Highway. The project will begin at the end of the pavement on Panoramic Drive and continue east 2,180 feet and end at the intersection of Panoramic Drive and Marriot Drive.

On the due date of August 7, 2024, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$54,515.00 was submitted by Foster Construction, LLC, Soldotna, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 434-33950-25GRV-43011.

*P. Micciche*  
Peter A. Micciche, Borough Mayor

8/15/2024  
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	434-33950-25GRV-43011
Amount	\$54,515.00
By: <i>CG BH</i>	Date: 8/14/2024
NOTES: Req#: R25-001014	


## KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

### **BID TAB FOR: ITB25-007 Panoramic Drive Gravel Road Proejct - Central Region, Unit 2**

CONTRACTOR	LOCATION	BASE BID
Foster Construction, LLC	Soldotna, Alaska	\$54,515.00
Hammond Trucking & Excavation, Inc.	Soldotna, Alaska	\$58,140.32
Great Northern Construction & Management	Soldotna, Alaska	\$88,560.00
Alaksa Marine Excavation, LLC	Anchor Point, Alaska	\$93,554.00
Chumley's Inc.	Nikiski, Alaska	\$448,000.00

DUE DATE: August 7, 2024

KPB OFFICIAL: \_\_\_\_\_

  
John Hedges, Purchasing & Contracting Director



Kenai Peninsula Borough  
Purchasing & Contracting

MEMORANDUM

**TO:** Peter A. Micciche, Borough Mayor

**THRU:** John Hedges, Purchasing & Contracting Director *JH*

**FROM:** Robert Ruffner, Planning Director *RR*

**DATE:** July 26, 2024

**RE:** Authorization to Award a Contract for ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation

The Purchasing and Contracting Office formally solicited and received bids for the ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation. Bid packets were released on July 8, 2024 and the Invitation to Bid was advertised in the Anchorage Daily News on July 8, 2024.

The project consists of providing all labor & materials T for land surveying of identified parcels in addition to selectively cutting/felling all dead standing spruce trees of all size classes as well as spruce that are currently bark beetle infested.

On the due date of July 18, 2024, five (5) bids were received and reviewed to ensure that all the specifications and delivery schedules were met. The low bid of \$86,999.00 was submitted by Stumpy’s Tree Service, Kasilof, Alaska.

Your approval for this bid award is hereby requested. Funding for this project is in account number 262-21320-24SBB-43011.

*A. Micciche*  
\_\_\_\_\_  
Peter A. Micciche, Borough Mayor

7/29/2024  
\_\_\_\_\_  
Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>262-21320-24SBB-43011</u>
Amount:	<u>\$86,999.00</u>
By: <i>cg</i> <i>BA</i>	Date: <u>7/29/2024</u>

NOTES: NA


# KENAI PENINSULA BOROUGH PURCHASING & CONTRACTING

## BID TAB FOR: ITB25-005 Kenai Safe Egress Spruce Bark Beetle Mitigation

CONTRACTOR	LOCATION	BASE BID
Stumpy's Tree Service	Kasilof, Alaska	\$86,999.00
Evergreen Alaska, Inc.	Kasilof, Alaska	\$94,800.00
Doug Koch Professional Tree Service	Kenai, Alaska	\$97,400.00
American Landscaping	Anchorage, Alaska	\$321,000.00
Gage Tree Service	Wasilla, Alaska	\$375,000.00

DUE DATE: July 18, 2024

KPB OFFICIAL:

  
John Hedges, Purchasing & Contracting Director