



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Assembly

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

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Tuesday, February 2, 2021

6:00 PM

Betty J. Glick Assembly Chambers

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

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

[Clerk's Note: The invocation will be offered by David Dial.]

### ROLL CALL

### COMMITTEE REPORTS

### APPROVAL OF AGENDA AND CONSENT AGENDA

### ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

**January 19, 2021 Meeting Minutes**

**Resolution 2021-009**

**Ordinance 2020-19-18**

**Ordinance 2021-04**

**Ordinance 2021-05**

**Ordinance 2021-06**

**Nikiski Senior Service Area Board Appointment**

*(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.)*

**APPROVAL OF MINUTES**

- \*1. [KPB-2959](#) January 19, 2021 Regular Assembly Meeting Minutes

Attachments: [January 19, 2021 Regular Assembly Meeting Minutes](#)

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

*(20 minutes total)*

1. [KPB-2960](#) Kenai Peninsula Borough School District Quarterly Report (10 Minutes)
2. [KPB-2955](#) Vitamin D and COVID-19, Paul Seaton (10 Minutes)

Attachments: [Presentation](#)  
[Additional Information](#)

**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 Lands Committee

1. [2021-01](#) An Ordinance Amending KPB 17.10, Borough Lands and Resources, to Change Agriculture and Grazing Lease Rates to a Standard Fee Schedule and Clarify Tax Responsibility (Mayor)

Attachments: [Ordinance 2021-01](#)  
[Amendment Memo 020221](#)  
[Planning Commission Recommendation](#)  
[Memo](#)  
[Public Comment 020221](#)

**UNFINISHED BUSINESS**

1. Postponed Items

Unfinished Business referred to Lands Committee

- a. [2021-002](#) A Resolution Updating the Kenai Peninsula Borough Schedule of Rates, Charges, and Fees, Pursuant to KPB 1.26, to include Rates for Agricultural and Grazing Leases (Mayor)

Attachments: [Resolution 2021-002](#)  
[Memo](#)  
[Planning Commission Recommendation](#)

## NEW BUSINESS

### 1. Resolutions

Resolutions referred to Finance Committee

- \*a. [2021-009](#) A Resolution Designating the Newspaper and Authorizing Award of a Contract for the Publication of the 2021 Foreclosure List, and the Delinquent Leasehold, Mobile Homes, Personal and Other Tax Lists for the Tax Year 2020 and Prior (Mayor)

Attachments: [Resolution 2021-009](#)  
[Memo](#)

### 2. Ordinances for Introduction

Ordinances for Introduction and referred to the Finance Committee

- \*a. [2020-19-18](#) An Ordinance Appropriating Supplemental Funds to Support the Western Emergency Service Area for the Remainder of Fiscal Year 2021 (Mayor) (Hearing on 02/16/21)

Attachments: [Ordinance 2020-19-18](#)  
[Memo](#)

- \*b. [2021-04](#) An Ordinance Approving the Transfer of Assets from Ninilchik Emergency Services, Inc. to the Kenai Peninsula Borough on Behalf of the Newly Expanded Fire & Emergency Medical Service Area (Mayor) (Hearing on 02/16/21)

Attachments: [Ordinance 2021-04](#)  
[Memo](#)  
[Purchase Agreement](#)  
[Exhibit](#)

- \*c.     [2021-05](#)     An Ordinance Authorizing the Negotiated Lease of Office Space at the Western Emergency Service Area Fire Department, Ninilchik Station (Mayor) (Hearing on 02/16/21)

Attachments:     [Ordinance 2021-05](#)  
                          [Memo](#)  
                          [Lease](#)  
                          [Appendix A](#)  
                          [Space Lease Exhibit](#)

Ordinances for Introduction and referred to the Policies and Procedures Committee

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

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

### 3. Other

Other items referred to Lands Committee

- a.     [KPB-2958](#)     Petition to Vacate 30-foot-wide Oliver Street Right-of-way, Including the Associated Utility Easement, North of Half Moon Avenue as Dedicated on Arrowhead Estates Phase 1 Plat KN 2000-7. The right-of-way being Vacated is Unconstructed and Located within the NW1/4 NW ¼ of Section 19, Township 5 North, Range 9 West, Seward Meridian, Alaska, Within the Kenai Peninsula Borough. KPB File 2020-147V. (Referred to Lands Committee)

[Clerk's Note: The Planning Commission approved the above referenced petition to vacate at its January 11, 2021 meeting, by majority consent.]

Attachments:     [Petition to Vacate Oliver Street](#)

Other items referred to Policies and Procedures Committee

- \*b.     [KPB-2956](#)     Confirming the Appointment to the Nikiski Senior Service Area Board (Mayor) (Referred to Policies and Procedures Committee)

Julie Ware, Seat A, Term Expires October, 2021

Attachments:     [Appointment](#)

**MAYOR'S REPORT**

[KPB-2961](#) Mayor's Report Cover Memo

Attachments: [Mayor's Report Cover Memo](#)

1. Assembly Requests/Responses - None.

2. Agreements and Contracts

- a. [KPB-2962](#) Authorization to Award a Contract for ITB21-015 Calcium Chloride Purchase FY2021 to NorthStar Supply, LLC., Palmer, Alaska.

Attachments: [Authorization to Award Contract ITB21-015](#)

3. Other

- a. [KPB-2963](#) Revenue-Expenditure Report - December 2020

Attachments: [Revenue - Expenditure Report - December 2020](#)

- b. [KPB-2969](#) Budget Revisions - December 2020

Attachments: [Budget Revisions - December 2020](#)

- c. [KPB-2964](#) Investment Report - Quarter Ended 12/31/20

Attachments: [Investment Report Quarter Ended 12/31/20](#)

- d. [KPB-2965](#) FY21-2Q Senior Center Grant Reports

Attachments: [FY21-2Q Senior Center Grant Reports](#)

- e. [KPB-2966](#) FY21-2Q Economic Development Grant Reports

Attachments: [FY21-2Q Economic Development Grant Reports](#)

**PUBLIC COMMENTS AND PUBLIC PRESENTATIONS****ASSEMBLY COMMENTS****PENDING LEGISLATION**

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

1.     [2020-19-17](#)     An Ordinance Authorizing the Acquisition of Real Property Located at 4135 Hohe Street, Homer, Alaska on Behalf of South Peninsula Hospital, Appropriating \$315,000 from the South Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the SPH, Inc. Operating Agreement (Mayor) (Hearing on 02/16/21)

Attachments:

[Ordinance 2020-19-17](#)

[Memo](#)

[Hohe - SPH Campus Map](#)

[HoHe Detailed Parcel Report 17506205](#)

[HoHe Purchase Agreement](#)

[SPH 1st Amendment to OA](#)

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

2.     [2021-03](#)     An Ordinance Amending KPB 21.06.040, Administration, and KPB 21.06.070, “Development” Definition, for Floodplain Management Purposes (Mayor) (Hearing on 02/16/21)

Attachments:

[Ordinance 2021-03](#)

[Memo](#)

3.     [2020-19-07](#)     An Ordinance Appropriating Refinanced 2013 Bear Creek Fire Service Area General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

Attachments:

[Ordinance 2020-19-07](#)

[Admin's Request to Table](#)

[Memo](#)

[Amendment Memo \(Dealt with 10/13/20\)](#)

[Reference copy: Resolution 2020-044](#)

[Reference copy: Resolution 2012-091](#)

4.     [2020-19-08](#)     An Ordinance Appropriating Refinanced 2013 School General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

Attachments:

[Ordinance 2020-19-08](#)

[Admin's Request to Table](#)

[Memo](#)

[Amendment Memo \(Dealt with 10/13/20\)](#)

[Reference copy: Resolution 2013-071](#)

[Reference copy: Resolution 2020-042](#)

5.     [2020-19-09](#)     An Ordinance Appropriating Refinanced 2011 Hospital General Obligation Bond Proceeds for the Purpose of Paying Bond Refinancing Issuance Costs (Mayor) Tabled as amended

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

## INFORMATIONAL MATERIALS AND REPORTS

### ASSEMBLY MEETING AND HEARING ANNOUNCEMENTS

February 16, 2021 Regular Assembly Meeting  
6:00 PM This meeting will be held through Zoom  
Meeting ID: 938 6524 5999  
Passcode: 886199

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

### ADJOURNMENT

*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), KBBI-AM 890 (South Peninsula), K201AO(KSKA)-FM 88.1 (East Peninsula).*

*The meeting will be held through Zoom, the Meeting ID: 938 6524 5999 Passcode: 886199 and in-person from the Betty J. Glick Assembly Chambers, Borough Administration Building, Soldotna, Alaska. COVID-19 mitigation protocols will be observed. To join the meeting from a computer, visit <https://zoom.us/j/128871931>. To attend the Zoom meeting by telephone call toll free 1-888-788-0099 or 1-877-853-5247 and enter the Meeting ID: 938 6524 5999 Passcode: 886199. Detailed instructions will be posted on at the Kenai Peninsula Borough's main page at [kpb.us](http://kpb.us): "Meeting and Public Notices" "Current Assembly Agenda".*

*Copies of the agenda and ordinances to be considered can be viewed on the website referenced above or at the Public Bulletin Board located on the window right of the double doors in the back of the Borough Administration Building. For further information, please call the Clerk's Office at 714-2160 or toll free within the Borough at 1-800-478-4441, Ext. 2160. Visit our website at [www.kpb.us](http://www.kpb.us) for copies of the agenda, meeting summaries, ordinances and resolutions.*