



Kenai City Council - Regular Meeting

March 04, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a council member so requests, in which case the item will be removed from the consent agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. SCHEDULED ADMINISTRATIVE REPORTS

1. Street Condition Assessment, Tyler Rossow, PE and Daniel Dahms, PE with TR Consulting Services.

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker; twenty (20) minutes aggregated*)

D. UNSCHEDULED PUBLIC COMMENTS (*Public comments limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. PUBLIC HEARINGS

1. **Ordinance No. 3505-2026** - Increasing Estimated Revenues and Appropriations in the General Fund – Buildings Department Computer Software, for the Purchase of Permitting Software. (Administration)
2. **Ordinance No. 3506-2026** - Accepting and Appropriating a Grant from the American Library Association for the Kenai Community Library's Participation in the Digital Pathways: Online Health Literacy Programming for Adults Initiative. (Administration) [*KMC 1.15.070(d)*]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)
3. **Ordinance No. 3507-2026** - Increasing Estimated Revenues and Appropriations for Consulting Services to Evaluate Natural Gas Storage Opportunities on Kenai Municipal Airport Lands. (Administration) [*KMC 1.15.070(d)*]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)

4. **Resolution No. 2026-14** - Amending the City's Schedule of Rates, Charges and Fees to Allow for Reduced or Eliminated Plan Review Fees for Successive Identical Structures. (Administration)

F. **MINUTES**

1. *Regular Meeting of February 18, 2026. (City Clerk)

G. **UNFINISHED BUSINESS**

H. **NEW BUSINESS**

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Special Use Permit to Rainbow River Lodge Aviation, LLC for Aviation Related Activities at Kenai Municipal Airport. (Administration)
3. ***Action/Approval** - Approving the Grant of a Temporary Easement to the State of Alaska for the Bridge Access Road Pavement Preservation Project. (Administration)
4. ***Action/Approval** - Confirmation of Mayor Nomination for a Partial Term Appointment of Caroline Karpik as Student Representative to the Council on Aging Commission. (Knackstedt)
5. ***Action/Approval** - Non-Objection to the Transfer of Ownership of a Retail Marijuana Store from Transferor Cook Inlet Cannabis Co, LLC, to Transferee Straight Street Investments, LLC DBA East RIP - License No. 13382.
6. ***Ordinance No. 3508-2026** - Accepting and Appropriating Donations to the Kenai Community Library for Library Materials, Equipment, and Programming. (Administration)
7. **Action/Approval** - Workplan 2026 Airport Commission. (Airport Commission)
8. **Discussion/Action** - Alaska Children's Institute for the Performing Arts dba Triumvirate Theater Parking and Landscaping Matching Grant Request. (Administration)
9. **Discussion/Action** - Inviting Council Participation in External Auditor Evaluation Committee. (Administration)
10. **Discussion/Action** - Rescheduling the April 15, 2026 City Council Meeting. (Knackstedt)
11. **Discussion** - Scheduling Council Employee Evaluations. (Knackstedt)

I. **COMMISSION REPORTS**

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
4. Planning and Zoning Commission
5. Beautification Commission

J. **REPORT OF THE MAYOR**

K. **ADMINISTRATION REPORTS**

1. City Manager
2. City Attorney
3. City Clerk

L. ADDITIONAL PUBLIC COMMENTS

1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
2. Council Comments

M. EXECUTIVE SESSION**N. PENDING ITEMS****O. ADJOURNMENT****P. INFORMATION ITEMS**

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk at 907-283-8231.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/I5RufdWkTKyhK2IHCamKiw>



Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3505-2026**

AN ORDINANCE INCREASING ESTIMATED REVENUES AND APPROPRIATIONS IN THE GENERAL FUND – BUILDINGS DEPARTMENT COMPUTER SOFTWARE, FOR THE PURCHASE OF PERMITTING SOFTWARE.

WHEREAS, the Buildings Department previously budgeted \$15,000 for purchase of Building Permit Software; and,

WHEREAS, additional funding is needed to purchase and implement a building permit software solution; and,

WHEREAS, the software solution will be utilized by multiple departments across the City to transition permitting from paper to electronic; and,

WHEREAS, it is in the best interest of the City to appropriate an additional \$35,000 for Building Permit Software.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. That estimated revenues and appropriations in the General Fund – Buildings Department are hereby increased as follows:

General Fund:

Increase Estimated Revenues:	
Appropriation of Fund Balance	<u>\$35,000</u>
Increase Appropriations:	
Buildings – Computer Software	<u>\$35,000</u>

Section 2. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 3. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect immediately upon enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 4TH DAY OF MARCH, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: DS

Introduced:	February 18, 2026
Enacted:	March 4, 2026
Effective:	March 4, 2026



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

MEMORANDUM

TO: Mayor Gabriel and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Lee Frey, Public Works Director

DATE: February 9, 2026

SUBJECT: **Ordinance No. 3505-2026** - Increasing Estimated Revenues and Appropriations in the General Fund – Buildings Department Computer Software, for the Purchase of Permitting Software.

The Buildings Department has previously budgeted \$15,000 for purchase of Building Permit Software to move the permit process to being fully electronic. Through review of several vendors solutions, it has been determined that additional funds are needed for the purchase and implementation of a software package. We request an additional appropriation of \$35,000 to fully fund the purchase and implementation of permitting software. Recommendation of a vendor is anticipated soon with the onboarding of our new Building Official. This software is expected to be utilized by Finance, Utilities, Planning & Zoning, Streets and the City Clerk for permitting and licensing needs. Annual licensing and maintenance costs for the software is planned to be incorporated into future operational budgets.



Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3506-2026**

AN ORDINANCE ACCEPTING AND APPROPRIATING A GRANT FROM THE AMERICAN LIBRARY ASSOCIATION FOR THE KENAI COMMUNITY LIBRARY'S PARTICIPATION IN THE DIGITAL PATHWAYS: ONLINE HEALTH LITERACY PROGRAMMING FOR ADULTS INITIATIVE.

WHEREAS, the Kenai Community Library is one of 12 libraries nationwide selected to participate in the American Library Association (ALA) Digital Pathways Online Health Literacy Programming for Adults initiative; and,

WHEREAS, the ALA Digital Pathways Online Health Literacy Programming is a pilot program offered by the American Library Association and supported by United Healthcare; and,

WHEREAS, the purpose of this incentive program is to expand online health literacy learning opportunities to reduce disparities in healthcare access in our community and foster engagement in personal health management; and,

WHEREAS, the library will offer instructor-led training focused on accessing health information online; and,

WHEREAS, funds from this incentive program will be used to purchase health and digital literacy materials, computer equipment and supplies, access to an online learning platform, and promotional materials; and,

WHEREAS, pursuant to KMC 1.15.070(d) the City may introduce and finally pass on the same day, an ordinance making, repealing, transferring or otherwise changing an appropriation; and,

WHEREAS, it is in the best interest of the City of Kenai and the Kenai Community Library to appropriate these grant funds for the purpose intended.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. That the City Manager is authorized to accept a grant in the amount of \$8,000 and to execute grant agreements and to expend the grant funds to fulfill the purpose and intent of this Ordinance.

Section 2. That estimated revenues and appropriations be increased as follows:

General Fund:

Increase Estimated Revenues –	
Library—Grants	<u>\$8,000</u>
Increase Appropriations –	
Library—Operating and Repair Supplies	\$ 580
Library—Small Tools	4,420
Library—Computer Software	2,000
Library—Books	<u>1,000</u>
	<u>\$8,000</u>

Section 3. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 4. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect immediately upon enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 4TH DAY OF MARCH, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____

Introduced: March 4, 2026
Enacted: March 4, 2026
Effective: March 4, 2026



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

THROUGH: Katja Wolfe, Library Director

FROM: Hannah Meyer, Assistant to the Library Director

DATE: February 24, 2026

SUBJECT: **Ordinance 3506-2026** - Accepting and Appropriating a Grant from the American Library Association for the Kenai Community Library's Participation in the Digital Pathways: Online Health Literacy Programming for Adults Initiative.

The Kenai Community Library was selected as one of only 12 libraries nationwide through a competitive application process to participate in the ALA Digital Pathways Online Health Literacy Programming pilot, an education initiative created to reduce disparities in access to healthcare and health information and foster engagement in personal health management.

Through this initiative, we will offer instructor-led training focused on accessing health information online. We are planning to offer programming specifically geared to the needs of our senior residents. Funds from this grant will be used to purchase health and digital literacy materials, computer equipment and supplies, access to an online learning platform, and promotional materials.

Notification was received on February 17, 2026 that the Kenai Library has been selected to participate in this pilot program, with an acceptance form submission deadline of March 5, 2026. Pursuant to KMC 1.15.070(d), same-day introduction and passage of the ordinance is requested in order to meet that deadline.

Your consideration is appreciated.



Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3507-2026**

AN ORDINANCE INCREASING ESTIMATED REVENUES AND APPROPRIATIONS FOR CONSULTING SERVICES TO EVALUATE NATURAL GAS STORAGE OPPORTUNITIES ON KENAI MUNICIPAL AIRPORT LANDS.

WHEREAS, the City seeks to evaluate the potential for leasing land for natural gas storage, including possible use of pore space in depleted reservoirs held by the City for the benefit of the Airport; and,

WHEREAS, specialized technical expertise is required to assess such opportunities; and,

WHEREAS, the Administration proposes entering into a professional services agreement for consulting services not to exceed \$30,000; and,

WHEREAS, Kenai Municipal Code 7.15 authorizes the City Manager to purchase professional and contractual services costing less than \$35,000; and,

WHEREAS, insufficient funds are available in the Airport’s FY26 Budget necessitating the need for supplemental funding; and,

WHEREAS, sufficient funds are available in the Airport Fund for this purpose; and,

WHEREAS, pursuant to KMC 1.15.070(d) the City may introduce and finally pass on the same day, an ordinance making, repealing, transferring or otherwise changing an appropriation; and,

WHEREAS, it is in the best interest of the City of Kenai and the Kenai Municipal Airport to authorize and fund these consulting services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. That estimated revenues and appropriations be increased as follows:

Airport Fund:

Increase Estimated Revenues –	
Appropriation of Fund Balance	<u>\$30,000</u>
Increase Appropriations –	
Other Buildings and Areas – Professional Services	<u>\$30,000</u>

Section 2. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 3. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect immediately upon enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 4TH DAY OF MARCH, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: DS

Introduced:	March 4, 2026
Enacted:	March 4, 2026
Effective:	March 4, 2026



MEMORANDUM

TO: Mayor Knackstedt and Council Members

FROM: Terry Eubank, City Manager

DATE: February 24, 2026

SUBJECT: **Ordinance No. 3507-2026 – Increasing Estimated Revenues and Appropriations for Consulting Services to Evaluate Natural Gas Storage Opportunities on Kenai Municipal Airport Lands**

The City has received two lease applications for surface lands and subsurface pore space on lands held by the City for the benefit of the Airport.

Evaluation of these applications involves technical and economic considerations related to natural gas production, storage feasibility, subsurface rights, and long-term land use implications. Specialized consulting expertise is necessary to ensure the Council has the information needed to determine the best path forward for the City.

KMC 1.15.070 generally requires two readings of an ordinance, except for appropriations. Because this Ordinance appropriates funding, it may be adopted at one meeting by unanimous consent of the Council Members present, provided the public is given an opportunity to be heard prior to final passage.

Timely acquisition of consulting services is necessary as this project moves forward.

Adopting the ordinance at one meeting will allow the City to promptly engage professional expertise to assist the City moving forward.

Thank you for your consideration.



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-14**

A RESOLUTION AMENDING THE CITY'S SCHEDULE OF RATES, CHARGES AND FEES TO ALLOW FOR REDUCED OR ELIMINATED PLAN REVIEW FEES FOR SUCCESSIVE IDENTICAL STRUCTURES.

WHEREAS, the City's Schedule of Rates, Charges and Fees provides for a plan review fee of 65% of the building permit fee for commercial structures; and,

WHEREAS, plan reviews are intended to ensure compliance with building codes, zoning requirements, and other City codes to protect health, safety and welfare; and,

WHEREAS, if a developer is building multiple identical structures, and submits the plans for review at the same time, the City's resources for reviewing successive identical structures is reduced or eliminated; and,

WHEREAS, it is in the best interest of the City to allow for reduced or eliminated plan review fees for successive identical structures submitted together.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA:

Section 1. That the City's Schedule of Rates, Charges and Fees is hereby amended as follows:

Public Works and Capital Projects Fees

Building Permit Fees

Commercial Structures

4.05.030	Valuation \$1.00 - \$500.00	\$23.50
	Valuation \$501.00 - \$2,000.00 - Base	\$23.50
	Valuation \$501.00 - \$2,000.00 - Each additional \$100.00, or fraction thereof, over \$500.00 including \$2,000.00	\$3.05
	Valuation \$2,001.00 - \$25,000.00 - Base	\$69.25
	Valuation \$2,001.00 - \$25,000.00 - Each additional \$1,000.00, or fraction thereof, over \$2,000.00 including \$25,000.00	\$14.00
	Valuation \$25,001.00 - \$50,000.00 - Base	\$391.25
	Valuation \$25,001.00 - \$50,000.00 - Each additional \$1,000.00, or fraction thereof, over \$25,000.00 including \$50,000.00	\$10.10
	Valuation \$50,001.00 - \$100,000.00 - Base	\$643.75
	Valuation \$50,001.00 - \$100,000.00 - Each additional \$1,000.00, or fraction thereof, over \$50,000.00 including \$100,000.00	\$7.00
	Valuation \$100,001.00 - \$500,000.00 - Base	\$993.75
	Valuation \$100,001.00 - \$500,000.00 - Each additional \$1,000.00, or fraction thereof, over \$100,000.00 including \$500,000.00	\$5.60
	Valuation \$500,001.00 - \$1,000,000.00 - Base	\$3,233.75
	Valuation \$500,001.00 - \$1,000,000.00 - Each additional \$1,000.00, or fraction thereof, over \$500,000.00 including \$1,000,000.00	\$4.75

Valuation \$1,000,001.00 and up - Base	\$5,608.75
Valuation \$1,000,001.00 - and up - Each additional \$1,000.00, or fraction thereof, over \$1,000,000.00	\$3.65
Plan review fees shall be 65% of the Building Permit Fee Calculation ¹	
Inspection outside of normal business hours - per hour (two-hour minimum charge)	\$47.00
Inspection for which no fee is specifically indicated - per hour (two-hour minimum charge)	\$47.00
Additional plan review required by changes, additions or revisions to plans - per hour (one-hour minimum charge)	\$47.00
Outside consultants for plan checking and inspections, or both	Actual Cost

¹ Plan Review fees may be waived or reduced for successive identical structures submitted together by completing a Plan Review Waiver form. The Public Works Director has sole discretion to reduce or waive plan review fees based on resources required by City for plan review of successive identical structures.

Section 3. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 4TH DAY OF MARCH, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance:  _____



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Scott Bloom, City Attorney

DATE: February 25, 2026

SUBJECT: **Resolution No. 2026-14** - Amending the City's Schedule of Rates, Charges and Fees to Allow for Reduced or Eliminated Plan Review Fees for Successive Identical Structures.

The City's Schedule of Rates, Charges and Fees provides for a plan review fee calculated at 65% of the building permit fee for commercial structures. Plan reviews are intended to ensure compliance with building codes, zoning requirements, and other City codes to protect public health safety and welfare. In some cases, if a developer submits plans together for identical structures the City is able to complete plan reviews for identical successive structures with greatly reduced or eliminated resources. It is in the best interest of the City to pass this potential savings on to the developers.

There are lots of variables involved in the amount of resources required for plan reviews of identical structures, which will still require a site plan review for each structure as the location of each structure is always unique, along with other potential factors requiring analysis. For this reason, the proposed change to the fee schedule requires the attached form to be filled out requesting reduced plan review fees for review and determination of appropriate reduced or eliminated fees.



Request for Waiver or Reduction of Plan Review Fees

Owners may request a waiver or reduction of Plan Review fees for Commercial Building Permits. Waiving or reduction of fees is intended for identical structures being built that would not require additional plan review by the Building Official. Architectural, structural, mechanical, plumbing, and electrical drawings must be the same, and only site plans may differ. To request a waiver or reduction of plan review fees, the Owner must complete this form and submit it with the Building Permit Application for the identical structure(s). Applications for the original structure and identical structures must all be submitted at the same time. Partial fee waivers for similar structures will not be granted. For the identical structure(s), if a waiver or reduction of plan review fees is granted, the fee will be reduced or waived based on estimated site plan review costs and any other review needs by the City.

Information for new permit requesting waiver of fees:

Legal Description:

Street Address:

Information for the original permit of identical structure:

Legal Description:

Street Address:

Owner Name: _____

Email: _____ Phone Number: _____

Mailing Address: _____

Signature: _____

Date: _____

Approved By: _____ Title: _____ Date: _____

KENAI CITY COUNCIL – REGULAR MEETING
FEBRUARY 18, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
VICE MAYOR VICTORIA ASKIN, PRESIDING

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai City Council was held on February 18, 2026, in City Hall Council Chambers, Kenai, AK. Vice Mayor Askin called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Vice Mayor Askin led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Victoria Askin, Vice Mayor
Sovala Kisena
Phil Daniel

Henry Knackstedt, Mayor (*remote participation*)
Deborah Sounart (*remote participation*)
Glense Pettey

A quorum was present.

Absent:

Bridget Grieme

Also in attendance were:

**Josh Bolling, Student Representative
Terry Eubank, City Manager
Scott Bloom, City Attorney
David Swarner, Finance Director
Kevin Buettner, Planning Director
Lee Frey, Public Works Director
Kathy Romain, Senior Services Director
Dave Ross, Police Chief
Ryan Coleman, Police Sergeant
Shellie Saner, City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

Council Member Kisena **MOVED** to approve the agenda and consent agenda. Council Member Daniel **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Vice Mayor Askin opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a council

member so requests, in which case the item will be removed from the consent agenda and considered in its normal sequence on the agenda as part of the General Orders.

B. SCHEDULED ADMINISTRATIVE REPORTS

1. Fiscal Year 2025 Audit Report, Principal Assurance Practice Leader Joy Merriner, BDO USA, LLP.

Ms. Merriner reported on the Fiscal Year 2025 Audit Wrap-up Document providing an overview of the executive summary; audit status; areas of significant risk; corrected and uncorrected misstatements; and internal control over financial reporting. She also provided an overview of the Annual Comprehensive Financial Report for Fiscal Year July 1, 2024 through June 30, 2025, noting the assets, liabilities and net position.

C. SCHEDULED PUBLIC COMMENTS

1. Project Homeless Connect 2026, LeeShore Center Executive Directory Cheri Smith.

Ms. Smith provided an overview of the 15th Annual Project Homeless Connect, noting there were 111 participants representing 241 household members; there were 43 vendors; nearly 70-percent of the participants were unsheltered or temporarily housing with friends or family; and presented the historical participation data over the last fifteen years.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. PUBLIC HEARINGS

1. **Ordinance No. 3504-2026** - Accepting and Appropriating an Increase in the Title III Grant from the State of Alaska Department of Health, Division of Senior and Disabilities Services, for Nutrition, Transportation, and Support Services. (Administration)

MOTION:

Council Member Kisena **MOVED** to enact Ordinance No. 3504-2026. Council Member Daniel **SECONDED** the motion.

Vice Mayor Askin opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

A summary overview of the memorandum attached to Ordinance No. 3504-2026 was provided; and clarification was provided that funding was expected to be sustained for the next two years.

VOTE:

YEA: Pettey, Kisena, Sounart, Knackstedt, Daniel, Askin

NAY: None

ABSENT: Grieme

**Student Representative Bolling: Yea

MOTION PASSED.

2. **Resolution No. 2026-12** - Authorizing the Use of the Fleet Replacement Fund for the Purchase of Two Ford Bronco SUVs Utilizing the State of Alaska Equipment Fleet Contract. (Administration)

MOTION:

Council Member Kisena **MOVED** to adopt Resolution No. 2026-12. Council Member Daniel **SECONDED** the motion.

Vice Mayor Askin opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

It was reported there was an estimated six-month lead time for delivery.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

MOTION PASSED.

- 3. Resolution No. 2026-13** - Amending the City's Schedule of Rates, Charges, and Fees to Add a Metered Pressed Septage Effluent Rate. (Administration)

MOTION:

Council Member Kisena **MOVED** to adopt Resolution No. 2026-13. Council Member Daniel **SECONDED** the motion.

Vice Mayor Askin opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

A summary overview of the memorandum as attached to the Resolution No. 2026-13 was provided; clarification was provided that the plant had sufficient permitted capacity to accept the additional flow and the proposed fee would adequately cover the costs to the City.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

F. MINUTES

1. *Regular Meeting of February 4, 2026. (City Clerk)

Approved by the consent agenda.

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)

Approved by the consent agenda.

2. ***Action/Approval** - Confirmation of Mayoral Nomination for a Partial Term Appointment of Maeve Spiegler to the Parks & Recreation Commission. (Knackstedt)

Approved by the consent agenda.

3. ***Ordinance No. 3505-2026** - Increasing Estimated Revenues and Appropriations in the General Fund – Buildings Department Computer Software, for the Purchase of Permitting Software. (Administration)

Introduced by the consent agenda and Public Hearing set for March 4, 2026.

4. **Action/Approval** - Peninsula Oilers Baseball Club Special Use Permit for Use of the Challenger Leaning Center to Temporarily House Players and Staff of Opposing Teams for the 2026 Alaska Baseball League Season. (Administration)

MOTION:

Council Member Kisena **MOVED** to approve the Special Use Permit to the Peninsula Oilers Baseball Club. Council Member Daniel **SECONDED** the motion.

Vice Mayor Askin opened the floor for public comment.

Michael Tice, President of the Oilers Board addressed the Council noting that the return of baseball to the Peninsula would more than likely not be possible without this assistance.

There being no one else wishing to be heard, the public comment period was closed.

Clarification was provided that the agreement would not interfere with potential use of the facility.

UNANIMOUS CONSENT was requested on the motion.

VOTE: There being no objection; **SO ORDERED**.

5. Action/Approval - Kenai Peninsula Economic Development District Strategic Asset Partner Designation (Pipeline to Pipeline Initiative). (Administration)

MOTION:

Council Member Kisena **MOVED** to approve the Strategic Asset Partner Designation. Council Member Daniel **SECONDED** the motion.

Vice Mayor Askin opened the floor for public comment.

Cassidi Cameron, Executive Director of the Kenai Peninsula Economic Development District addressed the Council regarding the benefits of becoming a strategic asset partner.

There being no one else wishing to be heard, the public comment period was closed.

There was discussion in supported of the partnership and that the partnership provided a tangible way to engage with local organizations and addressed needs identified in the City's latest survey.

UNANIMOUS CONSENT was requested on the motion.

VOTE: There being no objection; **SO ORDERED**.

6. Discussion/Action - Request for Council Direction to Prepare Legislation to Determine a Portion of City Owned Land - Tract A, Woodland Subdivision Part 4 is No Longer Needed for a Public Purpose.

Vice Mayor Askin opened the floor for public comment.

Elizabeth Cooper addressed the Council in support of bringing forward legislation to designate the land as no longer needed for a public purpose; noting her home had a fence that encroaches onto City owned land and she was interested in acquiring that portion of the land; the land was currently unavailable for sale due to its designation; and although the sale would primarily benefit her, it would not negatively impact the City.

There being no one else wishing to be heard, the public comment period was closed.

It was reported that the parcel was currently designated for Parks and Recreation; if the designation was lifted, the sale would still require subdivision and appraisal; the administration recommended against lifting the Parks and Recreation designation due to the limited public benefit; and noted concerns about establishing a precedents and potential inconsistency with non-comparative sale criteria in code.

Clarification was provided regarding the next procedural steps required; the fence was not constructed by the City; and the fence encroachment was recognized when the resident inquired about reconstructing the fence.

I. COMMISSION / COMMITTEE REPORTS

1. Council on Aging Commission

Vice Mayor Askin reported on the February 12, 2026 meeting, next meeting March 12, 2026.

2. Airport Commission

Vice Mayor Askin reported on the February 12, 2026 meeting, next meeting march 12, 2026.

3. Parks and Recreation Commission

No report, next meeting March 5, 2026.

4. Planning and Zoning Commission

No report, next meeting February 25, 2026.

5. Beautification Commission

No report, next meeting April 14, 2026.

J. REPORT OF THE MAYOR

Mayor Knackstedt reported on the following:

- Thanked Vice Mayor Askin for presiding during the meeting; the Administration and Public Works Department for fixing the watermain leak; and the Airport and Streets Departments for snow removal efforts.
- Congratulated the Finance Department for the clean audit.

K. ADMINISTRATION REPORTS

1. City Manager - City Manager Eubank reported on the following:

- Staffing update: Airport Manager recruitment closed with 50 applicants; and currently active recruitment for a Firefighter position.
- Meeting with Kenai Chamber of Commerce Board to review City survey results.
- Planning Director Buettner presented during the Chamber of Commerce, Small Business Symposium.
- Receipt of an application for lease of land on Marathon Road for a gas storage facility; and additional development applications were in progress.
- Capital Improvement Project priorities were being entered into the State CAPSIS and Federal CDS programs by Public Works.
- The library was awarded an \$8,000 grant for digital health literacy programming for adults.
- The City received approximately \$180,000 from our healthcare provider as a result of lower than projected claims.
- Updates to the right-of-way/road standards was underway.

2. City Attorney - No report.

3. City Clerk - No report.

L. ADDITIONAL PUBLIC COMMENTS

1. Citizen Comments (*Public comments limited to (5) minutes per speaker*)

2. Council Comments

Student Representative Bolling reported on winter sports activities; the Student of the Month lunch hosted by the culinary class; the upcoming drama department presentation of The Adams Family; and students will be participating in the upcoming job shadow event.

Council Member Kisena congratulated the Finance Department for the audit, Maeve Spiegler for appointment to the Parks and Recreation Commission and the 10U AA KPHA and 14UA teams for their wins; thanked Public Works for the prompt response to the watermain leak and staff for their midmonth reports.

Council Member Pettey thanked the Finance Department, Administration, and department heads for their work.

Councilmember Daniel congratulated the 12U team for taking second place and reported he attended the Small Business Symposium.

Councilmember Sounart thanked Vice Mayor Askin for attending the Airport Commission Meeting on her behalf, and the Finance Department for their work on a successful 2025 audit.

Vice Mayor Askin reported attending the Small Business Symposium; thanked City staff and departments for their hard work; and congratulated Student Representative Bolling on his appointment to the Alaska School Advisory Board.

M. EXECUTIVE SESSION - None.

N. PENDING ITEMS - None.

O. ADJOURNMENT

P. INFORMATIONAL ITEMS - None.

There being no further business before the Council, the meeting was adjourned at 7:50 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of February 18, 2026.

Michelle M. Saner, MMC
City Clerk

*** The student representative may cast advisory votes on all matters except those subject to executive session discussion. Advisory votes will not affect the outcome of the official council vote. Advisory votes will be recorded in the minutes. A student representative may not move or second items during a council meeting.*

**PAYMENTS OVER \$35,000.00 WHICH NEED COUNCIL RATIFICATION
COUNCIL MEETING OF: MARCH 4, 2026**

VENDOR	DESCRIPTION	DEPARTMENT	ACCOUNT	AMOUNT
PERS	PERS	VARIOUS	LIABILITY	117,434.32



MEMORANDUM

TO: Mayor Knackstedt and Council Members
THROUGH: Terry Eubank, City Manager
FROM: Mary Bondurant, Airport Manager, Interim
DATE: February 20, 2026
SUBJECT: **Action/Approval** - Special Use Permit to Rainbow River Lodge Aviation, LLC for Aviation Related Activities at Kenai Municipal Airport.

Chris Hartis of Rainbow River Lodge Aviation, LLC, is requesting to conduct a commercial operation transporting patrons in and out of the float plane basin.

The term of the Permit shall be for five (5) months from June 1, 2026 through October 31, 2026, or the closing date deemed necessary by Airport management due to icing in the water.

Mr. Hartis will provide the Airport with a Certificate of Insurance and payment of all fees prior to the start of the operation.

Airport Commission reviewed the request at the February 12, 2026 meeting and voted unanimously to recommend Council approval.

Does Council recommend the City Manager enter into a Special Use Permit with Rainbow River Lodge Aviation, LLC?

Thank you for your consideration.

Attachment – Special Use Permit

SPECIAL USE PERMIT

The CITY OF KENAI (City) grants to Rainbow River Lodge Aviation, LLC (Permittee), whose address is 415 E. Falls Dr., Alpine, UT 84004, a Special Use Permit to conduct aeronautical and/or aviation-related activities at the Kenai Municipal Airport subject to the requirements and the conditions set forth below.

1. Premises. Permittee shall have the right to use commercial float plane basin parking spot () as described in the attached Exhibit A for the uses identified in this Permit.

2. Term. The term of this Permit shall be for five months commencing on June 1, 2026 and ending on October 31, 2026, or the closing date deemed necessary by Airport Management for weather conditions. Regardless of the date of signature, this Permit shall be effective as of June 1, 2026.

3. Permit Fees. Permittee shall pay the following fees for the privileges extended to Permittee under this Permit:

- A. Permit:** Permittee shall pay a seasonal fee plus applicable sales tax as follows:

June – October 2026	\$300.00
Parking	\$25.00

B. Proximity Card for Gate Access: In addition to the general permit fee, Permittee shall pay a deposit of one hundred dollars (\$100.00) for the use of each proximity card issued to Permittee by City to allow for gate access to the Airport to conduct the uses permitted hereunder. City shall refund this deposit to Permittee when the card is returned to City. City may exercise a right of offset to apply the deposit to any outstanding balance due to City from Permittee at the termination of this Permit.

C. Other Fees: City may assess additional fees for aviation or aviation support activities and uses not defined in this Permit. If a fee has not been established for those activities or services, a fee will be established by the Airport Manager.

Payment shall be directed to City of Kenai, ATTN: Finance Department, 210 Fidalgo Avenue, Kenai, AK 99611 and a courtesy notice of payment provided to Airport Administration at 305 North Willow Street, Suite 200, Kenai, AK 99611. All permit fees are payable in advance of each month unless otherwise provided. In the event of delinquency, interest at the rate of ten percent (10%) per annum, and penalty of ten percent (10%) shall also be due (KMC 1.75.010). Interest shall accrue from the date due until the date paid in full. Failure to timely make payments is grounds for termination of this Permit. (See ¶ 22, Termination)

4. Use. City authorizes Permittee's non-exclusive use of the Premises for the following purpose(s):

Part 135 Commercial Operation with One Aircraft. NOTE: This permit does not guarantee the exclusive use of the area identified in Exhibit A. City reserves the right to re-assign Permittee, upon reasonable notice, to other areas as airport needs may require.

Permittee shall have the right of ingress and egress to the Airport using only designated gate access locations (which may require a proximity card) for the use of the Premises. This Permit, and any access rights allowed hereunder, are for Permittee's use only and may not be transferred or assigned. All passengers will be transported to and from the aircraft and be under escort at all times by the permittee.

Use of the Premises by Permittee is subject to the reasonable administrative actions of the City of Kenai for the protection and maintenance of the Premises and of adjacent and contiguous lands or facilities and is further subject to the following conditions:

Permittee acknowledges that the use granted herein is subject to the Kenai Municipal Code and municipal regulations governing the Kenai Municipal Airport and as those laws and regulations may be amended from time to time.

Solicitation of donations or operation of a business or other commercial enterprise not contemplated by this Permit is prohibited without the written consent of City.

No person may repair an aircraft, aircraft engine, propeller, or apparatus in an area of the Airport other than that specifically designated for that purpose by the Airport Manager or designated representative. The Airport Manager or designated representative reserves the right to designate reasonable areas where aircraft owners may perform services on their own aircraft.

5. Airport Operations. Permittee shall ensure that the Permittee, its employees, and guests, and anyone else acting by, on behalf of, or under the authority of Permittee on the Airport, that perform any repairs or activities authorized under this Permit act in a manner that ensures the safety of people and the Airport, the protection of public health and the environment, and the safety and integrity of the Airport and any premises on the Airport. Permittee shall employ qualified personnel and maintain equipment sufficient for the purposes of this provision. The Permittee shall immediately notify City of any condition, problem, malfunction, or other occurrence that threatens the safety of the Airport, the safety of persons using the Airport, the public health or the environment, or the safety or integrity of any premises on the Airport.

6. Inspection. The Federal Aviation Administration (FAA) and/or City shall have the right and authority to inspect, at any time for any purpose whatsoever, the Premises as well as any and all equipment used by the Permittee under this Permit.

7. Coordination with Airport Management. Permittee shall abide by all reasonable decisions and directives of the Airport Management regarding general use of the Airport by Permittee germane to a commercial entity.

8. Radio Transmitting Equipment. Permittee shall discontinue the use of any machine or device which interferes with any government-operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated.

9. Insurance. Permittee shall secure and keep in force adequate insurance, as stated below, to protect City and Permittee. Where specific limits are stated, the limits are the minimum acceptable limits. If Permittee's insurance policy contains higher limits, City is entitled to coverage to the extent of the higher limits.

A. Commercial General Liability insurance, including premises, all operations, property damage, personal injury and death, broad-form contractual, with a per-occurrence limit of not less than \$1,000,000 combined single limit. The policy must include an endorsement under which the insurer extends coverage to Permittee's fuel handling activities. The policy must name the City as an additional insured.

B. Worker's compensation insurance with coverage for all employees engaged in work under this Permit or at the Premises as required by AS 23.30.045. Permittee is further responsible to provide worker's compensation insurance for any subcontractor who directly or indirectly provides services to Permittee under this Permit.

C. Commercial Automobile Coverage with not less than \$1,000,000 combined single limit per occurrence. This insurance must cover all owned, hired, and non-owned motor vehicles the Permittee uses on the Airport. The policy must name the City as an additional insured.

D. All insurance required must meet the following additional requirements:

- i. All policies will be by a company/corporation currently rated "A-" or better by A.M. Best.
- ii. Permittee shall submit to the City proof of continuous insurance coverage in the form of insurance policies, certificates, endorsements, or a combination thereof, and signed by a person authorized by the

insurer to bind coverage on its behalf.

- iii. Permittee shall request a waiver of subrogation against City from Permittee's insurer and the waiver of subrogation, where possible, shall be provided at no cost to City.
- iv. Provide the City with notification at least thirty (30) days before any termination, cancellation, or material change in insurance coverage of any policy required hereunder.
- v. Evidence of insurance coverage must be submitted to City by June 1, 2026. The effective date of the insurance shall be no later than June 1, 2026.

City may increase the amount or revise the type of required insurance on written demand without requiring amendments to this Permit. City will base any increase or revision on reasonable and justifiable grounds. Within two weeks of the written demand, Permittee shall submit to City evidence of insurance coverage that meets the requirements of the City.

10. Assumption of Risk. Permittee assumes full control and sole responsibility as between Permittee and City for the activities of Permittee, its personnel, employees, and persons acting on behalf of or under the authority of the Permittee anywhere on the Airport. Permittee shall provide all proper safeguards and shall assume all risks incurred in its activities on and access to the Kenai Municipal Airport and its exercise of the privileges granted in this Permit.

11. Indemnity, Defend, and Hold Harmless Agreement. Permittee agrees to fully indemnify, defend, and hold harmless, the City of Kenai, its officers, agents, employees, and volunteers from and against all actions, damages, costs, liability, claims, losses, judgments, penalties, and expenses of every type and description, including any fees and/or costs reasonably incurred by the City's staff attorneys and outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), to which any or all of them may be subjected, to the extent such Liabilities are caused by or result from any negligent act or omission or willful misconduct of the Permittee in connection with or arising from or out of Permittee's activities on or use of the Premises, Permittee's access to the Kenai Municipal Airport, and/or Permittee's exercise of the privileges granted in this Permit. This shall be a continuing obligation and shall remain in effect after termination of this Permit.

12. Fuel Spill Prevention and Response Plan. Areas of the Apron have been seal coated to protect asphalt from adverse effects of petroleum product spills. The City requires that

Permittee provide adequate absorbent materials and tools available on the Premises and at the airport in order to maintain a fuel spill and response capability. Permittee shall be liable for any damage caused by and costs associated with any spill, the cleanup of any spill, or the discharge of petroleum products or hazardous materials due to Permittee's use of the Apron and/or use of the Airport.

Permittee shall provide to City an acceptable fuel spill prevention and response plan and will maintain fuel spill and response capability. Permittee further agrees to have a copy of the fuel spill prevention and response plan located in the Permittee's fuel dispensing equipment at all times. Permittee must comply with the Airport's Storm Water Pollution Prevention Plan as appropriate to Permittee's activities.

Permittee shall not store any personal property, solid waste, petroleum products, Hazardous Material as defined by 14 CFR § 171.8, hazardous waste (ignitable, corrosive, reactive, or toxic) or any hazardous substance on any portion of the Airport. Permittee is aware that there are significant penalties for improperly disposing of the Hazardous Materials and other waste and for submitting false information regarding Hazardous Materials, including the possibility of fine and imprisonment for knowing violations.

Permittee shall immediately remove the material in the event of spillage or dripping of gasoline, oil, grease, or any other material which may be unsightly or detrimental to the pavement or surface in or on any area of the Airport.

Permittee may not construct or install any above-ground or underground fuel storage tanks or dispensing systems at the Airport.

No person shall smoke on an aircraft-parking ramp, inside an aircraft hangar, or within fifty feet (50') of any aircraft fuel facility or fuel truck.

Permittee is subject to FAA Advisory Circular 150/5230-4 Aircraft Fuel Storage, Handling, and Dispensing on Airports, the National Fire Protection Associations' "Standard for Aircraft Fueling Servicing" in NFPA 407 (1996 version), and the current version of the International Fire Codes. All inspections of fuel facilities, by City or other regulating entities to which Permittee is subject, shall be conducted to assure compliance with the fire safety practices listed in these referenced documents.

13. Hazardous Substances and Materials. Permittee shall conform and be subject to the requirements of 14 CFR § 139.321 regarding the handling and storage of hazardous substances and materials.

14. No Discrimination. Permittee shall not discriminate against any person because of the person's race, creed, color national origin, sex, age, or handicap. Permittee recognizes

the right of City to take any action necessary to enforce this requirement of the Permit. Permittee will furnish services provided under this Permit on a reasonable, and not unjustly discriminatory, basis to all users of the Airport and shall charge reasonable, and not unjustly discriminatory, prices for each product or service provided at the Airport.

15. Licenses and Permits. Permittee shall obtain and maintain all required federal, state, and local licenses, certificates, and other documents required for its operations under the Permit. Permittee shall provide proof of compliance to City upon request by the City.

16. Compliance with Law/Grant Assurances. This Permit, and Permittee's activities conducted under this Permit, is subject to all executive orders, policies and operational guidelines and all applicable requirements of federal, state, and City statutes, ordinances, and regulations in effect during the term of this Permit. Further, Permittee shall comply with all applicable requirements imposed on the Airport by federal law to ensure that the Airport's eligibility for federal money or for participation in federal aviation programs is not jeopardized. This Permit is subordinate to the City's grant assurances and federal obligations.

17. No Exclusivity. The privileges granted under this Permit are not exclusive to Permittee. City has the right to grant to others any right or privilege on the Airport.

18. Assignment. The privileges granted under this Permit are personal to Permittee and may not be assigned by Permittee.

19. No Joint Venture. City shall not be construed or held to be a partner or joint venturer of Permittee in the conduct of its business or activities on the Premises or elsewhere at the Kenai Municipal Airport.

20. No Waiver. Failure to insist upon a strict compliance with the terms, conditions, and requirements herein contained, or referred to, shall not constitute or be construed as a waiver or relinquishment of the right to exercise such terms, conditions, or requirements.

21. Personality. Permittee shall remove any and all personal property, including all vehicles, from the Premises at the termination of this Permit (or any renewal thereof). Personal property placed or used upon the Premises will be removed and/or impounded by the City, if not removed upon termination of this Permit and when so removed and/or impounded, such property may be redeemed by the owner thereof only upon the payment to the City of the costs of removal plus storage charges of \$25.00 per day. The City of Kenai is not responsible for any damage to or theft of any personality of Permittee or of its customers.

22. Termination; Default. This Permit may be terminated by either party hereto by giving thirty (30) days advance written notice to the other party. City may terminate the Permit immediately, or upon notice shorter than thirty (30) days, to protect public health and safety or due to a failure of Permittee to comply with condition or term of this Permit which failure remains uncured after notice by City to Permittee providing Permittee with a reasonable time period under the circumstances to correct the violation or breach.

23. Landing Fees; Fee Schedule. Timely payment of landing fees and other required Airport fees is a condition of this Permit and, as such, failure to timely pay landing and other airport fees is grounds for termination. Without limiting the foregoing, Permittee shall pay landing fees for aircraft landings as set out in the City's comprehensive schedule of rates, charges and fees. Permittee shall make payment within thirty (30) days following the end of each month and without demand or invoicing from City. Permittee shall also provide Airport Administration with monthly certified gross take-off weight reports within ten (10) days following the end of each month for landings for the preceding month. Airport landing fees shall be paid at the Airport Administration Building, 305 North Willow Street, Suite 200, Kenai, AK 99611.

24. Impoundment. At the discretion of the Airport Manager, City may impound any aircraft parked on the Premises after termination of this Permit. Impoundment may be accomplished by affixing a seal to the door of the aircraft or the moving of the aircraft for impoundment purposes. Inconvenience or damage that may result from such movement will be at the risk of Permittee. An impoundment fee plus a towage fee shall be charged on each aircraft impounded. In addition, a daily storage fee shall be charged for each day the aircraft remains impounded. Any impounded aircraft that is not redeemed within ninety (90) days after impoundment shall be considered abandoned and shall be subject to sale at public auction. Notice of any auction shall be published. Publication shall be in a newspaper of general circulation in that area for at least once during each of three (3) consecutive weeks not more than thirty (30) days nor less than seven (7) days before the time of the auction.

25. Definitions. As used in this Permit, "Permittee" means Rainbow River Lodge Aviation, LLC, and where the context reasonably indicates, its officers, agents, and employees. "Airport" means the Kenai Municipal Airport.

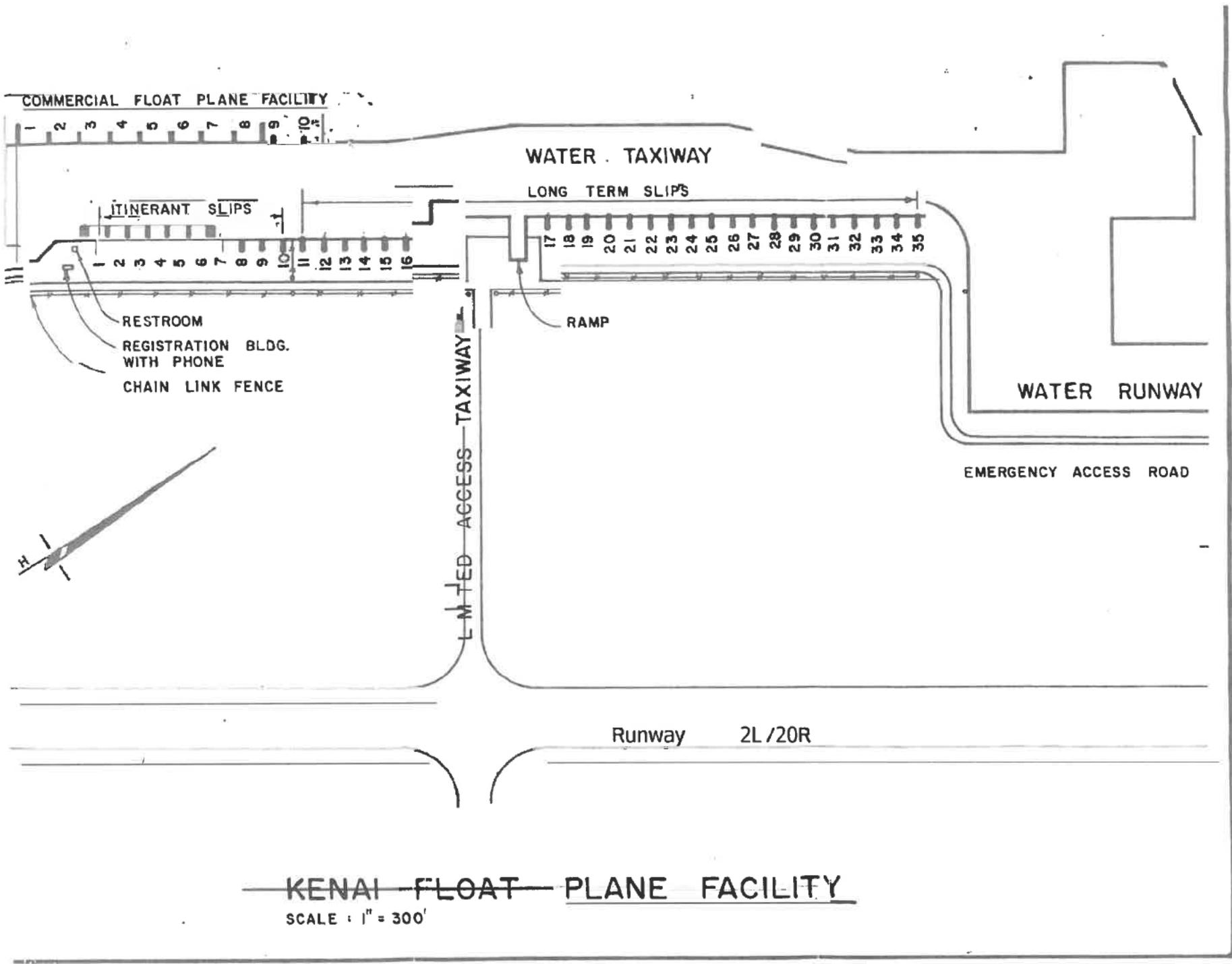


Exhibit A



City of Kenai Special Use Permit Application

Application Date:	1/15/26
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Applicant Information

Name of Applicant:	Chris Hartis on Behalf of Rainbow River Lodge Aviation LLC					
Mailing Address:	415 E Three Falls Drive	City:	Alpine	State:	UT	Zip Code: 84004
Phone Number(s):	Home Phone: ()	Work/ Message Phone: [REDACTED]				
E-mail: (Optional)	[REDACTED]					
Name to Appear on Permit:	Rainbow River Lodge Aviation LLC.					
Mailing Address:	415 E Three Falls Drive	City:	Alpine	State:	UT	Zip Code: 84004
Phone Number(s):	Home Phone: ()	Work/ Message Phone: (509) 994-8181				
E-mail: (Optional)	chrishartis@rainbowriverlodge.com					
Type of Applicant:	<input type="checkbox"/> Individual (at least 18 years of age) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Government <input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other _____					

Property Information

Legal or physical description of the property: A parking spot on The Floatplane Basin

Description of the proposed business or activity intended:
 We would like to get a permit to commercially operate our floatplane part 135 operation with one plane out of the Floatplane basin at PAEN.

Is the area to be used in front of or immediately adjacent to any established business offering the same or similar products or services upon a fixed location? YES NO

Would the use under this permit interfere with other businesses through excessive noise, odor, or other nuisances? YES NO

If you answered yes to any of the above questions, please explain:
 There will be floatplanes departing the lake, but that is expected and reasonable noise for an airport.

What is the term requested (not to exceed one year)? June -October 2026

Requested Starting Date: June 1st 2026

Signature:	<i>Chris Hartis</i>	Date:	1/15/26
Print Name:	Chris Hartis	Title:	Owner/Director of Operations

For City Use Only: <input type="checkbox"/> General Fund <input type="checkbox"/> Airport Reserve Land <input type="checkbox"/> Airport Fund <input type="checkbox"/> Outside Airport Reserve	Date Application Fee Received: _____ City Council Action/Resolution: _____ Account Number: _____
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MEMORANDUM

TO: Mayor Knackstedt and Council Members
FROM: Scott Bloom, City Attorney
DATE: February 25, 2026
SUBJECT: **Action/ Approval** - Approving the Grant of a Temporary Easement to the State of Alaska for the Bridge Access Road Pavement Preservation Project.

The State plans to resurface a portion of Bridge Access Road and needs to purchase temporary use of a northeast portion of City property located at 1550 Bridge Access Road, at the intersection of Boat Launch Road and Bridge Access Road. Because this is a federally funded project the State has a specific process it must go through to obtain the temporary construction easement from the City. City code provides that easements may be issued by the City Manager after approval by the Council.¹

Back up material from the State is provided for your reference.

Passage on the consent agenda will authorize the City Manager to issue a temporary easement to the State of Alaska for a northeast portion of City property located at 1550 Bridge Access Road, at the intersection of Boat Launch Road and Bridge Access Road and authorizing the City manager to execute any agreements with the State of Alaska that may be necessary to accomplish the same.

Your consideration is appreciated.

¹ KMC 22.05.135



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

DESIGN & ENGINEERING SERVICES
CENTRAL REGION RIGHT OF WAY

PO Box 196900
Anchorage, Alaska 99519-6900
Phone: 907.269.0700
Toll Free: 800.770.5263
TDD: 907.269.0473
TTY: 800.770.8973
Fax: 907.269.0828

February 19, 2026

Lee Frey
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611
Via email to lfrey@kenai.city

RE: Bridge Access Road Pavement Preservation, Project No. CFHWY00830, Parcel TCE-1

Dear Director Frey:

As you know, the State of Alaska, Department of Transportation and Public Facilities (DOT&PF) plans to resurface a portion of Bridge Access Road in Kenai from Kalifornsky Beach Road to Kenai Spur Highway. This is a federally funded improvement project that may include digouts, addition of new layers of asphalt, improvements to guardrail, drainage, and signalization, ADA improvements, lighting, signs, striping, and bridge work.

DOT&PF needs to purchase temporary use of a northeast portion of the City's property 1550 Bridge Access Road, at the intersection of Boat Launch Road and Bridge Access Road, to build this project. Fair market rental value has been determined by waiver valuation to be **\$800.00** (waiver valuation enclosed). Please consider this an offer to purchase temporary use of your property.

Offer:

As a State agency, DOT&PF is subject to specific laws and regulations. DOT&PF is required by Federal law to offer no less than fair market value for private property and any improvements located thereon. The various federal agencies refer to this as "one full fair price offer policy." The policy is intended to protect and provide fairness to owners who may not voluntarily be in the market as sellers. These policies also apply to City owned land. The enclosed brochure, "Acquiring Real Property for Federal and Federal-Aid Programs and Projects" provides additional information about right of way acquisition procedures.

The nature of this type of sale makes the process different than ordinary private transactions. In the private market, voluntary sellers often ask for a price that is more than they expect to receive, and buyers routinely offer less than they are eventually willing to pay. Instead, DOT&PF makes a full, fair price offer, rather than a low offer with the expectation that the seller will make a counteroffer.

All the documents necessary to complete the purchase of your property are enclosed. They include:

Memorandum of Agreement. The Memorandum of Agreement expresses the terms of this transaction in writing. Please sign and date the document where indicated.

Temporary Construction Easement. The Temporary Construction Easement is the written document that will convey your parcel to DOT&PF. Please sign the document in the presence of a Notary Public.

Purchase Voucher. The Purchase Voucher is needed to order payment. Please sign and date the document where indicated.

IRS Form W-9 & Sub W-9 Form. The Internal Revenue Service requires that we report sale proceeds. To help us with that obligation, please include your Social Security Number or Tax Identification Number on the forms and sign and date where indicated. A check cannot be issued without a Social Security Number or Tax Identification Number.

If you wish to accept this offer, please sign the documents described above and return them to Alaska Department of Transportation & Public Facilities, P.O. Box 196900, Anchorage, AK 99519-6900. If you would like to discuss this offer, or ask other questions you may have, please contact me via email to emma.korosei@alaska.gov to set up a call or meeting. You may also call toll free at 1-800-770-5263 if you are outside the local calling area.

I look forward to working with you.

Sincerely,

Emma Korosei

Emma Korosei
Right of Way Agent

Enclosures:

- Memorandum of Agreement
- Purchase Voucher
- IRS W-9 form
- State of Alaska – Substitute W-9 form
- Temporary Construction Easement
- Waiver Valuation
- Acquiring Real Property for Federal & Federal-Aid Projects Brochure

	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	PROJECT NAME: <u>KENAI BRIDGE ACCESS ROAD PAVEMENT PRESERVATION</u>
	TEMPORARY CONSTRUCTION EASEMENT	STATE PROJECT #: <u>CFHWY00830</u> FEDERAL-AID PROJECT #: <u>0463021</u> PARCEL #: <u>TCE-1</u>

The **GRANTOR, CITY OF KENAI**, whose mailing address is 210 Fidalgo Avenue, Kenai, Alaska 99611, for and in consideration of TEN DOLLARS, and other valuable consideration, in hand paid, grants unto the **GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES** (hereinafter DOT&PF), whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519-6900, its successors and assignees, an unrestricted temporary easement, over, and across the following-described tract of land located in the State of Alaska:

That portion of Tract C, according to the official plat thereof, filed under Plat No. 79-9, in the Kenai Recording District, Third Judicial District, State of Alaska,

which lies adjacent to right-of-way lines of Alaska Project No. CFHWY00830, delineated as to said tract of land on the plat attached hereto and made a part hereof this instrument and designated as Parcel No. TCE-1. Said parcel, containing 5,940 square feet, more or less, is hereby granted to the State of Alaska for the purpose of providing a work area for activities associated with the Kenai Bridge Access Road Pavement Preservation project.

The above-named Grantor hereby covenants with the State of Alaska that said Grantor has good title to the above-described tract of land, and covenants that the DOT&PF shall have quiet and peaceable possession and use thereof during the period of the Temporary Construction Easement (TCE). This TCE is in effect for a period beginning the first day of construction on the property and ending two years later, at which time this easement shall expire and be of no force and effect.

Filed for Record at the Request of and Return to:
 State of Alaska, DOT&PF
 Attn: ROW Engineering
 P.O. Box 196900
 Anchorage, AK 99519-6900
State Business-No Charge

DATED this _____ day of _____, 20____.

CITY OF KENAI

By: _____

_____, _____
 (Print Name) (Title)

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
) ss
Third Judicial District)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____, the Grantor, known to me to be the identical persons who executed the foregoing instrument and who acknowledged to me that they signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

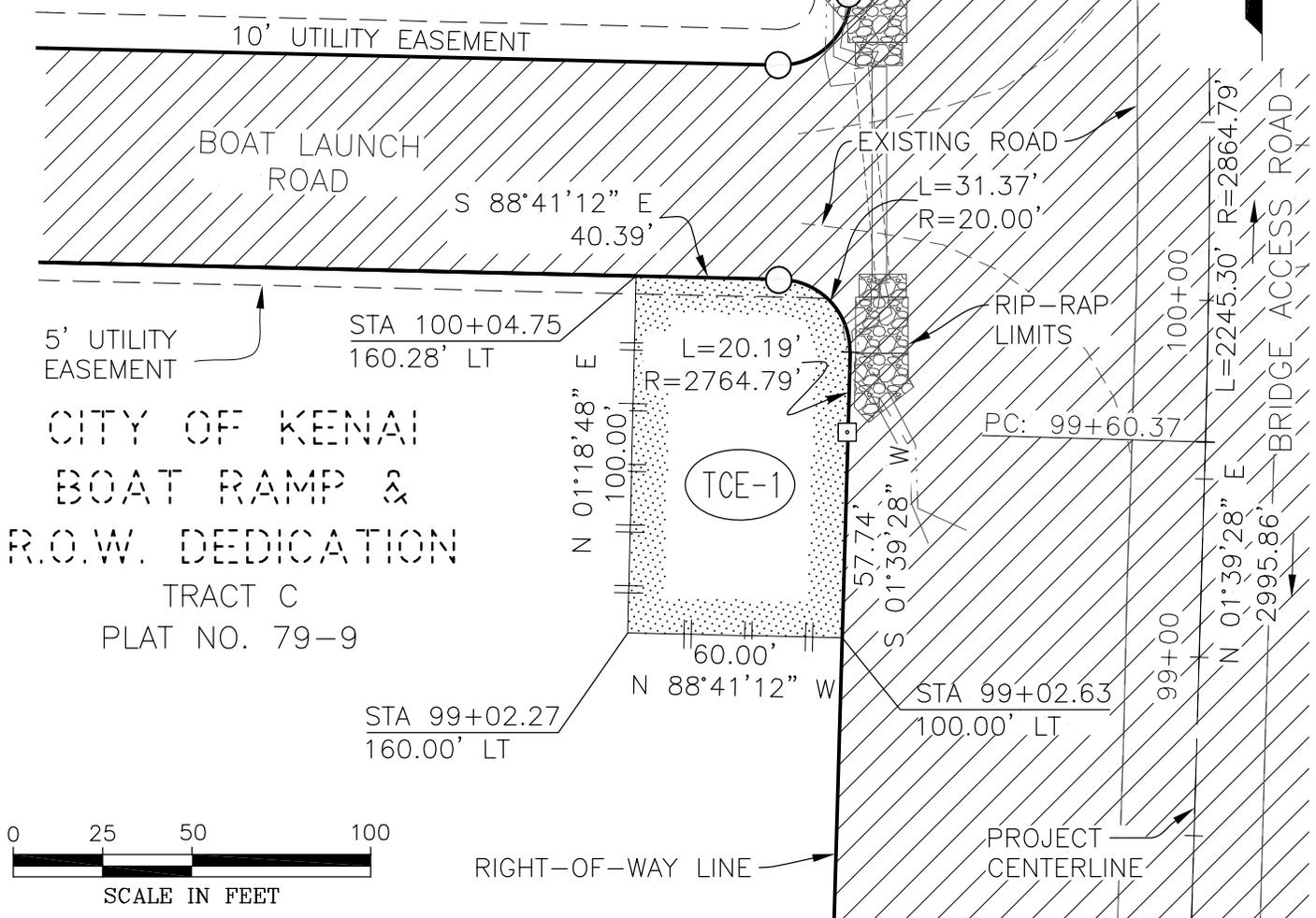
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
For the Commissioner

 EXISTING RIGHT-OF-WAY
 TEMPORARY CONSTRUCTION EASEMENT (TCE)

ASLS NO. 2012-04
 TRACT F-2
 PLAT NO. 2014-20

T5N R11W
 S. M.
 SEC. 9



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION EASEMENT KENAI BRIDGE ACCESS ROAD PAVEMENT PRESERVATION PROJECT NO. CFHWY00830	OWNER'S INITIAL _____ ATTACHED TO _____ PAGE ___ OF ___ DATED _____
---	---

PLAT 1 OF 1 TCE AREA 5,940 S.F. DRAWN BY BCL DATE Dec 2025	PARCEL NO. TCE-1
---	------------------



MEMORANDUM

TO: City Council Members

FROM: Henry H. Knackstedt, Mayor

DATE: February 18, 2026

SUBJECT: **Action/Approval** - Confirmation of Mayor Nomination for a Partial Term Appointment of Caroline Karpik as Student Representative to the Council on Aging Commission.

One application was received from Kenai Central High School student Caroline Karpik for appointment to the Council on Aging Commission and is attached for your consideration.

Ms. Karpik meets the requirements for appointment as Student Representative to City Council. Mayor Knackstedt has requested Council Confirmation of the following appointment:

Caroline Karpik - Student Representative to Council on Aging
Term March 4, 2026 - August 31, 2026

Your consideration is appreciated.



Application for
City of Kenai Student Representative

City Clerk's Office
210 Fidalgo Avenue
Kenai, Alaska 99611

Phone: 907-283-8246
Fax: 907-283-5068
Email: cityclerk@kenai.city

Commission or Council applying for, please select only one from the list below:

- Airport Commission
Harbor Commission
Beautification Commission
Parks & Recreation Commission
City Council
Panning & Zoning Commission
Council on Aging Commission

Applicant Information:

Name: Caroline Karpik
Home Phone: [Redacted]
Mailing Address: [Redacted]
Cell Phone: [Redacted]
Residence Address: [Redacted]
Alt. Phone:
Email Address: [Redacted]
Grade Level: 11th

- Do you reside within the Kenai City Limits? [X] Yes [] No
Does your schedule permit you to attend required meetings? [X] Yes [] No
Are you a student in good standing at a School within Kenai City Limits? [X] Yes [] No
School attending: Kenai Central High School
Are you a member of a leadership group or student council of your school? [X] Yes [] No
Identify your leadership group: Student council
If the Commission or Council you applied for is unavailable, would you be open to appointment to a different one. If yes, please indicate which ones by listing one or more in the order of preference for appointment.

- 1. Planning and Zoning
2. Beautification
3. Parks and Recreation
4. Airport
5.
6.

Complete Reverse Side

Provide a brief statement describing your interest in serving as student representative Commission or Council you are applying for.

Leadership has always been a central idea in my life, which is why I love participating in student council, and why I am interested in the Council on Aging. I believe that our community would be a better place if we focused on elder care and support, which is something we will all inevitably benefit from sooner or later. I've recently been researching ways our government and community can support aging individuals and this experience aligns with that.

Parent or Legal Guardians Approval

I, David Karpik parent or legal guardian of Caroline Karpik, understand that if appointed as a student representative my child will be required to attend regular meeting of the commission or council appointed to during the regular school year. I further understand that the merits of my child may be discussed in a public forum during the appointment process and that the name of my child may be published in a newspaper or other media outlet.

Signature of Parent or Legal Guardian: [Signature] Date: 1/26/26

School Administration Approval

I confirm that the applicant is a student in good standing at KCHS and that the school administration fully supports this appointment. ↑ Print School Name

Signature of Principal: [Signature] Date: 1-29-26

Students Affidavit

I understand that this is a voluntary, appointed position to be selected by the Mayor and confirmed by the City Council, and requires regular attendance at regular meetings. I further understand that this application is public information and the merits of my appointment may be discussed in a public forum. In addition, my name may be published in a newspaper or other media outlets.

Signature of Applicant: [Signature] Date: 1/26/26

FOR OFFICE USE ONLY		
Resident of the City:	<input checked="" type="checkbox"/> -Yes	<input type="checkbox"/> -No
Student in good standing at a School in City Limits:	<input checked="" type="checkbox"/> -Yes	<input type="checkbox"/> -No
Obtained Parent or Legal Guardians Permission:	<input checked="" type="checkbox"/> -Yes	<input type="checkbox"/> -No
Obtained School Administrations Permission:	<input checked="" type="checkbox"/> -Yes	<input type="checkbox"/> -No



MEMORANDUM

TO: Mayor Knackstedt and Council Members
FROM: Shellie Saner, City Clerk
DATE: February 26, 2026
SUBJECT: **Action/Approval** - Non-Objection to the Transfer of Ownership of a Retail Marijuana Store from Transferor Cook Inlet Cannabis Co, LLC, to Transferee Straight Street Investments, LLC DBA East RIP - License No. 13382.

An application was submitted to the Alcohol and Marijuana Control Office (AMCO) for the Transfer of Ownership of the following establishment:

Transferor: Cook Inlet Cannabis Co, LLC
D/B/A: East RIP
Physical Address: 10767 Kenai Spur Hwy., Suite D
License Type: Retail Marijuana Store
License No. 13382

Transferee: Straight Street Investments, LLC
D/B/A: East RIP
Physical Address: 10767 Kenai Spur Hwy., Suite D
License Type: Retail Marijuana Store
License No. 13382

The administrative review of application has been completed in accordance with KMC 2.10.010 and it has been determined that the applicant has met all obligations to the City, as established within City code. With the approval of Council, a letter of non-objection to the transfer of ownership will be forwarded to AMCO and the applicant.

Your consideration is appreciated.



January 20, 2026

City of Kenai/Kenai Peninsula Borough

VIAEmail: micheleturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us;
mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; bcarter@kpb.us; jrasor@kpb.us; hills@kpb.us;
cityclerk@kenai.city

License Number:	13382
License Type:	Retail Marijuana Store
Physical Address:	10767 Kenai Spur Hwy Suite D Kenai, AK 99611

Transferor:	Cook Inlet Cannabis Co, LLC
Doing Business As:	East RIP (see ownership breakdown below)
Designated Licensee:	Ryan Tunseth
Phone Number:	██████████
Email Address:	██████████

Transferee:	Straight Street Investments, LLC
Doing Business As:	East Rip (see ownership breakdown below)
Designated Licensee:	Jacquelyn Skurkey
Phone Number:	██████████
Email Address:	██████████

Transfer of Ownership Application **Transfer of Controlling Interest**

Current Structure: Cook Inlet Cannabis Co, LLC- Ryan Tunseth 100%

New Structure: Straight Street Investments, LLC – Jacquelyn Slurkey 51%, John Skurkey 49%

AMCO has received a complete application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.045(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice and provide AMCO proof of service of the protest upon the applicant. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the transfer, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a marijuana establishment license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our February 4th -5th, 2026 meeting.
Sincerely,

A handwritten signature in black ink, appearing to read "K. Richard", is positioned above the typed name.

Kevin Richard, Director

amco.localgovernmentonly@alaska.gov



Alaska Marijuana Control Board Form MJ-08: Local Government Notice

Why is this form needed?

A local government notice is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC		License Number:	13382	
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611

Section 2 – Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): City and Borough of Kenai Date Submitted: 10.13.2025

Name/Title of LG Official 1: Shellie Saner/City Clerk Name/Title of LG Official 2: Michele Turner/Borough Clerk

Community Council: N/A Date Submitted: _____
(Municipality of Anchorage and Matanuska-Susitna Borough only)

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item of response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jacquelyn Skurkey
Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Why is this form needed?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC		License Number:	13382	
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	John Skurkey				
Title:	Member				
SSN:	██████████	Date of Birth:	██████████		



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

You must be able to certify the statements below. Read the following and then sign your initials in the boxes to the right: **Initials**

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

John Skurkey
Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Why is this form needed?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC	License Number:	13382		
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Jacquelyn Skurkey				
Title:	Member				
SSN:	██████████	Date of Birth:	██████████		



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

You must be able to certify the statements below. Read the following and then sign your initials in the boxes to the right: Initials

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jacquelyn Skurkey

Printed name of licensee

Signature of licensee



Form MJ-17c: License Transfer Application

Section 3 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 4. If any entity official is another entity, you must include the AK Entity # of that entity in the Entity Official Name field, attach a separate completed copy of this page that breaks down the ownership information for that entity, and submit the supplemental documents and fingerprint fees listed on Form MJ-17b required for each individual entity official. Entity documents must be submitted for each entity listed on this form.

If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, list each *officer or director, and owner of any of the corporation's stock*.
- If the applicant is a limited liability company, list each *member holding any ownership interest and each manager*.
- If the applicant is a partnership or limited partnership, list each *partner holding any interest and each general partner*.

Entity Official Name:	Jacquelyn Skurkey			
Title(s):	Member	Phone:	[REDACTED]	% Owned: 51
Email:	[REDACTED]			
Mailing Address:	[REDACTED]			
City:	Kenai	State:	Alaska	ZIP: 99611
Entity Official Name:	John Skurkey			
Title(s):	Member	Phone:	[REDACTED]	% Owned: 49
Email:	[REDACTED]			
Mailing Address:	[REDACTED]			
City:	Kenai	State:	Alaska	ZIP: 99611
Entity Official Name:				
Title(s):		Phone:		% Owned:
Email:				
Mailing Address:				
City:		State:		ZIP:
Entity Official Name:				
Title(s):		Phone:		% Owned:
Email:				
Mailing Address:				
City:		State:		ZIP:
Entity Official Name:				
Title(s):		Phone:		% Owned:
Email:				
Mailing Address:				
City:		State:		ZIP:



Section 4 – Other Licenses

Ownership and financial interest in other marijuana establishments: Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other marijuana establishment that is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, which license number(s), and license type(s):

Both licensees have a financial interest in cultivation license #32350 and concentrates license #41639

Section 5 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

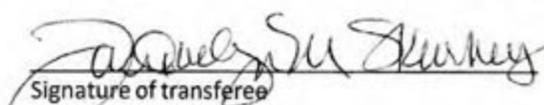
JDW Counsel - Attorney Jana Weltzin, Esq and staff

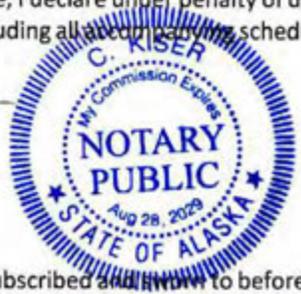
Section 6 – Transferee Certifications

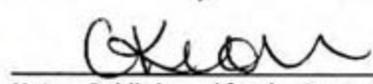
Read the line below, and then sign your initials in the box to the right of the statement: Initials

- I certify that all proposed licensees (as defined in 3 AAC 306.020) have been listed on this application.
- Completed copies of all required documents and fees listed on Form MJ-17b are attached to this form.
- I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.
- I agree to provide all information required by the Marijuana Control Board in support of this application.

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this form, including all accompanying schedules and statements, is true, correct, and complete.


 Signature of transferee
 Jacquelyn Skurkey
 Printed name of transferee




 Notary Public in and for the State of Alaska.

My commission expires: Aug 28 2029

Subscribed and sworn to before me this 1 day of October, 2025.



Section 4 – Other Licenses

Ownership and financial interest in other marijuana establishments: Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other marijuana establishment that is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, which license number(s), and license type(s):

Both licensees have a financial interest in cultivation license #32350 and concentrates license #41639

Section 5 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

JDW Counsel - Attorney Jana Weltzin, Esq and staff

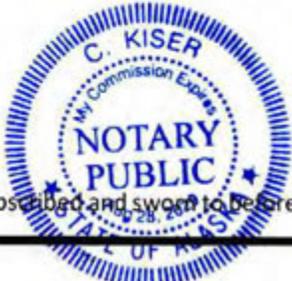
Section 6 – Transferee Certifications

Read the line below, and then sign your initials in the box to the right of the statement: Initials

- I certify that all proposed licensees (as defined in 3 AAC 306.020) have been listed on this application.
- Completed copies of all required documents and fees listed on Form MJ-17b are attached to this form.
- I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.
- I agree to provide all information required by the Marijuana Control Board in support of this application.

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this form, including all accompanying schedules and statements, is true, correct, and complete.


 Signature of transferee
 John Skurkey
 Printed name of transferee




 Notary Public in and for the State of Alaska.
 My commission expires: Aug 28 2024

Subscribed and sworn to before me this 1 day of October, 2025.



Form MJ-17c: License Transfer Application

Section 7 ☐ Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

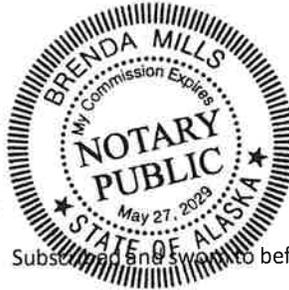
I declare under penalty of unsworn falsification that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) approve of the transfer of this license, and that the information on this form is true, correct, and complete.

[Handwritten signature of Ryan Tunseth]

Signature of transferor

Ryan Tunseth

Printed name of transferor



[Handwritten signature of Brenda Mills]

Notary Public in and for the State of Alaska.

My commission expires: May 27, 2029

Subscribed and sworn to before me this 10th day of October, 2025

Signature of transferor

Printed name of transferor

Notary Public in and for the State of Alaska.

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20__.

Signature of transferor

Printed name of transferor

Notary Public in and for the State of Alaska.

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20__.



Alaska Marijuana Control Board

Alcohol and Marijuana Control Board
550 W 7th Avenue, Suite 100
Anchorage, Alaska 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Form MJ-17d: Unaltered Operating Plan and/or Premises Diagram Form

Why is this form needed?

This operating plan and/or diagram form is required to be submitted by the transferee for any marijuana establishment transfer license application where the transferee is not making changes to the operating plan and/or premises diagram approved by the Marijuana Control Board, in the course of the transfer application, per 3 AAC 306.045(e). By completing this form you are certifying that no changes will be made to the operating plan and/or premises diagram that have been previously submitted and approved for this license. This form replaces the information required by regulations 3 AAC 306.020(b)(8), 3 AAC 306.020(c), 3 AAC 306.315(2), 3 AAC 306.420, 3 AAC 306.520(2) and (3), and 3 AAC 306.615 if no changes are being made to your operating plan or diagram during the transfer.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license transfer application.

New Licensee:	Cook Inlet Cannabis Co.	License Number:	13382
License Type:	Retail Marijuana Store		
Doing Business As:	East Rip		
Premises Address:	10767 Kenai Spur Hwy, Suite D		
City:	Kenai	State:	Alaska
		ZIP:	99611

Section 2 – Certification

You must be able to certify at least one of the statements below. Read the following and then sign your initials in the applicable box(es) to the right:

Initials

I certify that there will be no changes to the operating plan for this license.

If the above statement is certified you will not be required to submit forms MJ-01 and MJ-03, MJ-04, MJ-05 or MJ-06.

I certify that there will be no changes to the premises diagram for this license.

If the above statement is certified, you will not be required to submit form MJ-02.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jacquelyn Skurkey

Printed name of transferee

Signature of transferee



Alaska Marijuana Control Board
Form MJ-19: Creditors Affidavit

Why is this form needed?

This form must be completed by the **current holder** (transferor) of a marijuana establishment license in order to report all debts of and taxes owed by the business, as required by 3 AAC 306.045(b)(2). The Marijuana Control Board will deny an application for transfer of a license to another person if the Board finds that the transferor has not paid all debts or taxes arising from the operation of the licensed business, unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority, per 3 AAC 306.080(c)(2).

You must submit a completed copy of Form MJ-17c: License Transfer Application to each creditor listed on this form. This form must be completed and submitted to AMCO's Anchorage office before any license transfer application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Cook Inlet Cannabis Co.	License Number:	13382		
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611
Federal Tax ID # / EIN:	[REDACTED]				

Section 2 – Debts and Taxes Owed

Enter information for each creditor or taxing authority to which debts or taxes are owed. If there are no debts or taxes owed by the business, write **None** in the first field. You will be required to correct this form if a response of **N/A** is written in any field. Attach additional pages or documentation as necessary.

Creditor / Taxing Authority	Current Valid Email or Mailing Address of Creditor	Amount Owed
NONE		



Alaska Marijuana Control Board Form MJ-19: Creditors Affidavit

Section 3 – Transferor Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all debts of the business and all taxes the business owes are listed on Page 1 of this form, and that the contact information provided for each creditor is current.

[Handwritten initials]

I certify that I have submitted a completed copy of Form MJ-17c: License Transfer Application to each creditor listed on Page 1 of this form.

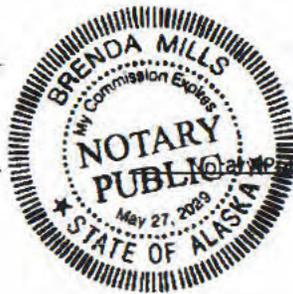
[Handwritten initials]

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

[Handwritten initials]

[Handwritten Signature]
Signature of transferor

Ryan Tunseth
Printed name of transferor



[Handwritten Signature]
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires May 27, 2029

Subscribed and sworn to before me this 10th day of October, 2025.

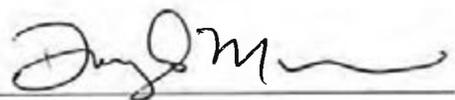
PUBLISHER'S AFFIDAVIT

UNITED STATES OF AMERICA,
STATE OF ALASKA

} SS:

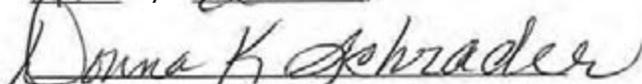
Doug Munn, being first duly sworn, on oath deposes and says:
That I am and was at all times here in this affidavit mentions,
Supervisor of Legals of the Sound Publishing / Peninsula Clarion, a
newspaper of general circulation and published at Kenai, Alaska,
that the advertisement, a printed copy of which is hereto annexed
was published in said paper on the dates listed below:

East Rip Transfer
October 10, 2025
October 17, 2025
October 24, 2025

x 

SUBSCRIBED AND SWORN before me on this

24 day of Oct, 2025


NOTARY PUBLIC in favor for the State of Alaska.

My Commission expires October 19, 2027

NOTARY PUBLIC
DONNA K SCHRADER
STATE OF ALASKA
My Commission Expires October 19, 2027

Cook Inlet Cannabis Co., doing business as East Rip, located at 10767 Kenai Spur Hwy, Suite D, Kenai, AK 99611 is applying under 308.045 for transfer of a Retail Marijuana Store (3 AAC 306.300), license #13382 to Straight Street Investments, LLC, doing business as East Rip.

Under the terms of 3 AAC 306.049, 3 AAC 306.051, and 3 AAC 306.080(d)(2)(B), the transferor/lessor retains a security interest in the marijuana license that is the subject of this conveyance, and may, as a result, be able to obtain a retransfer of the license without satisfaction of other creditors.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 and Attorney Jana Weltzin, Esq. at jana@jdwounsel.com or 901 Photo Avenue, Second Floor, Anchorage, AK 99503

Pub: Oct. 10, 17 & 24, 2025 1020634



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

Why is this form needed?

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by posting a true copy of the application for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer license application will be considered complete.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC	License Number:	13382
License Type:	Retail Marijuana Store		
Doing Business As:	East Rip		
Premises Address:	10767 Kenai Spur Hwy, Suite D		
City:	Kenai	State:	Alaska
		ZIP:	99611

Section 2 - Certification

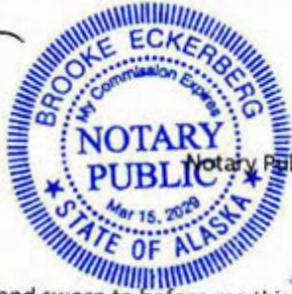
I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: October 12, 2025 End Date: October 22, 2025

Other conspicuous location: Safeway bulletin board - 10576 Kenai Spur Hwy, Kenai, AK 99611

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jacquelyn M Skurkey
Signature of licensee
Jacquelyn Skurkey
Printed name of licensee



Brooke Eckerberg
Signature of Notary Public
Notary Public in and for the State of Alaska

My commission expires: March 15, 2029

Subscribed and sworn to before me this 24 day of October, 2025.



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Why is this form needed?

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC	License Number:	13382		
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Jacquelyn Skurkey
Title:	Manager/Member

Section 3 – Other Licenses

Ownership and financial interest in other licenses: Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Cultivation #32350 and Concentrates #41639



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

I certify that I am not currently on felony probation or felony parole.

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

I certify that my proposed premises is not located in a liquor licensed premises.

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.



Alaska Marijuana Control Board
Form MJ-00: Application Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify and understand that I must operate in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

N/A

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

All marijuana establishment license applicants:

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Jacquelyn Skurkey

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Why is this form needed?

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This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Straight Street Investments, LLC	License Number:	13382		
License Type:	Retail Marijuana Store				
Doing Business As:	East Rip				
Premises Address:	10767 Kenai Spur Hwy, Suite D				
City:	Kenai	State:	Alaska	ZIP:	99611

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	John Skurkey
Title:	Manager/Member

Section 3 – Other Licenses

Ownership and financial interest in other licenses: Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Cultivation #32350 and Concentrates #41639



Alaska Marijuana Control Board
Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

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I certify that I am not currently on felony probation or felony parole.

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

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Alaska Marijuana Control Board Form MJ-00: Application Certifications

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I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

N/A

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

All marijuana establishment license applicants:

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

John Skurkey

Printed name of licensee

Signature of licensee



Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3508-2026**

AN ORDINANCE ACCEPTING AND APPROPRIATING DONATIONS TO THE KENAI COMMUNITY LIBRARY FOR LIBRARY MATERIALS, EQUIPMENT, AND PROGRAMMING.

WHEREAS, the Kenai Community Library has received \$11,500 in donations from community members; and,

WHEREAS, the donations will be used to purchase library materials, equipment, and programming supplies; and,

WHEREAS, the purchase of library materials and online resources will enhance the library’s physical and digital collections, ensuring continued growth and relevance to meet the needs of patrons; and,

WHEREAS, the purchase of equipment will replace the self-checkout computer and other aging technology; and,

WHEREAS, funds will enhance our Summer Reading Program 2026 and other programs; and,

WHEREAS, acceptance of these donations to advance the mission of the Kenai Community Library is in the best interest of the City of Kenai and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. That the City Manager is authorized to accept a grant in the amount of \$11,500.

Section 2. That the following budget revision is authorized:

General Fund:

Increase Estimated Revenues –	
Miscellaneous Donations	\$11,500
Increased Appropriations –	
Library – Small Tools/Equipment	\$ 5,100
Library – Operating and Repair Supplies	2,300
Library – Computer Software	990
Library – Books	<u>3,110</u>
	<u>\$11,500</u>

Section 3. That the City Manager is authorized to expend these funds in line with the intentions of the donors.

Section 4. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares

that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 5. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect immediately upon enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 18TH DAY OF MARCH, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____



Introduced:	March 4, 2026
Enacted:	March 18, 2026
Effective:	March 18, 2026



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Katja Wolfe, Library Director

DATE: February 24, 2026

SUBJECT: **Ordinance No. 3508-2026** - Accepting and Appropriating Donations to the Kenai Community Library for Library Materials, Equipment, and Programming.

The Kenai Community Library received \$11,500 in donations from community members. These funds will be utilized to support library services, including:

- Growing our physical and digital collections to meet patron needs.
- Expanding access to online resources.
- Replacing aging technology, such as the self-checkout computer.
- Purchasing programming supplies for the 2026 Summer Reading Program and other activities.

We are very grateful for the continued support of our community and the many ways these donations help us serve our patrons!

Thank you for your consideration.



MEMORANDUM

TO: Mayor Knackstedt and Council Members
THROUGH: Terry Eubank, City Manager
FROM: Mary Bondurant, Interim Airport Manager
DATE: February 20, 2026
SUBJECT: **Workplan 2026 Airport Commission**

The Airport Commission convened for regularly scheduled meeting on January 8, 2026, and February 12, 2026, to discuss their 2026 Workplan goals. On February 12, 2026, they voted to propose their Workplan for approval by the City Council. The Administration supports goals 1, 2, and 3, as they are consistent with Kenai Municipal Code.

Does Council recommend approval of Airport Commissions 2026 Workplan?

Thank you for your consideration.

INTRODUCTION

This area should include the advisory body’s missions’ statement and include a brief description of the overall purpose of the commission.

Note: Work plans developed by the advisory body will be submitted to the City Council for approval; therefore, it is a good idea to align the goals and objectives with city code, policy and the City of Kenai Comprehensive Plan.

Instructions: In the space provided below, identify an issue or goals (objective) your commission would like to address in the upcoming year, the information provided should include plans on how to address those issues. This item should include information regarding additional staff resources and/or community volunteers needed; funding resources, are funds available in the budget if not are you proposing council include funding in the upcoming budget cycle; and how long is it expected to obtain the objective. Please prioritize the objectives of your group with number one (1) being the top priority (objective number).



Objective No. **1** Objective: **Construction of Taxiway Sierra** Estimated Time to Complete: **Unknown**

Strategy: *(Provide a summary of tasks which need to be done to obtain the objective.)*

We (Airport Commission) strongly support, design and construction of Taxiway Sierra remain in the Capital Improvement Budget or move to an earlier FY CIP Budget.

One necessary aspect of this review is to determine what work has been accomplished to meet this goal in accordance with the Airport Master Plan.

Narrative: *(Describe the benefits to the residents and visitors of the City.)*

The Kenai Municipal Airport is a for profit entity, in the sense that the airport needs to generate income to maintain the airport facilities and surrounding grounds. The Airport Master Plan identifies the west side of the airport as a source of income for activities such as user fees, fuel sales and lease properties. The construction of Taxiway Sierra is essential to the access of the west side of the airport.

Collaboration: *(Who needs to be involved to obtain the objective?)*

Kenai Airport Manager, Kenai City Manager, Kenai City Attorney, Kenai City Council and the Kenai Airport Commission.

Funding: *(Are funds available, or is funding needed in a future budget?)*

Funding source needs to be identified and budgeted for.

INTRODUCTION

This area should include the advisory body’s missions’ statement and include a brief description of the overall purpose of the commission.

Note: Work plans developed by the advisory body will be submitted to the City Council for approval; therefore, it is a good idea to align the goals and objectives with city code, policy and the City of Kenai Comprehensive Plan.

Instructions: In the space provided below, identify an issue or goals (objective) your commission would like to address in the upcoming year, the information provided should include plans on how to address those issues. This item should include information regarding additional staff resources and/or community volunteers needed; funding resources, are funds available in the budget if not are you proposing council include funding in the upcoming budget cycle; and how long is it expected to obtain the objective. Please prioritize the objectives of your group with number one (1) being the top priority (objective number).



Objective No. **2** Objective: **West Side Hangar subdivision** Estimated Time to Complete: **Unknown**

Strategy: *(Provide a summary of tasks which need to be done to obtain the objective.)*

Westside development directly related to taxiway Sierra project. They will review funding sources, the timeline when this is available, and make recommendations.

Narrative: *(Describe the benefits to the residents and visitors of the City.)*

The Kenai Municipal Airport Terminal seeks to be financially stable. This could generate additional revenue for the airport and allow for more use.

Collaboration: *(Who needs to be involved to obtain the objective?)*

Kenai Airport Manager, City Manager, City Attorney, City Council, and Airport Commission

Funding: *(Are funds available, or is funding needed in a future budget?)*

Funding sources for supporting infrastructure such as taxiways would be through AIP entitlements and discretionary funding. Airport Manager to research funding opportunities for hangars.

INTRODUCTION

This area should include the advisory body’s missions’ statement and include a brief description of the overall purpose of the commission.

Note: Work plans developed by the advisory body will be submitted to the City Council for approval; therefore, it is a good idea to align the goals and objectives with city code, policy and the City of Kenai Comprehensive Plan.

Instructions: In the space provided below, identify an issue or goals (objective) your commission would like to address in the upcoming year, the information provided should include plans on how to address those issues. This item should include information regarding additional staff resources and/or community volunteers needed; funding resources, are funds available in the budget if not are you proposing council include funding in the upcoming budget cycle; and how long is it expected to obtain the objective. Please prioritize the objectives of your group with number one (1) being the top priority (objective number).



Objective No. **3** Objective: **Airport Master Plan- Update** Estimated Time to Complete: **TBD**

Strategy: *(Provide a summary of tasks which need to be done to obtain the objective.)*

The Airport Commission will assist HDL Engineering, providing input as they update the Kenai Airport Master Plan. Our guiding principal will be ensuring the Kenai Airport Master Plan reflects the needs of the community and compliments the vision the City of Kenai has for the airport.

Narrative: *(Describe the benefits to the residents and visitors of the City.)*

The Kenai Municipal Airport is the commercial aviation gateway to the City of Kenai and the Greater Kenai Peninsula. Moreover, the airport is a for profit entity, in the sense that it needs to generate income to maintain the airport facilities and surrounding grounds. As the Kenai Peninsula grows, the airport will have to grow along with it. The Airport Master Plan is a document that is a touchstone and a guide, linking the current and future needs of the flying public to the City of Kenai’s Imagine Kenai 2030 comprehensive plan and ensuring that it remains a financially viable entity.

Collaboration: *(Who needs to be involved to obtain the objective?)*

HDL Engineering, Kenai Airport Manager, Kenai City Manager, Kenai City Attorney, Kenai City Council and the Kenai Airport Commission.

Funding: *(Are funds available, or is funding needed in a future budget?)*

FAA Grant money and City of Kenai.



MEMORANDUM

TO: Mayor Knackstedt and Council Members

FROM: Terry Eubank, City Manager

DATE: February 25, 2026

SUBJECT: **Discussion/Action Item** - Alaska Children's Institute for the Performing Arts dba Triumvirate Theater Parking and Landscaping Matching Grant Request.

The purpose of this memo is to request Council direction regarding the attached request from the Alaska Children's Institute for the Performing Arts dba Triumvirate Theater (theater) for a grant of \$10,380 to complete paving of the theater's parking lot and landscaping required by its approved site plan. Estimated cost for these improvements is \$50,380 for which the theater has received a grant offer in the amount of \$40,000 from the Richard L and Diane M Block Foundation for the project that requires a match of \$10,380. The project is scheduled for this spring and will require a supplemental appropriation, as opposed to a FY27 Budget request, to meet its timeline.

The following motion will provide the administration with direction to prepare an ordinance for introduction on March 18, 2026 if that is the pleasure of Council.

Possible Motion:

Move to direct the Administration to prepare an Ordinance to provide supplemental funding for a matching grant in the amount of \$10,380 to the Alaska Children's Institute for the Performing Arts dba Triumvirate Theater for parking lot paving and landscaping at its newly constructed theater.

Dear Mr. Eubank,

As you know, with the completion and grand opening of Triumvirate Theatre here in Kenai, we have a year from April, 2026 to complete the paving and landscaping requirements by the city. We are hoping that the city of Kenai can help us meet these requirements with one-time funding.

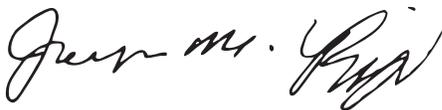
Triumvirate is very grateful for the city's donation of property for this non-profit performing arts center that serves hundreds of kids in our community. We could not have built this stunningly beautiful facility without your help. Thanks to the city of Kenai and many others, we were successfully able to get this project over the finish line. It took a tremendous number of individuals, businesses and foundations to do that, including the Richard L and Diane M Block Foundation in Anchorage. Recently, they have offered a matching grant of \$40,000 to pay for the paving of our parking lot if the city will match their donation by covering the landscaping cost. Obviously, we very much want to secure this funding and take advantage of this tremendous opportunity. The foundation is not requiring a dollar-for-dollar match, just that the landscaping is covered by another entity. The estimated cost of the landscaping to meet the requirements by the city and in accordance with our architectural plans is \$10,380. We are turning to you because the city has, in many incidences, granted funding to local non-profits that benefit the public including the Boy & Girls Club, Oilers Baseball, and the Kenai Watershed Forum, to name a few.

Triumvirate Theatre has been the very definition of an excellent investment for the city. We were able to take your support in donated property worth approximately \$300,000 and leverage it into a \$3.4 million performing arts center that is serving the residents, especially children and teens. Since our opening, we continue to contribute to the local economy in Kenai. When people go to the theater, they often do things like go out to eat or buy flowers for kids in a show; we also employ contractors for various services and buy goods here injecting over \$200,000 into the economy.

Triumvirate Theatre has been open for less than a year and already we are having a tremendous impact on Kenai youth. Our summer camps this year served over 100 kids and included scholarships for children whose families couldn't afford even our small and modest fees. We put on a full season of shows for the community including *White Christmas* and made our facility available for free to other charitable organizations, including 100 Women Who Care. This last week, we hosted three productions of *You're a Good Man Charlie Brown* for Mountain View Elementary, hosting over 400 students in our new theater over a three-day run. The city's investment in this non-profit organization is making a difference in kids' lives every day.

Thank you for considering our request. If you have any questions, please feel free to contact me.

Sincerely,



Joe Rizzo

Executive Director



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: David Swarner, Finance Director

DATE: February 25, 2026

SUBJECT: **Discussion/Action** - Inviting Council Participation in External Auditor Evaluation Committee.

The City has issued a Request for Proposal (RFP) for External Financial Audit Services. As part of the evaluation process, an internal review committee will be formed to evaluate proposals and score submissions with the established criteria.

The City's external audit firm works for the City Council providing oversight of the City's financial systems. Council is invited to appoint two members to be part of the RFP evaluation committee. Participation would involve reviewing submitted proposals, attending evaluation meetings, and assisting with the final recommendation for Council consideration. The time commitment will depend on the number of proposals received and at least one evaluation meeting.

Proposals are due by March 20th and will be provided to evaluation committee members on March 23rd. Evaluations should be reviewed by April 1st with the evaluation meeting being held on either April 2nd or 3rd.

If Council would like to appoint members to be part of the evaluation committee, the following motion is recommended. Participation by Council is not mandatory but is an option. Thank you for your consideration.

Possible Motion:

Move to appoint _____ and _____ to the City's Request for Proposal (RFP) for External Financial Audit Services evaluation committee to select the City's external, independent auditor for fiscal years 2026 – 2028 with the option to extend my mutual consent for fiscal years 2029 and 2030.



MEMORANDUM

TO: Council Members

THROUGH: Mayor Knackstedt

FROM: Shellie Saner, City Clerk

DATE: February 26, 2026

SUBJECT: **Discussion/Action** - Rescheduling the April 15, 2026 Regular City Council Meeting.

The City Special Election is scheduled for April 14, 2026. Pursuant to KMC 6.40.020, the Canvass Board is required to meet seven days following the election to canvass the results.

The next regular Council meeting following the election is scheduled for April 15, 2026, the day following the election and prior to completion of the canvass which will be conducted on April 21, 2026.

Rescheduling the meeting would allow the Canvass Board to complete its work in accordance with City Code, and enable the Council to certify the election results the day following the canvass, thereby avoiding delay in finalizing the election.

**KENAI COUNCIL ON AGING COMMISSION – REGULAR MEETING
FEBRUARY 12, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
361 SENIOR CT., KENAI, AK 99611
CHAIR RACHAEL CRAIG, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Council on Aging Commission was held on February 12, 2026, at the Kenai Senior Center, Kenai, AK. Chair Craig called the meeting to order at approximately 3:25 p.m.

1. Pledge of Allegiance

Chair Craig led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Rachael Craig, Chair

Gina Kuntzman

Barbara Modigh

William Sadler

A quorum was present.

Absent:

Jim Glendening, Vice Chair

Also in attendance were:

Kathy Romain, Senior Center Director

Victoria Askin, City Council Liaison

3. Agenda Approval

MOTION:

Commissioner Sadler **MOVED** to approve the agenda as presented. Commissioner Modigh **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

B. SCHEDULED PUBLIC COMMENTS - None.

C. UNSCHEDULED PUBLIC COMMENTS - None.

D. APPROVAL OF MINUTES

- 1. January 8, 2026 Regular Meeting Minutes

MOTION:

Commissioner Sadler **MOVED** to approve the January 8, 2026 Council on Aging Commission minutes. Commissioner Modigh **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

E. UNFINISHED BUSINESS - None.

F. NEW BUSINESS**1. Discussion - Summary Report Workplan 2025**

Director Romain provided an overview of the 2025 Work Plan Goals, noting some of the goals were still in process and a summary report on the accomplished goals would be reviewed at the March meeting.

There was Commission discussion regarding the status of the summary report on Goal No. 3.

2. Discussion - Workplan 2026

There was Commission discussion on continuing goals two and three into 2026 and additional discussion and voting on goals would come forward at the March meeting.

G. REPORTS**1. Senior Center Director - Director Romain reported on the following:**

- Upcoming Senior Center events.
- Driver position filled pending background check.
- Upcoming March for Meals event.
- ADA accessible vehicle grant.

2. Commission Chair - No report.**3. City Council Liaison - Vice Mayor Askin reported on recent actions of the City Council.****H. ADDITIONAL PUBLIC COMMENTS - None.****I. NEXT MEETING ATTENDANCE NOTIFICATION - March 12, 2026**

It was reported that the Emergency Plan for the Senior Center will be presented at the March meeting.

J. COMMISSION QUESTIONS AND COMMENTS - None.**K. ADJOURNMENT****L. INFORMATIONAL ITEMS - None.**

There being no further business before the Council on Aging Commission, the meeting was adjourned at approximately 4:10 p.m.

I certify the above represents accurate minutes of the Council on Aging Commission meeting of February 12, 2026.

Logan Parks, Deputy City Clerk

**KENAI AIRPORT COMMISSION – REGULAR MEETING
FEBRUARY 12, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR GLENDA FEEKEN, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Airport Commission was held on February 12, 2026, in the Kenai City Council Chambers, Kenai, AK. Chair Feeken called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Chair Feeken led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Glenda Feeken, Chair
Scott Bremmer
Dan Knesek

Paul Minelga, Vice Chair
Cody Whicker
James Zirul

A quorum was present.

Absent:

James Bielefeld

Also in attendance were:

Mary Bondurant, Interim Airport Manager
Julie Semmens, Airport Administrative Assistant
Victoria Askin, City Council Liaison
Kevin Buettner, Planning & Zoning Director

3. Agenda Approval

MOTION:

Commissioner Minelga **MOVED** to approve the agenda as presented. Commissioner Zirul **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

B. SCHEDULED PUBLIC COMMENTS

1. HDL Engineering

Erik Jordt, Civil Engineer with HDL Engineering, provided updates on the following:

- The runway rehabilitation project construction is anticipated to begin mid-May and conclude by mid-October, weather permitting.
- Temporary runway instrument procedures are being developed in coordination with the City and airport; targeted for completion prior to runway closure.
- Apron pavement maintenance scheduled under separate contract with work to occur primarily at night with no anticipated daytime operational impacts.
- Apron maintenance expectations; potential to complete prior to runway closure, weather permitting.
- Construction safety and phasing plan establishing work hours with required operational access maintained at all times.

- Airport Master Plan process; draft development alternatives presented in preparation for upcoming public meeting.
- Four draft alternatives introduced including a no build option; commercial and general aviation expansion options; gravel runway relocation scenarios; taxiway configurations addressing identified hotspots; proposed de-icing pad relocation; proposed midfield taxiway; floatplane basin and general aviation development; snow storage expansion areas.
- Sustainability and emerging trends including terminal building expansion concept; accommodation planning for larger aircrafts; aircraft parking reconfiguration for larger air carriers; parking lot capacity study and overflow parking.
- Grass strip considerations and potential larger air carrier operations to be evaluated.
- ARFF index implications for potential larger air carrier operations to be evaluated.

C. UNSCHEDULED PUBLIC COMMENTS - None.

D. APPROVAL OF MINUTES

1. January 8, 2026 Regular Meeting Minutes

MOTION:

Commissioner Wicker **MOVED** to approve the January 8, 2026 Airport Commission minutes. Commissioner Minelga **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

E. UNFINISHED BUSINESS

1. **Discussion/Recommendation** - 2026 Annual Workplan Goals

Clarification was provided that a formal motion was not recorded at prior meeting despite prior discussion and consensus to move goals forward. Goals were placed into final layout for Council recommendation.

F. NEW BUSINESS

1. **Discussion/Recommendation** - Special Use Permit to Rainbow River Lodge Aviation, LLC

MOTION:

Commissioner Zirul **MOVED** to recommend City Council approval of the Special Use Permit. Commissioner Bremmer **SECONDED** the motion.

Airport Manager Bondurant gave a staff report from information provided in the packet.

There was Commission discussion regarding proposed operations.

UNANIMOUS CONSENT was requested on the motion.

VOTE: There being no objection; **SO ORDERED.**

MOTION PASSED.

2. **Discussion/Recommendation** - Second Extension to the Airport Security Guard Contract

MOTION:

Commissioner Zirul **MOVED** to recommend City Council approval of contract extension. Commissioner Minelga **SECONDED** the motion.

Airport Manager Bondurant gave a staff report from information provided in the packet.

There was discussion confirming a current certificate of insurance was on file.

UNANIMOUS CONSENT was requested on the motion.

MOTION PASSED.

G. REPORTS

1. Airport Manager - Airport Manager Bondurant reported on the following:
 - Snow removal and plowing operations ongoing; airport operations reported as proceeding well.
 - Fiscal Year 2027 budget preparation nearing completion; notes submitted to administration prior to deadline.
 - Runway Safety Action Team meeting scheduled for April 21 at City Hall, meeting planned with Tower Manager to coordinate agenda.
 - Crowley Fuel reported to replace/upgrade fueling system at the Airport.
2. Commission Chair - Chair Feeken welcomed Commissioner Bremmer to the Commission.
3. City Council Liaison - Vice Mayor Askin reported on recent actions of the City Council.

H. **ADDITIONAL PUBLIC COMMENTS** - None.

I. **NEXT MEETING ATTENDANCE NOTIFICATION** - March 12, 2026

J. **COMMISSION QUESTIONS AND COMMENTS**

There was discussion regarding snow removal and clearing; Airport Manager recruitment; Civil Air Patrol meeting; and the Volaire presentation. Commissioners are to review the January 2026 meeting presentation and submit any questions to the Airport Manager via email; Airport Manager will forward questions to Volaire for clarification and report back to the Commission.

K. **ADJOURNMENT**

L. **INFORMATIONAL ITEMS**

1. Calendar Year 2025 Enplanements
2. Kenai Strategy Update: January 2026 Volaire Aviation Consulting Presentation to Council
3. Kenai Airport Master Plan Update – Notice of Public Meeting
4. December 2025 Airport Mid-month Report

There being no further business before the Airport Commission, the meeting was adjourned at approximately 6:50 p.m.

I certify the above represents accurate minutes of the Airport Commission meeting of February 12, 2026.

Logan Parks, Deputy City Clerk

**KENAI PARKS AND RECREATION COMMISSION – REGULAR MEETING
FEBRUARY 05, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR T. GRANT WISNIEWSKI, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Parks and Recreation Commission was held on February 5, 2026, in the Kenai City Council Chambers, Kenai, AK. Chair Wisniewski called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Chair Wisniewski led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Grant Wisniewski, Chair
Autumn Carlson

Sharon Fischer
Michael Bernard

A quorum was present.

Absent:

Marti Pepper

Also in attendance were:

Tyler Best, Parks and Recreation Director
Jenna Brown, Assistant Parks and Recreation Director
Bridget Grieme, City Council Liaison

3. Election of Chair and Vice Chair

MOTION:

Commissioner Bernard **MOVED** to reappoint Grant Wisniewski as Chair.

There being no objection; **SO ORDERED**.

MOTION:

Commissioner Bernard **MOVED** to appoint Sharon Fischer as Vice Chair.

There being no objection; **SO ORDERED**.

4. Agenda Approval

MOTION:

Commissioner Fischer **MOVED** to approve the agenda as presented. Commissioner Bernard **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED**.

B. SCHEDULED PUBLIC COMMENTS - None.

C. UNSCHEDULED PUBLIC COMMENTS

Maeve Spiegler addressed the Commission regarding concepts for fencing public gathering areas and developing an ADA-accessible inclusive playground with an adjacent community garden.

D. APPROVAL OF MINUTES

1. December 4, 2025 Regular Meeting Minutes

MOTION:

Commissioner Fischer **MOVED** to approve the December 04, 2025 Parks and Recreation Commission minutes. Commissioner Bernard **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

2. October 2, 2025 Regular Meeting Minutes

MOTION:

Commissioner Fischer **MOVED** to approve the October 02, 2025 Parks and Recreation Commission minutes. Commissioner Carlson **SECONDED** the motion.

VOTE: There being no objection; **SO ORDERED.**

E. UNFINISHED BUSINESS - None.

F. NEW BUSINESS

1. **Discussion** - Recap 2025 Workplace Goals

Director Best gave a staff report from information provided in the packet.

Commission review the 2025 Workplan included:

- Tour parks and trails twice annually: partially completed.
- Conduct CIP work sessions twice annually: partially completed.
- Develop long-term goals: not completed.
- Develop a unique Fiscal Year 2026 work plan goal: not completed.

2. **Discussion** - Discuss 2026 Workplace Goals

Director Best gave a staff report from information provided in the packet.

Clarification was provided that the work plan template intended to guide the Commission in developing its annual workplan; work plan goals help staff structure meeting agendas; Commission responsibilities include reviewing and advising on items required by code; and Commission members were encouraged to bring community ideas forward through the Commission.

3. **Discussion** - Cigarette Litter

Director Best gave a staff report from information provided in the packet.

There was discussion in support of no smoking signage and closed trash receptacles for cigarette disposal.

G. REPORTS

1. Parks and Recreation Director - Director Best reported on the following:

- Mid-month report updates.
- December conditions included cold temperatures and limited snowfall, preventing grooming of ski trails for most of the month.
- Reduced scheduling at the Multi-Purpose Facility during the holiday season.

- Recreation Center holiday hours.
 - Current sign-in data for the Recreation Center does not capture spectators or attendees associated with leagues and rentals.
 - Daubenspeck Pond seasonal shrinkage was due to winter conditions and equipment limitations.
 - A planned skate day at Daubenspeck Pond was postponed due to hazardous weather and public safety concerns; and early closures of multiple facilities were noted.
 - A community skate day was rescheduled for Friday the 13th, weather permitting.
 - Parks Master Plan update.
2. Commission Chair - No report.
 3. City Council Liaison - Council Member Grieme reported on recent actions of the City Council.

H. ADDITIONAL PUBLIC COMMENTS

Maeve Spiegler addressed the Commission regarding the Old Town playground.

I. NEXT MEETING ATTENDANCE NOTIFICATION - March 5, 2026

J. COMMISSION QUESTIONS AND COMMENTS

Commissioners discussed concern about the lack of fencing at parks; the possibility of including people counting data and reports; and inquiring about finding an electronic way to capture facility use metrics.

K. ADJOURNMENT

L. INFORMATIONAL ITEMS

1. November Mid-month report
2. December Mid-month report

There being no further business before the Parks and Recreation Commission, the meeting was adjourned at approximately 6:58 p.m.

I certify the above represents accurate minutes of the Parks and Recreation Commission meeting of February 05, 2026.

Logan Parks, Deputy City Clerk



**KENAI PENINSULA
Borough**

Land Management

A Division of the Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2205 | (F) 907-714-2378 | www.kpb.us

February 23, 2026

City of Kenai
Terry Eubank, City Manager
210 Fidalgo Ave.
Kenai, AK 99611
(via email: teubank@kenai.city)

Re: Challenger Learning Center

Mr. Eubank,

Please accept this letter as formal notice of the Kenai Peninsula Borough’s interest in and to the Challenger Learning Center Campus in Kenai.

In 1999 the Kenai Peninsula Borough (KPB) conveyed to the City of Kenai a 9.64 acre parcel adjacent the Kenai Highschool Campus for the siting of public facilities and the Challenger Learning Center. This conveyance was the result of a larger land exchange with the Alaska Mental Health Trust and City of Kenai.

As a condition of this conveyance, the deed contained a restrictive covenant directing the future use of the property for government purposes.

As the Challenger Learning Center has vacated its campus and related lease, the KPB has identified an immediate need for the benefit of the Kenai Peninsula Borough School District, Connections School program. This proposed use is consistent with the initial intent of the acquisition, and would continue to provide a substantial benefit not only to the City of Kenai, but the entire Kenai Peninsula Borough.

Any information you can provide regarding the historic and ongoing operating and maintenance costs for the campus, would be appreciated. I look forward to our continued discussion regarding the Kenai Peninsula Boroughs interest in acquiring the Challenger Learning Center Campus.

Sincerely,

Aaron Hughes
Land Management Officer

2025

POPULAR ANNUAL FINANCIAL REPORT

For the Fiscal Year ended June 30, 2025





Dear Residents of the City of Kenai,

We are honored to share the City of Kenai's first Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2025. This report reflects our commitment to transparency, accountability, and responsible stewardship of public resources. It is intended to provide you with a clear, accessible overview of the City's financial health, and to help you better understand how your local government works to serve and strengthen our community.



We are honored to serve you and committed to making our City's finances clear, accessible, and accountable to the people of Kenai.

The information in this report is drawn from the City's Annual Comprehensive Financial Report (ACFR), prepared in accordance with Generally Accepted Accounting Principles (GAAP). While the ACFR provides detailed financial data, this PAFR summarizes key points—revenues, expenditures, and overall financial position—in a more accessible format, along with context to help explain how public funds are used to support services and projects that matter to you.

We are grateful for your continued trust and engagement. If you would like to learn more, the full ACFR is available at the Kenai Library and online at www.kenai.city. We welcome your questions, feedback, and ideas—your voice helps shape our work and our future.

Terry Eubank

City Manager

teubank@kenai.city

Dave Swarner

Finance Director

dswarner@kenai.city



Dear Kenai Residents,

Thank you for taking the time to read this year's Popular Annual Financial Report for the fiscal year ending June 30, 2025 (July 1, 2024 – June 30, 2025). It reflects the City's commitment to responsible financial management and the investments we're making to protect, grow, and strengthen Kenai.

During this fiscal year, construction began on the long-awaited Bluff Stabilization Project, protecting homes, infrastructure, and cultural resources while opening the door to future investment in Old Town Kenai.

We advanced 22 capital projects across the City, including airport, park, and utility improvements. More than \$4 million in grants funded upgrades to the Water Treatment Pumphouse and Wastewater Treatment Plant.

Sales tax revenues continued to grow, marking 32 straight quarters of year-over-year gains. The property tax mill rate has remained unchanged since 2015, while we continued to provide high-quality services without raising the mill rate.

Public safety remains our largest investment. We welcomed a new Fire Chief, replaced two ambulances, expanded spruce bark beetle mitigation efforts, and launched a police drone program to support search and rescue. Calls for police service dropped 15% over the preceding two years.

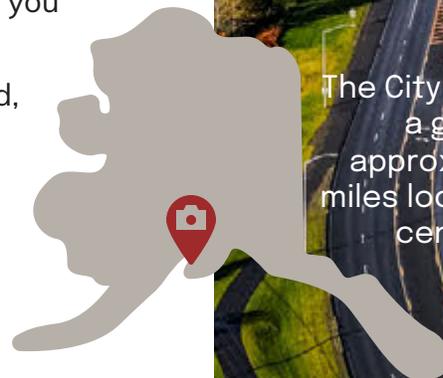
Additional highlights include continued growth at the Kenai Airport, where passenger traffic increased for a second year. The City also held its first live land sale auction, successfully selling all 11 parcels. Meanwhile, storefront improvement grants are helping local businesses thrive.

Community services remain at the heart of Kenai. The Library hosted 170 programs, the Senior Center served nearly 35,000 meals, and the Recreation Center welcomed 40,000 visits.

Every step forward is a shared achievement. Thank you to our City Council, staff, and the people of Kenai.

Together, we're building a stronger, more connected, and more resilient community.

Sincerely,
Henry Knackstedt
Mayor, City of Kenai



The City of Kenai occupies a geographic area of approximately 45 square miles located in the south-central part of Alaska



HOME RULE CITY

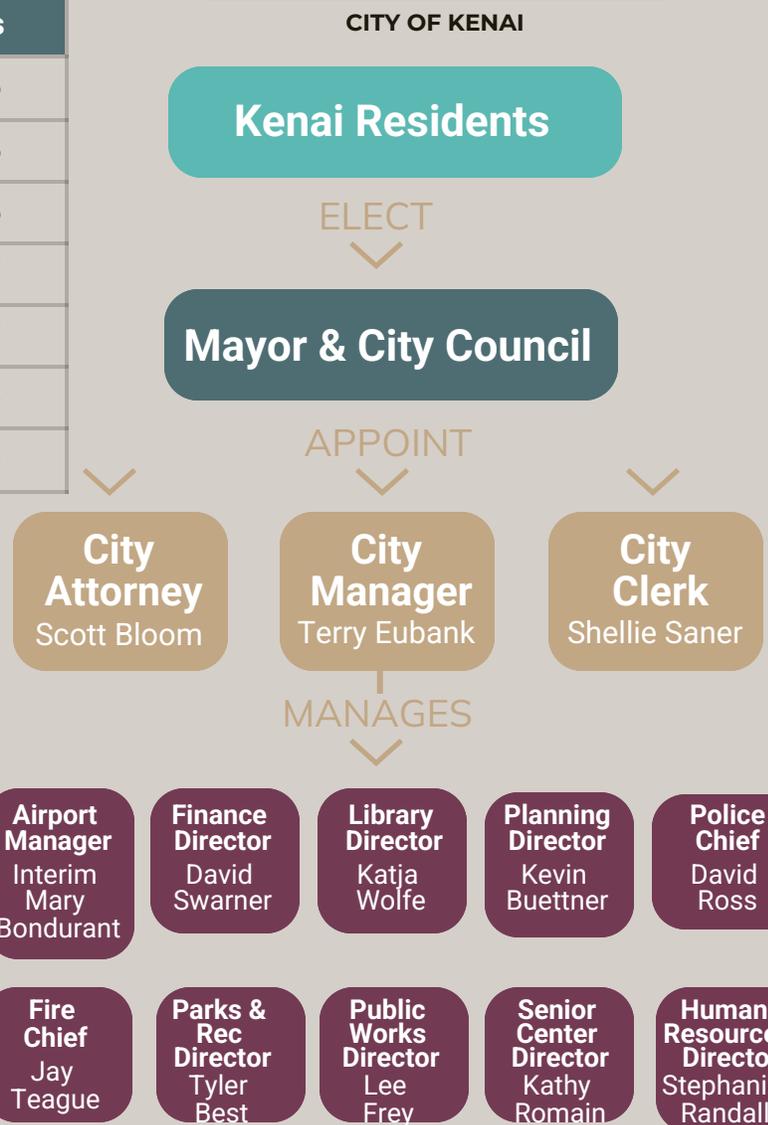
The City was incorporated in 1960 as a home rule city and its charter was adopted May 20, 1963.

MAYOR & CITY COUNCIL

The City of Kenai has a council-manager form of government. Voters elect six council members and a mayor, all on a non-partisan basis. The Council sets policies, passes local laws, and appoints the city manager, attorney, and clerk. Council members serve staggered three-year terms, with two elected each year. The mayor also serves a three-year term.

Current Kenai City Council	Term Ends
Henry Knackstedt (Mayor)	2028
Victoria Askin (Vice Mayor)	2028
Bridget Grieme	2028
Deborah Sounart	2027
Sovala Kisena	2027
Glenese Pettey	2026
Phil Daniel	2026

ORGANIZATIONAL CHART



CITY MANAGER & DEPARTMENTS

The city manager, appointed by the Council, serves as the City's chief executive officer. The manager carries out City policies, manages daily operations, and hires department heads.

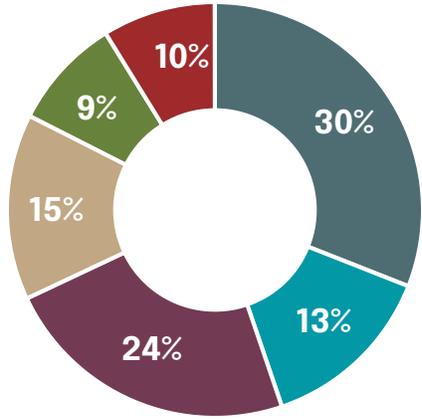
FINANCIAL INFORMATION

GOVERNMENTAL FUND REVENUES

Below is a comparison of funds received for the last three fiscal years. Fiscal year 2025 is shown in the chart below.

	FY2023	FY2024	FY2025	
Sales Tax	\$9,818,482	\$9,975,032	\$10,497,334	
Property Tax	\$4,316,204	\$4,440,189	\$4,540,042	
Charges for Service	\$7,552,552	\$7,470,194	\$8,430,520	
Interest	\$2,723,737	\$4,663,935	\$5,161,064	
Intergovernmental	\$5,000,041	\$2,801,726	\$3,002,999	
Misc	\$3,261,582	\$2,834,620	\$3,399,863	
Total Revenues	\$32,672,598	\$32,185,696	\$35,031,822	

FY25 REVENUES



Sales tax is the City's largest source of revenue for government operations, making up about 30% of total revenue. It increased by \$522,302 (5.24%) compared to last year. Charges for service increased \$960,326 (12.86%) due to receiving two years of Supplemental Emergency Medical Transport (SEMT) in a single fiscal year and an increase in Water & Sewer service fees. Revenue from other government sources – known as intergovernmental revenue increased by \$201,273 (7.19%) due to state funding related to the Kenai Bluff Erosion Capital Project. Meanwhile, investment earnings rose by \$497,129 (10.66%) due to strong performance in equity markets.



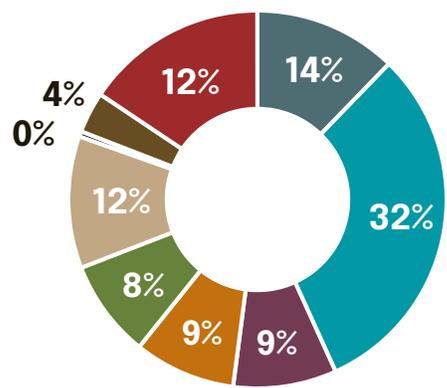
FINANCIAL INFORMATION

GOVERNMENTAL FUND EXPENDITURES

Below is a comparison of the City's expenditures for the last three fiscal years. Fiscal year 2025 is shown in the chart below.

	FY2023	FY2024	FY2025
General Government	\$3,443,404	\$3,598,275	\$4,016,993
Public Safety	\$8,531,288	\$9,094,442	\$9,464,980
Public Works	\$2,533,282	\$2,601,495	\$2,680,622
Parks & Recreation/ Library	\$2,681,617	\$2,547,543	\$2,630,365
Water & Sewer Services	\$2,443,337	\$2,455,206	\$2,569,825
Airport	\$3,065,265	\$3,323,473	\$3,310,965
Debt Service	\$130,250	\$130,625	\$130,750
Senior Services	\$996,173	\$1,031,102	\$1,062,876
Capital Outlay	\$6,717,219	\$4,582,844	\$3,658,244
Total Expenditures	\$30,541,835	\$29,365,005	\$29,525,620

FY25 EXPENDITURES



What each of the above categories include:

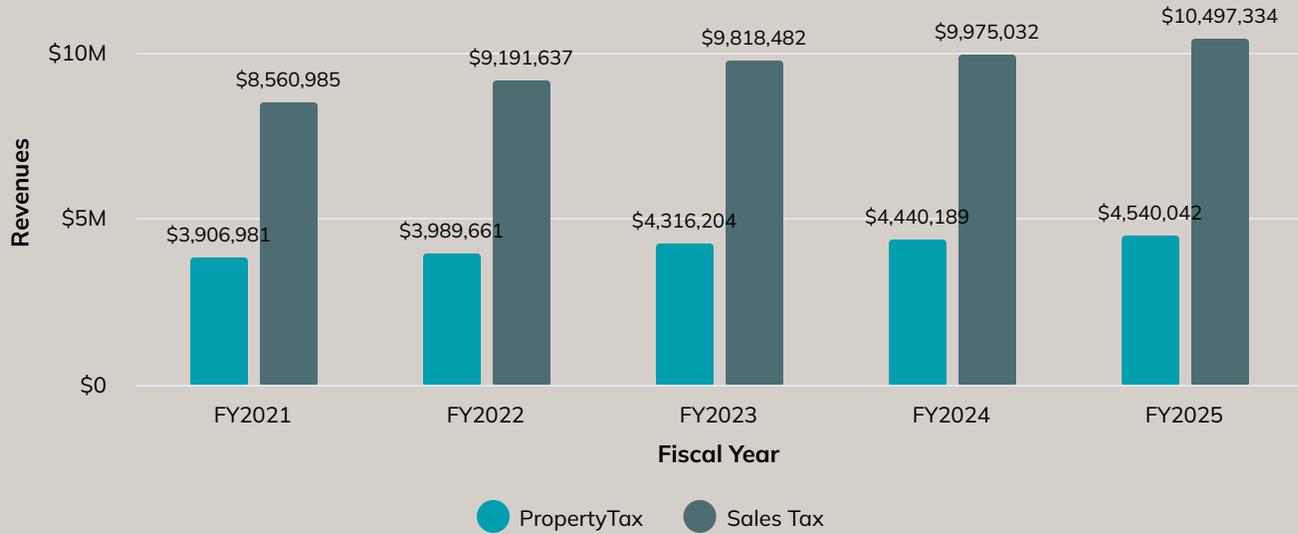
- 
General Government
 Administrative departments: Mayor & Council, City Manager, Clerk, Attorney, Finance, Information Technology (IT), Human Resources (HR), Planning & Zoning, Safety, and Land Administration.
- 
Public Safety
 Police, Fire, Animal Control, and Dispatch Communications.
- 
Public Works
 Street and facility maintenance, City Dock, shop operations, and streetlights.
- 
Parks & Recreation
 Rec Center, Ice Rink, Library, Visitors Center, parks and grounds, and recreation programs.
- 
Water & Sewer Services
 Operations and maintenance of City water and sewer systems.
- 
Airport
 Administration, operations, land, maintenance, terminal, and training facility.
- 
Debt Service
 Payments on the City's library building bond.
- 
Senior Services
 Meals, transportation, social services, and senior center operations.
- 
Capital Outlay
 Major equipment, buildings, and infrastructure improvements



LOCAL TAX REVENUES

The City levies a 3% sales tax, which is applied to the first \$500 of each separate sale. Property Tax revenues are based on a mill rate levy that is set annually by the City Council. The City has not raised the mill rate since 2015.

TAX REVENUE (FY2021 – FY2025)



Taxing Entity	Mill Rate	Tax
 Kenai Peninsula Borough <small>*After \$50,000 primary residence exemption</small>	4.30 mills	\$1,290.00
 City of Kenai	4.35 mills	\$1,522.50
Central Peninsula Hospital	.01 mills	\$ 3.50
FY25 Total	8.66 mills	\$2,816.00

MILL RATES

Property taxes in Kenai are based on the value of real and personal property. Each year, the City sets a mill rate in combination with the assessed value of property, which determines how much tax is owed. For fiscal year 2025, the rate was 4.35 mills, meaning \$4.35 in tax for every \$1,000 of assessed property value. The table above shows property taxes paid in Kenai based on a \$350,000 home.

The Kenai Peninsula Borough is responsible for assessments, tax billing and tax collections for the City. Property taxes are billed on July 1 and can be paid in two equal installments—due September 15 and November 15—or in one full payment on October 15.

INTERGOVERNMENTAL REVENUES

The City receives intergovernmental revenues, or grants, from the Borough, State, and Federal agencies. Generally grant revenues fund capital projects or help to reduce specific operating costs.

FUND BALANCE OF GOVERNMENT FUNDS

Fund Balance is the money left after the City's annual revenues and expenses are accounted for. It starts with last year's ending balance, then increases if revenues are "Over" expenses or decreases if expenses are "Under" revenues. This Net Change adjusts the beginning balance to get the current year's ending Fund Balance.

Total Revenues (FY25)	\$35,031,822
Total Expenditures (FY25)	\$29,525,620
Net Change in Fund Balance – Excess of Revenues Over/Under Expenditures (During FY25)	\$ 5,506,202
Beginning Fund Balance July 1, 2024	\$65,246,966
Ending Fund Balance June 30, 2025	\$70,753,168



HOW THE FUND BALANCE IS DISTRIBUTED:



NONEXPENDABLE
\$5,965,015

Not available for spending

- \$1.95M in prepaid Kenai Bluff Stabilization Project costs
- \$4.0M in the Land Sales Permanent Fund



RESTRICTED
\$33,123,250

Legally restricted for specific use

- \$31.3M in Airport Land Sales Permanent Fund
- \$958K in Tamara Cone Testamentary Trust
- \$908K related to Daubenspeck Property



COMMITTED
\$17,933,001

Set aside by City Council

- \$9.54M for Capital Projects
- \$6.6M for Budget Stabilization
- \$1.73M reserved for next fiscal year



ASSIGNED
\$9,248,654

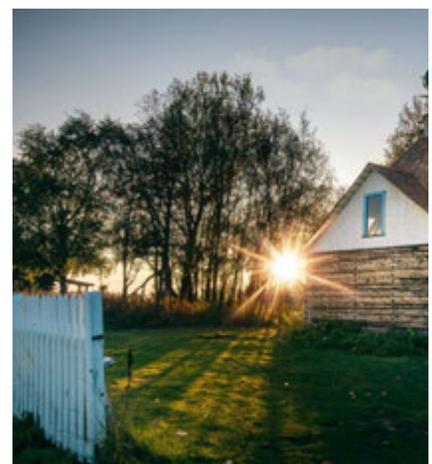
Designated by management for:

- \$2.9M in General Fund (Operations & Capital Projects and Compensated Absences)
- \$3.0M in Airport Special Revenue Fund (Airport Ops)
- \$3.0M in Water & Sewer Fund (Water & Sewer Ops)



UNASSIGNED
\$4,483,248

Represents the portion of total fund balance that has not been set aside or restricted for a specific purpose, which is available for general use

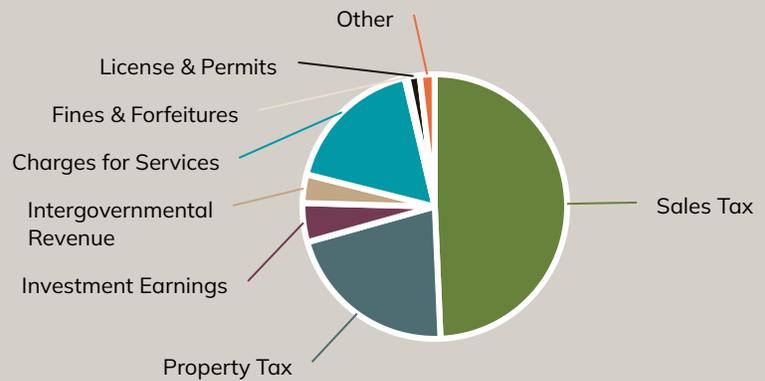


THE GENERAL FUND

The General Fund is the City’s main operating fund, supported by sales tax, property tax, and service charges. It funds services such as police, fire, medical response, animal control, permitting, inspections, street maintenance and lighting, recreation, cultural events, administration, debt service, and capital projects.

GENERAL FUND REVENUES FOR FISCAL YEAR 2025

Sales Tax	\$10,497,334
Property Tax	\$4,540,042
Intergovernmental Revenue	\$745,058
Investment Earnings	\$1,017,824
Charges for Services	\$3,701,533
Fines and Forfeitures	\$75,182
License & Permits	\$317,293
Other	\$388,012
Total General Fund Revenues	\$21,282,278



FUND BALANCE OF GENERAL FUND

Total Revenues (FY25)	\$21,282,278
Total Expenditures (FY25)	\$18,264,306
Excess of Revenues Over (Under) Expenditures	\$3,017,972
Transfer In/Out	(\$803,861)
Net Change in Fund Balance (During FY25)	\$2,214,111
Beginning Fund Balance July 1, 2024	\$16,474,836
Ending Fund Balance June 30, 2025	\$18,688,947

WHAT'S IN EACH CATEGORY?

Sales Taxes (49.33%)
Main source of General Fund revenue

Property Taxes (21.33%)
Collected on real and personal property and oil and gas property taxes

Intergovernmental Revenue (3.5%)
Grants from federal, state, and borough agencies

Charges for Services (17.39%)
Fees for ambulance, Multipurpose Facility, Rec Center, dock rentals, cemetery, and contractor licenses and permits

Fines and Forfeitures (.35%)
Court and library fines, and other forfeitures

Licenses & Permits (1.49%)
Includes building permits and animal control licenses

Other Revenues (1.83%)
Rents, lease interest, oil & gas royalties, and special assessments

HOW THE FUND BALANCE IS DISTRIBUTED:

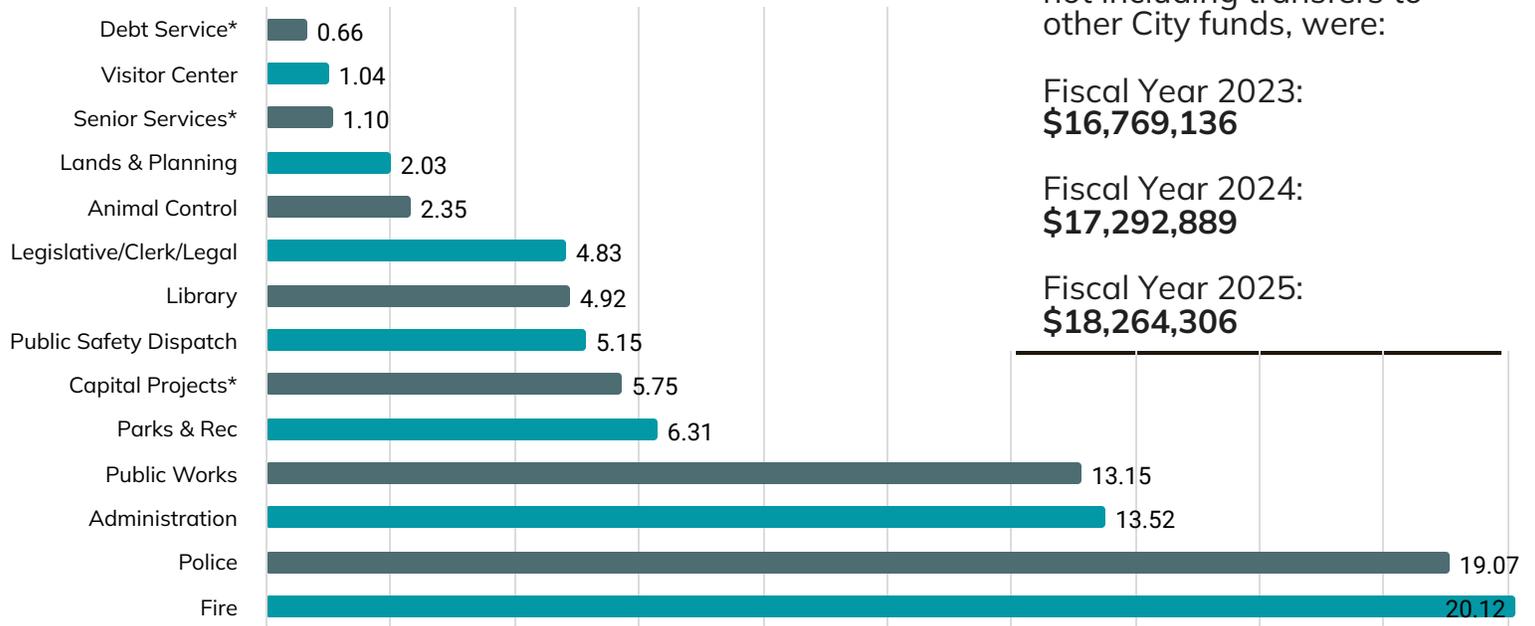
 **RESTRICTED**
\$908,059 related to the Daubenspeck Property

 **COMMITTED**
\$6,657,271 for budget stabilization and \$1,734,981 set aside for next fiscal year

 **ASSIGNED**
\$2,901,928 for operations, capital projects, and compensated absences

 **UNASSIGNED**
\$6,486,708 in the General Fund

GENERAL FUND EXPENDITURES BY DEPARTMENT FOR FY2025



General Fund expenditures, not including transfers to other City funds, were:

Fiscal Year 2023:
\$16,769,136

Fiscal Year 2024:
\$17,292,889

Fiscal Year 2025:
\$18,264,306

*Departments noted with an asterisk represent expenditures of General Fund dollars used in Debt, Senior Citizen, and Capital Project funds. Administration includes City Manager, HR, Finance and Non-Departmental. Public Works includes Public Works Administration, Shop, Streets, Dock, Buildings, and Street Light Maintenance.

FINANCIAL OUTLOOK

Overall, the projection for the economy of Kenai is optimistic. Kenai is situated in a beautiful area with abundant land and natural resources, an accommodative business climate, and a stable population base. The City's greatest assets are its land holdings for which new lease and sale policies have been developed to encourage economic growth and the Kenai Municipal Airport, the traveling hub for the Kenai Peninsula.



For additional detail please see the City's FY25 Annual Comprehensive Financial Report, available on the City's website at www.kenai.city

CITY HIGHLIGHTS & HOW TO STAY CONNECTED

CITY HIGHLIGHTS

We're proud to announce the highlights of our year!



Kenai Bluff Stabilization Project underway!

In December, the City held its first live public Land Sale Auction—and it was a success!

WEBSITE & SOCIAL MEDIA

The City's website, www.kenai.city, makes it easy to stay informed and access services. You can:

- Pay utility bills
- Apply for jobs
- View meeting agendas and recordings
- Research public records
- Contact City Council and staff

The homepage features the latest City news, and the site is mobile-friendly for easy access anytime, anywhere.

Follow us on Facebook for updates on events, services, and opportunities.



- City of Kenai: [@cityofkenai](#)
- Kenai Animal Shelter: [@kenaianimalshelter](#)
- Kenai Fire Department: [@kenaifiredepartment](#)
- Kenai Police Department: [@kenaipolice](#)
- Kenai Community Library: [@kenailibrary](#)
- Kenai Parks & Recreation: [@kenaiparksandrec](#)
- Kenai Senior Center: [@kenaiseniorecenter](#)
- Kenai Municipal Airport: [@kenaiairport](#)

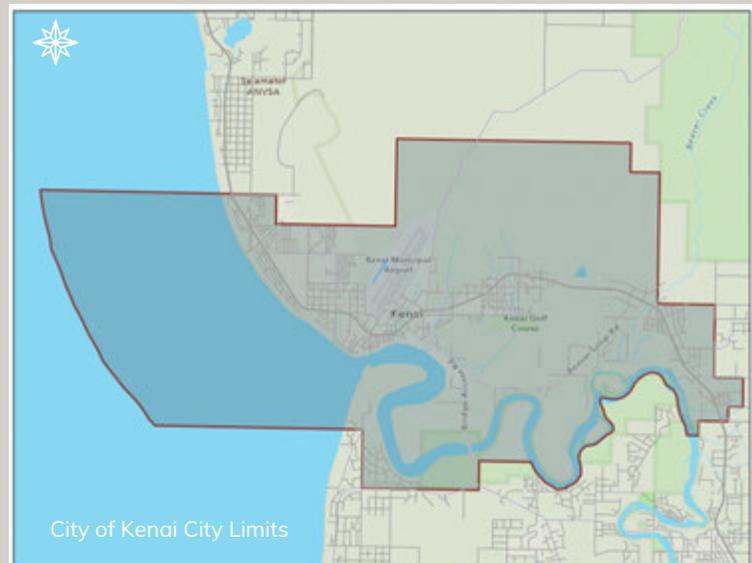
ELECTIONS

The regular City election is held annually on the on the first Tuesday of October. The terms of office are three years but are overlapping so the City is provided with a continuity of knowledge in City business and legislative matters.

BOARDS & COMMISSIONS

City boards and commissions help shape local policy and decisions. Each one is made up of seven volunteer members. Members are appointed for three-year terms, nominated by the Mayor, and confirmed by the City Council based on applications submitted to the City Clerk. To learn more or apply, visit www.kenai.city

The City of Kenai encompasses an area of approximately 35 square miles. The boundaries of Kenai's city limits are indicated in the image below.





Page 103
US POSTAGE
PAID
PERMIT 200
KENAI,
AK

City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611

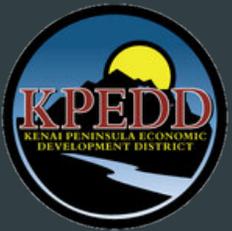


Kenai Municipal Airport 305 North Willow Street 907-283-7951	Kenai Police Dept 107 S. Willow Street 907-283-7879	Kenai Senior Center 361 Senior Court 907-283-4156	Kenai Community Library 163 Main St Loop 907-283-4378	Parks & Recreation 227 Caviar Street 907-283-8262
Kenai Animal Control 510 North Willow Street 907-335-5271	Kenai Fire Dept 105 S. Willow Street 907-283-7666	Public Works 210 Fidalgo Avenue 907-283-8236	City Hall 210 Fidalgo Avenue 907-283-8200	EMERGENCIES: DIAL 911

2026

HOUSING ASSESSMENT

KENAI PENINSULA REGION



**KENAI
PENINSULA
ECONOMIC
DEVELOPMENT
DISTRICT**



**WINK
RESEARCH &
CONSULTING**

An in-depth review of current Kenai Peninsula housing stock, community-specific options for development, and recommendations to increase availability and affordability

www.KPEDD.org

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BACKGROUND



A lack of affordable housing severely limits the Kenai Peninsula Borough's economic potential, including the ability to attract new talent for key job openings, contributes to out-migration, and stunts business growth. Data and anecdotal input confirm the area has a relative lack of available, affordable housing. This report examines regional housing challenges and possible solutions to formulate a Strategic Action Plan aimed at resolving the Peninsula's most pressing housing needs.

Research and input for this report was compiled by staff from the Kenai Economic Development District (KPEDD) and Wink Research & Consulting. KPEDD is grateful to all those who provided input for this report and especially to those who will use its insights to make the KPB an even better place to call home.

Section 1

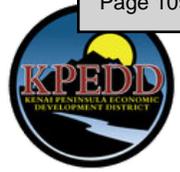
Supply & Demand Drivers for KPB Housing provides data and analysis on the Borough's current housing situation, examining the current housing stock, availability, affordability, and demand-side drivers. This section provides critical information, a data-driven outlook, and context pertaining to KPB's housing market.

Section 2

Capabilities & Opportunities for KPB Housing summarizes feedback from local officials, real estate experts and other stakeholders about current housing needs, local challenges, opportunities, and zoning details specific to KPB communities.

Section 3

A Strategic Action Plan for KPB Housing draws on the previous sections to lay out pragmatic actions which can be undertaken at a Borough and community level to meet the area's biggest housing challenges.



SUMMARY - SECTION 1

The Kenai Peninsula Borough (KPB) is experiencing a housing constraint due to local and region-specific factors which require proactive solutions to avoid economic losses. The KPB has been one of Alaska's fastest growing areas over the past five years and most of the gains have come from people migrating into the area. However, migration data for the most recent year (2024) shows a sharp reversal in the number of new KPB residents (either moving in or being born).¹ Given input from local residents, it is likely that a lack of affordable housing is a key reason for this recent outflow.

The regional economy has been relatively strong in recent years, ranking 5th in job growth and 3rd in business creation among all Alaska borough and census areas since 2019. However, we see a potential canary in the mineshaft as job growth slowed to 1.1% in 2024, finishing simply in line with the state average instead of well ahead.² Quantitative and anecdotal input compiled for this report suggest finding housing for seasonal tourism workers is a major issue, and could be a limiting factor in growing the Borough's largest economic sector. Job growth in key tourism-dependent categories was flat to down in 2024.³ And in fact, many residents rightly point to vacation rentals as a contributing factor to the region's housing squeeze. Despite the economic cooling in the KPB, massive development projects are on the horizon. If projects like Alaska LNG go forward, it would likely make a tough housing situation much worse for residents and businesses. If even a few of the large proposed construction projects are approved, how much more difficult will it be to fill jobs for retiring teachers or increase medical staff?





SUMMARY

Alaska and the KPB did not see the same home building boom during 2010-2020 as many other parts of the U.S.⁴ As a result, most of the housing stock was built during the 1970s and 1980s, and may lack the appeal of newer homes which are more plentiful in the lower 48. In terms of affordability, the KPB is not unique in that home prices and mortgage payments in particular have skyrocketed in recent years. Due to the Borough's higher rate of population turnover, this means more people have more expensive new mortgages or face similar but additional challenges in the rental market. On average, home prices and rental rates in the KPB are lower than those in Anchorage or Mat-Su, but so too are average incomes making homes in the KPB relatively less affordable than they may appear.

Meeting the Borough's housing challenge requires action to address several factors, such as:

- More senior housing units to accommodate the expected 133% growth in the senior citizen population over the next 10 years,⁵
- More availability of affordable homes for existing residents or those seeking to fill jobs in the Borough,
- Better housing options for seasonal workers,
- An adequate number of summer rentals for summer visitors without taking away homes that could otherwise house residents, and finally
- Strategic planning to maximize economic benefits from large construction projects while minimizing the strain on the area's housing market.



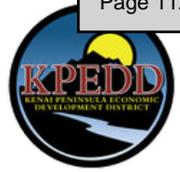


DEMOGRAPHICS

The KPB is one of the fastest growing places in Alaska. In fact, it ranked 4th highest in population growth since 2020 among all borough and census areas and has nearly doubled the rate of national population growth in recent years.⁶ Much of this population growth has been fueled by people moving to the Peninsula, as opposed to “natural increases” (birth minus deaths). Since 2020, the number of new (net) incoming residents to the KPB outnumbered the natural increase 4.5 to 1, and 10% of the population is made up of “new residents” who either moved to the area in the previous year (or were recently born).⁷ This population growth, fueled mostly by migration, has contributed to both a stronger economy and a tighter housing market in the KPB.

Population Growth <i>Change since 2020</i>		2020	2023	2024
Kenai Peninsula Borough	4.3%	58,799	61,003	61,350
Anchorage	-0.2%	291,247	290,247	290,761
Mat-Su Borough	8.6%	107,081	114,254	116,313
Alaska	1.1%	733,391	738,873	741,147
U.S.	2.6%	331,577,720	336,806,231	340,110,988

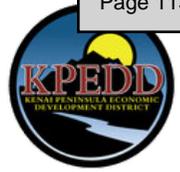
Figure 1: Population Growth. This table lists the population growth of the Kenai Peninsula Borough, Anchorage, Mat-Su, Alaska, and United States from 2020 to 2024. Source: AKDOLWD (*Alaska Population Estimates*).



MIGRATION TO THE PENINSULA

Year	Resident Population Change	Net Migrating Children*	Seniors Migrating In	Net Migration Earnings (in \$M)
2015	702	177	354	\$16.9
2016	13	70	360	\$8.7
2017	-33	107	347	\$6.5
2018	154	120	459	\$25.7
2019	575	118	510	\$27.7
2020	812	176	510	\$17.6
2021	508	150	564	\$30.3
2022	57	254	552	\$18.1
2023	1,446	338	627	\$51.3
2024	-386	11	536	N/A

Figure 2: Net Migration to the Kenai Peninsula. This table identifies factors driving demand for housing in the Kenai Peninsula Borough. Using PFD and employment records provided by the Alaska Department of Labor's Research and Analysis section, we see that net (inward) migration into the KPB accelerated from 2019-2023. The Borough gained more new workers, children, and seniors, as well as resident income. However, in 2024 the number of new residents dropped sharply, and the resident population actually declined. Seniors migrating into the KPB in 2024 declined as well. One year doesn't make a trend, but it is very possible that a challenging housing market contributed to a sudden decline in workers and families moving into the KPB.



SENIORS

Year	Seniors Aging In	Seniors Migrating In	Senior Exits & Deaths	New Net Seniors
2015	974	354	660	668
2016	1,005	360	651	714
2017	1,027	347	788	586
2018	1,030	459	805	684
2019	1,039	510	809	740
2020	1,016	510	837	689
2021	1,013	564	950	627
2022	1,018	552	1,037	533
2023	995	627	976	646
2024	966	536	1,060	442

Figure 3: Changes to KPB Senior population. This table lists the yearly number of senior citizens aging into the 65+ group, number of seniors migrating into the Kenai Peninsula, Senior exits, and the new annual net from 2015 to 2024. The KPB has been called the retirement community of Alaska, as residents tend to be older and many Alaskans choose to settle on the Peninsula after leaving the workforce. The KPB is gaining between 400-700 new seniors each year on a net-basis, either from those moving in or aging into senior citizen-hood. State demographers estimate the KPB's senior population will grow by 133% in just the next 10 years. Source: AKDOLWD (*Custom PFD data query*) & Wink Research estimates.



SENIORS

Migration trends have profound implications for the area's housing market, health care industry, and other services vital to seniors. If these trends continue - and they likely will - the KPB will need to expand its supply of both senior-tailored housing and affordable housing. Incoming seniors are more likely to have the financial ability to purchase existing homes, which leaves fewer homes for other residents. In the near future, many older seniors will require some form of assisted living (which may include living with family members).

KPB Population by Age Group	2023	2030	2035	Projected Growth Rate 2023-2035
0-19	14,507	14,433	14,402	-0.7%
20-34	9,784	10,305	10,252	4.8%
35-49	11,240	12,279	12,293	9.4%
50-64	12,195	10,721	11,197	-8.2%
65-79	11,054	11,909	10,512	-4.9%
80+	2,118	3,491	4,925	132.5%
TOTAL	60,898	63,138	63,581	4.4%

Figure 4: Population Projections By Age Group. This table lists the Kenai Peninsula Borough population by age group and growth rates in 2023 - projected out to 2035. Source: AKDOLWD (*Alaska Population Estimates*).



SENIORS

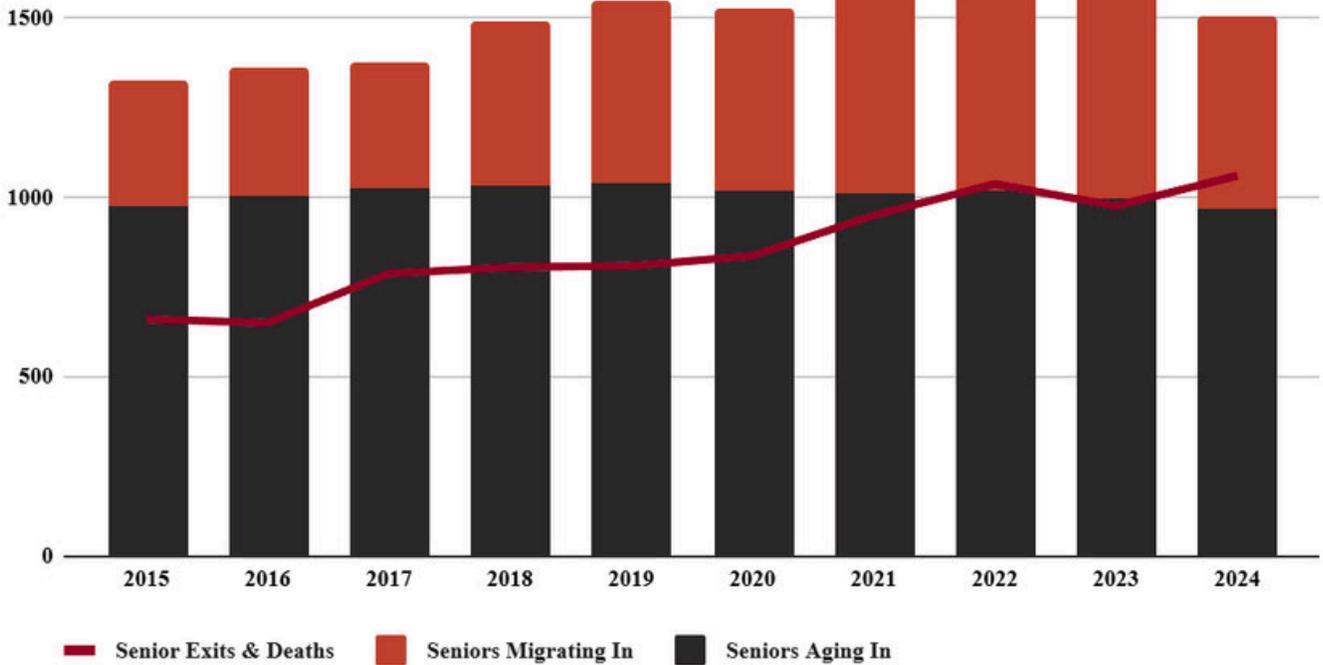
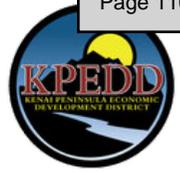


Figure 5: Senior Net Growth Graph. The chart above illustrates the rising net migration pattern for the Kenai Peninsula Borough between 2015 and 2024. The number of seniors exiting the population is dwarfed by the increasing rate of residents entering into the 65+ category and the number of seniors migrating to the Peninsula for retirement. Source: AKDOWLD & Wink Research estimates.





HOUSING STOCK & AFFORDABILITY

The Kenai Peninsula Borough has approximately 31,000 housing units, mostly consisting of single-family homes. The number of housing units has grown slightly faster than the region's population over the past 10 years. However, most residents surveyed by KPEDD believe the Borough suffers from a significant lack of affordable housing. Building costs in the Borough tend to be high and there have been relatively few homes built since 2010.

KPB Housing Profile <i>Number of Housing Units</i>			
Housing Type	2016	2025	% Change
Single Family Homes	20,143	22,983	14.1%
Multi-Unit & Condos	4,249	4,576	7.7%
Apartments (5+ Units)	136	145	6.6%
Mobile Homes	2,219	1,398	-37.0%
Senior Housing Facilities	18	19	5.6%
Cabins	1,894	1,838	-3.0%
TOTAL	28,804	31,093	7.9%
KPB Population	57,995	61,350	5.8%

Figure 6: KPB Housing Profile. 2025 population figure is sourced from a July 2024 estimate (most recent available). Source: KPB Certified Parcel Database (extracted June 2025).



HOUSING STOCK & AFFORDABILITY

The Kenai Peninsula Borough has a smaller percentage of multi-unit housing than Anchorage and Mat-Su. Mobile homes are more common on the Peninsula, which is likely due to its location as a popular vacation spot for railbelt Alaskans. In terms of housing age, homes in the Kenai Peninsula Borough tend to be newer than Anchorage but older than Mat-Su.

Occupied Housing Units by type			
Housing Type	KPB	MSB	ANC
Single Family Homes	81.7%	81.0%	49.4%
Multi-Unit (2-4)	9.5%	10.7%	30.0%
Apartments (5+ Units)	5.6%	5.7%	17.0%
Mobile Homes & Other	3.2%	2.5%	3.7%

Figure 7: Occupied Housing Units by Type. This figure shows the number of single family, multi-unit, apartments, and mobile homes on the Kenai Peninsula compared to the Mat-Su Borough and Anchorage. Source: American Community Survey (2023, 5-year estimates).

Housing availability has been further constrained by tourism in recent years. Roughly 8% of the Borough's housing units are either rented out (many as short-term rentals) or serve as second homes.⁸ Areas like Seward and Homer have an exceptionally high percentage of secondary-use homes. Many communities also struggle to house seasonal workers, limiting the region's economic potential.



KPEDD Housing Assessment 2026 - Section 1

Like the rest of the U.S., housing affordability is a major challenge in the KPB. A typical mortgage payment on a median home more than doubled from 2020 to 2024 (see Figure 8). While sales prices for existing homes in the KPB tend to be lower than Anchorage and Mat-Su, lower median incomes in the KPB and a surge of incoming retirees make it difficult for younger buyers to afford housing.

Housing Stock Age			
Year Built	KPB	MSB	ANC
2020 or Later	1.2%	1.1%	0.2%
2010 to 2019	10.9%	18.0%	6.9%
2000 to 2009	20.6%	29.1%	12.3%
1980 to 1999	39.6%	35.9%	37.1%
1960 to 1979	23.3%	13.5%	35.9%
1940 to 1959	3.5%	1.8%	6.7%
1939 or earlier	0.9%	0.5%	0.8%
Pre- 1980	27.7%	15.8%	43.4%

Figure 8: Housing Stock Age. This table lists the age of Kenai Peninsula homes compared to the Mat-Su Borough and Anchorage. Source: American Community Survey (2023, 5-year estimates).

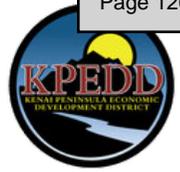


ECONOMIC FACTORS DRIVING HOUSING DEMAND



Housing demand is driven by a range of macroeconomic and local factors. In the Kenai Peninsula Borough, a growing population, an expanding local economy, and an expanding tourism industry are each having profound effects on the area's housing market.

The tables on pages 13 - 22 identify additional factors affecting the Borough's housing market, and to what extent the area's housing challenges may pose an impediment to economic growth.



KPEDD Housing Assessment 2026 - Section 1

Employment and earnings in the KPB grew relatively faster than the rest of Alaska from 2019 to 2023. In fact, the Peninsula was one of Alaska's brightest spots of economic growth during that period. However, employment and earnings growth slowed down considerably in 2024, and began lagged behind the rest of Alaska in the first quarter of 2025. Fewer people migrating in and slower employment growth suggests the area's economic potential is being limited by multiple factors, with the supply of affordable housing as a key limiting factor. Although, it is possible that the link between economic performance and housing is a complex issue. In a more extreme cause-and-effect situation, residents might expect to see the average wage per worker increase with poorer workers being priced out of the area. That was not the case in 2024, as average wages per KPB worker increased slightly less than the statewide average. Still, data analyzed for this report suggests that the lack of affordable housing in the region is limiting further economic growth.

Employment & Earnings Growth				
Area	Average Monthly Employment		Wage & Salary Earnings (\$M)	
	2019-2023	2023-2024	2019-2023	2023-2024
Kenai Peninsula Borough	6.8%	1.9%	24.9%	6.4%
Anchorage	-2.2%	1.6%	15.2%	6.8%
Mat-Su Borough	16.8%	3.0%	42.6%	9.0%
Balance of Alaska	-2.1%	2.0%	19.1%	6.5%
Alaska Total	-0.2%	1.9%	18.9%	6.8%

Figure 9: Employment & Earnings Growth between 2019 and 2024. Source: AKDOWLD (Quarterly Census of Employment & Wages), compiled by Wink Research.

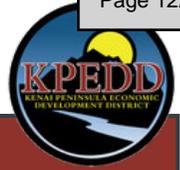


KPEDD Housing Assessment 2026 - Section 1

Median Single Family Home Sale Price - 2025				
Area	Q1	Q2	Q3	Q4
KPB	\$377,750	\$350,000	\$335,000	\$379,750
ANC	\$435,000	\$478,425	\$479,950	\$458,000
MSB	\$402,353	\$429,500	\$415,000	\$415,000
Other AK	\$362,900	\$351,000	\$340,000	\$340,000
AK	\$410,000	\$430,000	\$435,000	\$425,000

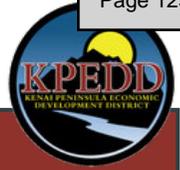
Area	CY2025	\$/SqFt.	Home Age	# Sales
KPB	\$364,750	\$244	27	728
ANC	\$470,000	\$252	42	2,224
MSB	\$416,500	\$258	18	1,773
Other AK	\$360,000	\$226	40	514
AK	\$425,530	\$251	31	5,239

Figure 10: Median Single Family Home Sale Price. This table lists the quarterly and 2025 annual median sale price for a single family home in the Kenai Peninsula, Anchorage MatSui Borough, outside areas and Alaska as a whole. The Median sales price is used to find the price per square foot, median home age, and number of sales during the year. Source: 2025 Alaska MLS Data.



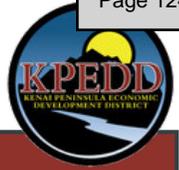
Median Single Family Home Sale Price - 2025					
Area	Q1	Q2	Q3	Q4	CY2025
Kenai	\$308,748	\$356,000	\$363,000	\$365,250	\$355,000
Soldotna	\$375,000	\$339,000	\$370,000	\$425,000	\$373,000
Homer	\$462,000	\$451,250	\$400,000	\$469,000	\$450,000
Seward	\$469,000	\$462,450	\$425,000	\$351,000	\$439,000
Ninilchik	\$118,000	\$195,000	\$207,000	\$110,000	\$165,000
Anchor Point	\$299,000	\$350,000	\$250,000	\$250,000	\$282,500
Seldovia	-	\$149,250	\$325,000	\$299,000	\$250,000
Clam Gulch	\$289,000	\$252,450	\$202,250	\$178,000	\$202,250
Halibut Cove	-	-	\$299,900	-	\$299,900
Moose Pass	-	-	-	\$170,000	\$170,000
NIKOLAEVSK	-	-	\$40,000	\$425,000	\$232,500
North Kenai	\$310,000	\$268,000	\$322,500	\$344,450	\$321,500
Sterling	\$393,500	\$275,000	\$350,000	\$365,000	\$350,000
Cooper Landing	\$900,000	\$537,500	\$740,000	\$470,000	\$675,000

Figure 11: Median Single Family Home Sale Price by Community. This table identifies MLS 2025 quarterly data where available. Source: Alaska MLS 2025.



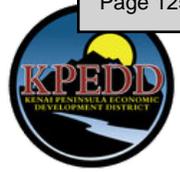
Median Single Family Home Sale Price & Metrics - 2025				
Area	CY2025	\$\$/Sq Ft.	Med Home Age	# Sales
Kenai	\$355,000	\$246	36	135
Soldotna	\$373,000	\$245	28	205
Homer	\$450,000	\$287	22	109
Seward	\$439,000	\$276	41	27
Ninilchik	\$165,000	\$157	23	25
Anchor Point	\$282,500	\$214	22	50
Seldovia	\$250,000	\$301	40	5
Clam Gulch	\$202,250	\$250	38	6
Halibut Cove	\$299,900	\$600	40	1
Moose Pass	\$170,000	\$443	48	1
Nikolaevsk	\$232,500	\$166	29	2
North Kenai	\$321,500	\$201	28	64
Sterling	\$350,000	\$233	25	56
Cooper Landing	\$675,000	\$284	23	5

Figure 12: Median Single Family Home Sale Price. This table identifies the annual average sales price in Kenai Peninsula Communities (where data is available), the average price per square foot, the median home age (in years), and the number of recorded sales during the year. Source: Alaska MLS 2025.



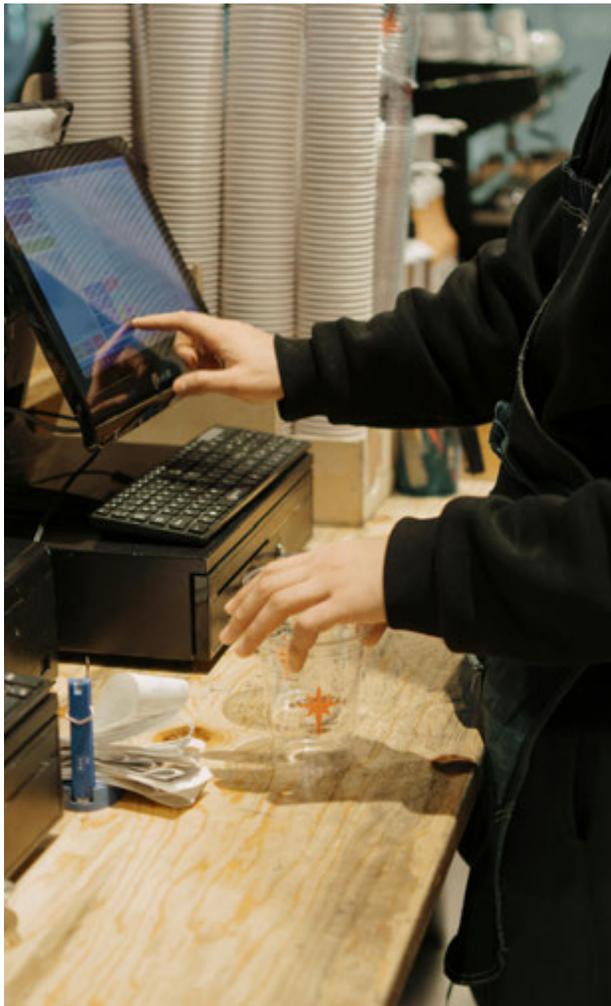
Median "Starter" Family Home Sale Price - 2025*						
Area	Q1	Q2	Q3	Q4	CY2025	# Sales
Kenai Peninsula	\$280,000	\$296,750	\$315,000	\$295,450	\$289,000	227
Anchorage	\$320,000	\$335,000	\$327,000	\$336,500	\$330,000	414
Mat-Su	\$315,000	\$334,000	\$334,000	\$330,000	\$329,000	440
Alaska	\$315,000	\$324,000	\$325,000	\$325,000	\$320,000	1,245
Kenai	\$267,450	\$320,000	\$309,500	\$312,500	\$309,000	49
Soldotna	\$242,500	\$296,750	\$315,000	\$302,250	\$298,000	62
Homer	\$412,500	\$382,000	\$371,000	\$410,000	\$386,500	30
Seward	\$469,000	\$321,000	\$359,000	\$351,000	\$351,000	5
Ninilchik	-	\$195,000	\$165,000	\$157,500	\$165,000	11
Anchor Point	\$349,500	\$189,500	\$245,000	\$195,000	\$240,000	15
North Kenai	\$241,250	\$255,000	\$330,250	\$280,000	\$274,000	22
Sterling	\$250,250	\$200,000	\$324,000	\$270,000	\$275,100	18

Figure 13: Median Starter Family Home Sales Price in 2025. This table highlights the sale price and number of sales in major Alaskan regions and Kenai Peninsula communities. *A "Starter" home is defined here as a single family home between 800-1,400 square feet. Source: Alaska MLS 2025.

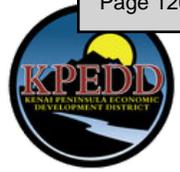


ECONOMIC FACTORS DRIVING HOUSING DEMAND

Employment routinely spikes during the summer months across Alaska. However, the relative influx of seasonal employment in the KPB is roughly double what the rest of the state experiences. The Kenai Peninsula is a popular summer tourist destination causing an influx of nonresident workers needed to fill employment gaps in the visitor industry. Nearly 4,000 workers additional workers arrive during the Borough's summer employment.⁹ However, it should be noted that this figure does not include self-employed guides, commercial fishermen, or other self-employed and 1099 workers.

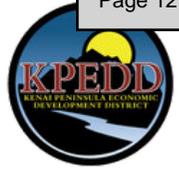


Seasonal workers are a vital component to the region's visitor industry, and becomes necessary for nonresidents fill many of the temporary positions considering that these positions are closed out for 7-8 months of the year. However, it is becoming increasingly challenging to find adequate housing for seasonal workers. Having adequate housing for seasonal workers, especially those in the tourism sector, is critical for the region's economic future. Better living quarters attract better staff, who in turn provide better experiences for visitors. The number of seasonal workers in the KPB has increased only slightly since the pre-COVID days, despite other data suggesting visitor trips are up. Anecdotal and quantitative evidence of housing challenges highlight limitations in the Kenai Peninsula Borough's economic growth.



Seasonal Worker Analysis - Average Monthly Workers <i>Total Average Monthly Workers in KPB (2015-2025)</i>					
Year	Jan-Mar	Apr-Sep	Difference	Peak	Difference
2015	19,126	21,750	2,624	22,649	2,523
2016	18,508	21,330	2,822	22,155	3,647
2017	18,194	21,097	2,903	22,338	4,144
2018	18,153	21,012	2,859	21,940	3,787
2019	18,450	21,301	2,851	22,317	3,867
2020	18,701	18,954	253	20,368	1,667
2021	18,334	21,269	2,935	22,146	3,812
2022	19,047	22,182	3,135	23,324	4,277
2023	19,649	22,730	3,081	22,595	3,946
2024	20,039	23,074	3,035	23,963	3,924
2025	20,342	N/A	-	N/A	-

Figure 14: Seasonal Worker Analysis - Average Monthly Workers. This table lists the number of total average monthly workers in the Kenai Peninsula Borough between 2015 and 2025. Source: AK-DOLWD (QCEW), compiled by Wink Research.



ECONOMIC FACTORS DRIVING HOUSING DEMAND

Like many tourist destinations, short-term rentals (STRs) have been a popular way for residents to realize additional cash-flow from second homes, spare rooms, or homes they no longer occupy. Others rent out homes during the summer months and then re-occupy them the rest of the year. Obtaining data on the number of STRs is challenging, but inferences can be made regarding their prevalence from assessment data. In 2024, roughly 8% of single-family homes in the KPB were not occupied by the property owner, and thus could be functioning as STRs. The prevalence of these homes was much higher in Seward and Homer, which anecdotally are cities commonly cited as having a higher number of STRs or second-homes. STRs and second homes can be a benefit for the region's economy, as they bring in tourists and affluent part-time residents.

However, they also reduce the housing supply and exacerbate market tightness, making it more difficult for new residents to find homes or existing residents to climb the property ladder as their family and financial situation matures. Consider a situation where a young family needs to move their family out of a one-bedroom apartment, but can't find any suitable housing in areas, due in part to a majority of homes being rented out as STRs. They may leave the KPB altogether. Or perhaps it's a teacher the school district wants to hire from somewhere else, but is unable to find adequate housing. The position may either go unfilled or be filled with a lesser candidate.

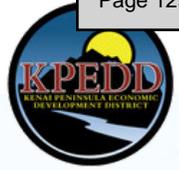




Potential Short-Term Rentals in the KPB			
City	Potential 2 nd Home owners & Rented Houses	Total Housing Units	Percentage
Seward	219	831	26%
Homer	423	2,670	16%
Soldotna	205	1,589	13%
Kenai	283	2,643	11%
KPB Total	2,423	31,093	8%

Figure 15: Potential Short-term Rentals in the Kenai Peninsula Borough. This table depicts the potential number of second homes compared to the total housing stock in major communities (where data is available). These homes have been identified based on a difference between the owner’s residential address and the listed property address. Source: KPB Assessors Department (data pulled in December 2024).





ECONOMIC FACTORS DRIVING HOUSING DEMAND

The Alaska LNG Project is nearing a final investment decision and many of the puzzle pieces are in place for the mega-project. With regional gas production in decline, the Alaska LNG Project would provide a major boost to the KPB's economy by lowering energy costs, providing more cost stability for electricity, generating tax revenue, and create additional high-wage positions. Project developers estimate that 10,000 jobs will be created during the 5-year construction phase, in addition to roughly 1,000 jobs stemming from its operational activities (including multiplier effects). Many, if not most of these operational job gains would likely occur in the Kenai Peninsula Borough. A final investment decision is expected in the beginning of 2026, and construction is expected to begin in late 2026 if the project moves forward. While the Alaska LNG project would provide a strong economic boom for the region, it could also make a tight housing market more challenging for existing residents or those considering relocating to the area.¹⁰



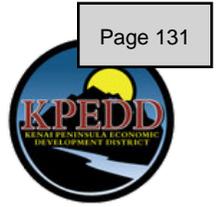


MUNICIPAL CAPABILITIES & OPPORTUNITIES - SECTION 2

City planning and zoning play a critical role in shaping how communities grow, function, and thrive. Through thoughtful planning, cities balance residential, commercial, industrial, and public spaces to promote safety, economic development, environmental sustainability, and quality of life. Zoning regulations guide land use by determining where different activities can occur, helping to reduce conflicts between incompatible uses while preserving neighborhood character. Together, city planning and zoning support orderly development, ensure efficient infrastructure and transportation systems, protect natural and historic resources, and provide a framework for long-term community goals and equitable growth.



Incorporated cities on the Kenai Peninsula include Homer, Kachemak, Kenai, Seldovia, Seward and Soldotna; each with their own planning and zoning regulations. The following pages outline individual capabilities and opportunities for housing development within their respective city limits.



CITY OF HOMER

2024 Population: 5,648

Population Change since 2010: +12.9%

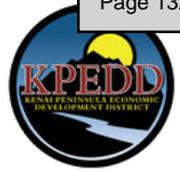
Median Single Family Home Sale Price (CY2025): \$450,000

Local Housing Situation

The lack of housing availability and affordability is a well-known topic in Homer. Local home values and average household incomes among Homer residents confirms that affordability is stretched, compared to many other areas. Housing issues have been discussed in the community at length via workshops, meetings, commissions, and council meetings. Homer is currently in the process of updating its Comprehensive Plan and Zoning Code, and housing will be a key topic in the new Comprehensive Plan.

The City of Homer has many housing challenges:

- Existing housing stock tends to consist of single-family homes, which are relatively expensive creating affordability challenges for younger and seasonal workers.
- Zoning codes are rather restrictive for housing that is not single-family or duplexes.
- A long history of vacation rentals.
- Geographical and topographical challenges such as steep slopes and poor draining soils.
- Lack of available land/acreage for development.
- High cost of land, financing, and building.
- Short construction season in Alaska.
- Obtaining financing for older homes that do not meeting building codes.



CITY OF HOMER

Opportunities for Housing Expansion

Opportunities to improve the availability of affordable housing in Homer could include:

- Changing zoning codes.
- Pre-approved ADU plans
- Reducing or preventing further growth of short-term rentals.
- Modular or dorm-style housing to house seasonal workers.
- Allow for live-work units on commercial properties.
- Increasing the number of local homeowners renting rooms to seasonal workers.

Short Term Rentals & ADUs

Homer does not have a regulatory framework for short-term rentals (STRs). However, there are zoning codes for traditional Bed & Breakfasts. Attempts to more tightly regulate STRs (like mandatory registration) have failed at council, even though STRs are clearly part of the pressure on long-term housing. The current zoning code allows for one ADU in most/all residential zoning districts as a by-right use. This process requires a zoning permit for construction and costs \$300.





CITY OF KENAI

2024 Population: 7,555

Population Change since 2010: +6.2%

Median Single Family Home Sale Price (CY2025): \$355,000

Local Housing Situation

New construction and well-kept homes sell quickly. Even many homes that need significant maintenance or rehabilitation often sell within a few months after being listed. Most listings are 2-3 bedrooms. Most city residential lots require 20-foot setbacks (with 10 feet being for utility easements), and are restricted to 30-40% lot coverage (depending on zoning). There has been some pushback from landowners in older neighborhoods who have grown accustomed to limited development nearby.

Other challenges:

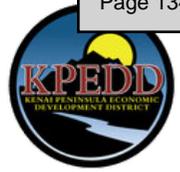
- Private investment companies buying up homes with cash offers
- Nonresidents buying second homes or holding land for speculation
- Deferred maintenance on existing homes, which suppresses sales
- Lack of marketing
- Number of higher-paying jobs versus service jobs

Opportunities for Housing Expansion

The City is seeking to rezone areas to allow for higher density housing and has placed a renewed focus on expanding housing in the City's "core" – primarily the area between Evergreen Street and Tinker Lane. The City also has extensive land holdings, some of which could be prime for residential development. It has donated land to nonprofits in the past for senior housing and low-income housing. The City is pursuing grant funds to extend utilities into strategic areas that could trigger more housing development.

Short Term Rentals & ADUs

The City has no limitations on short term rentals (e.g. AirBnb's), though they may require Conditional Use permits depending on zoning. Residential areas do allow for ADUs but the municipal code is murky at best. Permitting to build or install ADUs are similar to other structures.



CITY OF SELDOVIA

2024 Population: 419 (includes City & Seldovia Village)

Population Change since 2010: -0.2%

Median Single Family Home Sale Price (CY2025): \$250,000

Local Housing Situation

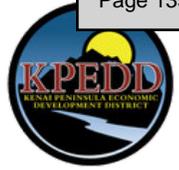
Seldovia features many housing units which are used for seasonal occupancy. Statistics in the City's Comprehensive Plan allude to 50% of Seldovia's housing being vacant; however, it is likely that the vast majority are for seasonal use. Anecdotal information suggests that incoming teachers have expressed concern about the availability and quality of housing, and multiple local business owners have had difficulty housing seasonal workers. The area's largest apartment building, The Seldovia House, currently has no vacancy, which supports claims of a tight housing market.

Housing Development Challenges

- Being off the road system makes building more expensive.
- Need for a shared vision to define a housing plan that meets community needs today and into the future, this is a key goal of the City's Comprehensive Planning effort.
- As a small, rural community, Seldovia typically has few units available for sale and relatively low in/out migration of permanent residents.

Opportunities for Housing Expansion

There is an undeveloped subdivision near the airport on Malcolm Street, with several lots for sale. The Alaska Housing Finance Corporation offers \$10,000 rebate program for new home construction and has loan programs for developers. Previously, the City of Seldovia and the Borough attempted to reach a deal on a land transfer but it fell through. While the idea is not new, it may be worth exploring if seasonal homes could be rented out to teachers or other residents outside of the summer months.

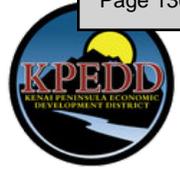


CITY OF SELDOVIA

Short Term Rentals & ADUs

Seldovia has no restrictions on short term rentals; however, units on a property rented out for more than 30 consecutive days must obtain an administrative use permit. The local Planning Commission is just beginning to explore ADU development. City staff is benchmarking other communities' ADU zoning codes to bring back to the Commission for review, discussion and potential local code development.





CITY OF SEWARD

2024 Population: 2,483

Population Change since 2010: -7.8%

Median Single Family Home Sale Price (CY2025): \$439,000

Local Housing Situation

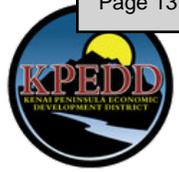
Seward has a shortage of affordable, multi-unit housing, sometimes called the “missing middle.” Strong demand and relatively few houses coming up for sale have resulted in significant price appreciation, putting home ownership out of reach for more residents in recent years.

Housing Development Challenges

- Some houses and buildings in Seward are relatively old and dilapidated; however, the cost to demolish them and build a new property is often too high to make economic sense.
- Short-term vacation rentals are common in Seward and generally more financially viable for owners than longer-term rentals, which reduces housing supply and pushes up costs for residents.
- Push back from local property owners from efforts to build higher density housing developments.
- Cost of installing utilities or building new roads to utilize vacant land is very high.

Opportunities for Housing Expansion

The City of Seward offers a Developer Reimbursement Program, which pays 50% towards of costs for utilities and roads in a new development. Seward has approved a special assessment district, allowing owners to install wells and septic systems to reduce development costs. The City owns land which could be used for housing, though the costs of running utilities and building roads are substantial barriers.



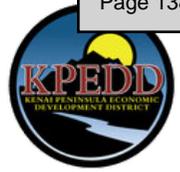
CITY OF SEWARD

Short Term Rentals & ADUs

Short-term rentals must be owner-occupied in all residential zoning districts, while owners may operate whole-house short-term rentals in commercial districts. All short-term rental operators are required to obtain a business licenses, a short-term rental permit, and pay a city bed tax of 4%.

Any property with a single-family home may also construct an ADU. The ADU is only required to be smaller in size than the single-family home. There are no land use permits; only a building permit is required.





CITY OF SOLDOTNA

2024 Population: 4,552

Population Change since 2010: +9.3%

Median Single Family Home Sale Price (CY2025): \$373,000

Local Housing Situation

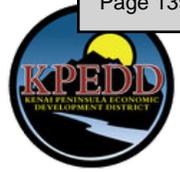
With a growing population, demand for affordable housing is high. City officials and community members have noted a lack of affordable and diverse housing options, particularly for younger residents, workers, and multi-family needs, alongside a scarcity of apartments and attainable rental units advertised at public hearings in 2024 and 2025.

Housing Development Challenges

There is undeveloped land within City limits, but much of it is zoned for single-family use and lacks the necessary infrastructure. Without the economy of scale provided by multi-family zoning, the cost for a private developer to bring these utilities to a site often makes the final housing price-point unaffordable for the average household. Lack of undeveloped land zoned for multi-family use is a key challenge; however, there is some push back from existing home owners.

Soldotna's building code standards, while ensuring long-term safety and energy efficiency, are perceived as cost-prohibitive by some. This leads to "leakage," where developers may seek to build lower-quality housing outside City limits to reduce costs, which in turn places a greater burden on City infrastructure and services without the corresponding residential tax base.





CITY OF SOLDOTNA

Opportunities for Housing Expansion

Soldotna's Downtown Riverfront Redevelopment plan projects near-term demand for an additional 265 housing units. There are approximately 10 city-owned parcels currently identified as suitable for new development. While these represent significant opportunity, their immediate "shovel-ready" status is constrained by a lack of critical infrastructure (i.e., Municipal water and sewer extensions and improved road access). The City will be introducing a legislation to rezone approximately seven city-owned parcels plus a few privately owned parcels from low-density to a multi-family residential zoning district.

The City is actively prioritizing capital and policy frameworks designed to attract developers while addressing community needs. Current efforts are focused on reducing development friction by streamlining its review process with new permit software and eliminating cost-prohibitive code requirements that do not impact public safety. Looking forward, the City is evaluating 'gap-filling' tools such as Tax Increment Financing and property tax deferrals, as well as regulatory incentives like density bonuses for affordable or workforce-attainable units.

Short Term Rentals & ADUs

ADUs are permitted in residential areas, provided they meet specific standards outlined in the City's zoning code. Presently, ADU's are generally capped at 750 square feet and are only allowed on lots with a single-family home. However, the City is considering amendments to make ADU standards less restrictive.

Soldotna has no limitations on the areas where STRs are allowed. However, a permit is required for the operation of STRs for certain operators based on the zoning district and owner-occupancy status, provided they meet specific standards outlined in the city's zoning code. The City has a pending legislation, under Ordinance 2025-039 to the STR zoning code to require an STR permit for all STRs operators to maintain a comprehensive list of STRs in the City. The City has a contract with Host Compliance to monitor STRs for compliance and is working on finalizing the implementation of the software.

WHAT WE LEARNED

The KPB's economic growth and in-bound migration slowed down substantially in 2024, the most recent year with available data. It is likely that the region's lack of affordable housing is a key factor. Virtually every county in the U.S. is dealing with similar challenges when it comes to housing affordability, so the KPB is not in a unique position. However, areas which have seen more economic growth over the past decade, more homes converted to short-term vacation rentals, and those areas which have not added a significant supply of new houses tend to struggle the most. Additionally, the KPB's housing market will need to accommodate a rapidly growing senior population.

KPEDD has already surveyed local planning officials to gather ideas for expanding the supply of affordable housing on the Peninsula. Examples of ideas include:

- Using Borough or City owned land for new housing developments
- Encouraging infill housing development
- Creating pre-approved ADU plans to encourage more ADU units
- Reducing or preventing further growth of short-term rentals
- Expanding utilities to encourage housing development, ideally via grant funding
- Encouraging higher-density property developments.
- Allow for live-work units on commercial properties
- Increasing the number of local homeowners renting rooms to seasonal workers
- Modular or dorm-style housing for seasonal workers

THE NEXT STEPS

KPEDD will be holding a series of collaborative meetings with City officials and housing market professionals in coming weeks to develop a strategic plan tailored to the challenges and opportunities faced by various communities across the Peninsula. This strategic plan will serve as the final section of this report. The final report will be made available prior to KPEDD's 2026 Industry Overview Forum on April 23rd.



Work Cited

- 1 - AKDOLWD. *Custom PFD data query.*
- 2 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 3 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 4 - U.S. Census Bureau. *New Private Housing Units Authorized by Building Permits - Federal Reserve Bank of St. Louis.*
- 5 - AKDOLWD. *Alaska Population Projections.*
- 6 - AKDOLWD. *Alaska Population Estimates.*
- 7 - AKDOLWD. *Custom PFD data query.*
- 8 - Based on data from KPB Certified Parcel Database and KPB Assessor's Department.
- 9 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 10 -Alaska LNG. *Economic Benefits*

Abbreviations

ADU	Accessory Dwelling Unit
AKDOLWD	Alaska Department of Labor and Workforce Development
ANC	Municipality of Anchorage
KPB	Kenai Peninsula Borough
MLS	Multiple Listing Service
MSB	Matanuska-Susitna Borough
STR	Short-Term Rental



2026



**KENAI PENINSULA
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