



Kenai City Council - Regular Meeting

October 07, 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

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. **Resolution No. 2026-64** - Authorizing the City Manager to Submit an Application to the U.S. Department of the Interior, National Park Service, Via the State of Alaska Department of Natural Resources, for the Land and Water Conservation Fund Grant Program for Facility Improvements at Old Town Park and Committing Upon Grant Award and Acceptance to Provide a Cash Match Equal to the Grant Award, up to a Maximum of \$250,000, to Meet Grant Matching Requirements. (Administration)
2. **Resolution No. 2026-65** - Granting Street Improvement Exceptions to Kenai Municipal Code 14.10.080, Minimum Improvements, for Micah Subdivision Parks Replat Pursuant to Kenai Municipal Code 14.10.090, Variations and Exceptions. (Administration)
3. **Resolution No. 2026-66** - Authorizing a Contract Award for the Citywide Paving Design Project. (Administration)

F. MINUTES

1. *Regular Meeting of September 16, 2026. (City Clerk)
2. *Special Meeting of September 30, 2026. (City Clerk)

G. UNFINISHED BUSINESS - Postponed Item

- [1.](#) **Resolution No. 2026-63** - Authorizing a Contract Award for the Kenai Bluff Erosion and Stabilization - Mission Avenue Erosion Control Project. (Administration) *[Clerk's Note: At the September 30, 2026 Special Meeting this item was postponed to October 7, 2026.]*

H. NEW BUSINESS

- [1.](#) ***Action/Approval** - Bills to be Ratified. (Administration)
- [2.](#) ***Action/Approval** - Non-Objection to the Acceptance and Appropriation of an US Department of Transportation Passed through the State of Alaska Department of Transportation and Public Facilities - Alaska Highway Safety Office (AHSO) Grant in the amount of \$2,065.17, in accordance with KMC 7.25.030. (Administration)
- [3.](#) ***Action/Approval** - Consent for Alaska Rent-A-Car Inc., to Assume Copper River Rentals LLC. Concession Agreement with the City of Kenai. (Administration)
- [4.](#) ***Action/Approval** - Confirming the Appointment of the Election Precinct Boards for the November 3, 2026 Regular City Election. (City Clerk)
- [5.](#) ***Ordinance No. 3546-2026** - Amending Public Noticing Requirements within Kenai Municipal Code Chapters 14.05 - Planning and Zoning Commission, 14.10 - Subdivision Regulations, 14.20 - Kenai Zoning Code, 21.10 - Leasing and Acquisition Of Airport Reserve Lands, And 22.05 - Disposition of City Lands, to Modernize Public Notification Procedures. (Administration)
- [6.](#) ***Ordinance No. 3547-2026** - Accepting and Appropriating the Award of a US Department of Health and Human Services - Centers for Medicare and Medicaid Services Rural Health Transformation Program Grant Passed through the State of Alaska Department of Health in the Amount of \$435,770 for the Purchase of Emergency Medical Equipment. (Administration)
- [7.](#) **Action/Approval** - Authorization to File Motion to Intervene – FERC Project No. P-15423-000, DeepGreen Cook Inlet SPV, LLC. (Administration)

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

1. Competing Applications for Gas Storage Space. *[Pursuant to AS 44.62.310(c)(1) a Matter of which the Immediate Knowledge may have an Adverse Effect upon the Finance of the City and AS 44.62.310(c)(3) a Matter of which by Law, Municipal Charter, or Ordinance are required to be Confidential.]* (Administration)

N. PENDING ITEMS**O. ADJOURNMENT****P. INFORMATION ITEMS**

1. Cook Inlet Regional Citizens Advisory Council Update

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/0DeCGz_rR_uMjPSOwVX-vq



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-64**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, VIA THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, FOR THE LAND AND WATER CONSERVATION FUND GRANT PROGRAM FOR FACILITY IMPROVEMENTS AT OLD TOWN PARK AND COMMITTING UPON GRANT AWARD AND ACCEPTANCE TO PROVIDE A CASH MATCH EQUAL TO THE GRANT AWARD, UP TO A MAXIMUM OF \$250,000, TO MEET GRANT MATCHING REQUIREMENTS.

WHEREAS, the U.S. Department of the Interior, National Park Service administers the Land and Water Conservation Fund (LWCF) Grant Program in cooperation with the State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation, offering competitive 1:1 local matching grants to local government entities; and,

WHEREAS, LWCF grants are intended to diversify close-to-home outdoor recreation resources through the development of public outdoor areas and infrastructure; and,

WHEREAS, approximately \$1,500,000 is anticipated to be available in Alaska for the 2026 LWCF Grant Program for projects with a maximum federal share of up to \$250,000 with the 1:1 local match requirement; and,

WHEREAS, the City of Kenai is a qualified applicant for the LWCF Grant Program as a local government with the legal authority to provide park and recreation services on public lands; and,

WHEREAS, Old Town Park is an existing City-owned site that has been set aside for public recreation; and,

WHEREAS, total project costs for park improvements is estimated at \$800,000; and,

WHEREAS, Old Town Park is a 1.11-acre neighborhood park that provides everyday recreational opportunities to the community and is in need of accessibility and facility improvements to support existing and future use; and,

WHEREAS, the proposed projects at this facility would meet a variety of Alaska 2023-2027 Statewide Comprehensive Outdoor Recreation Plan goals, such as expanding options for in-town activities by increasing accessibility and rehabilitating facilities in underserved locations; and,

WHEREAS, the public input received during the creation of the 2026 Parks & Recreation Master Plan outlined community support for improvements including replacement of park equipment; and,

WHEREAS, the Old Town Park Playground Replacement is listed in the 2027-2031 Capital Improvement Plan and the total estimated project cost of \$800,000 would meet and exceed the required 1:1 grant match; and,

WHEREAS, improvements completed with LWCF grant funds will prepare the site for future phased projects in Old Town Park, contributing to an extensive renovation of the park through a diverse source of funds and partnerships; and,

WHEREAS, the Parks & Recreation Commission held a public meeting on October 1, 2026, and recommended the City Council pass this Resolution; and,

WHEREAS, participation in this grant opportunity will help facilitate needed park infrastructure improvements and is in the best interest of the City.

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

Section 1. The City Manager, or their designee, is hereby authorized to submit an application for a Land and Water Conservation Fund Grant of up to \$250,000 and to prepare and submit any and all documents required for the grant application on behalf of the City.

Section 2. The City Council upon award and acceptance of a Land and Water Conservation Fund Grant for Old Town Park Improvements commits to provide a cash match equal to the amount of the grant award up to a maximum of \$250,000 to meet the grant matching requirements.

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

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 7TH DAY OF OCTOBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk



KENAI

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

MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

THROUGH: Tyler Best, Parks & Recreation Director

FROM: Kevin Buettner, Planning Director

DATE: September 2, 2026

SUBJECT: **Resolution No. 2026-64** - Authorizing the City Manager to Submit an Application to the U.S. Department of the Interior, National Park Service, Via the State of Alaska Department of Natural Resources, for the Land and Water Conservation Fund Grant Program for Facility Improvements at Old Town Park and Committing Upon Grant Award and Acceptance to Provide a Cash Match Equal to the Grant Award, up to a Maximum of \$250,000, to Meet Grant Matching Requirements.

On August 14, 2026, the U.S. Department of the Interior, National Park Service, in cooperation with the State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation released a new solicitation for the Land and Water Conservation Fund (LWCF) Grant Program. The grant opportunity allows eligible applicants to request up to \$250,000 per funding cycle to address eligible community needs. The City of Kenai is an eligible applicant for this program, as a home-rule municipality.

The proposed project would include the installation of new playground equipment at Old Town Park. This park improvement is currently in the Capital Improvement Plan for design in FY2027 and construction in FY2028. This park was also mentioned as needing improvements by members of the public during the development of the Parks & Recreation Master Plan.

This grant does require a 50% or 1:1 match and has a federal funding cap of \$250,000. The Capital Improvement Plan had a value of \$100,000 for design in FY 2027 and \$800,000 for construction in FY 2028 utilizing City funds. If Council chooses to accept the Grant upon award, it would require a grant match of up to \$250,000.

Thank you for your consideration.



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-65**

A RESOLUTION GRANTING STREET IMPROVEMENT EXCEPTIONS TO KENAI MUNICIPAL CODE 14.10.080, MINIMUM IMPROVEMENTS, FOR MICAH SUBDIVISION PARKS REPLAT PURSUANT TO KENAI MUNICIPAL CODE 14.10.090, VARIATIONS AND EXCEPTIONS.

WHEREAS, the Planning and Zoning Commission reviewed a preliminary plat to Micah Subdivision Parks Replat on September 23, 2026, and recommended approval subject to certain conditions; and,

WHEREAS, Planning and Zoning Commission Resolution No. PZ2026-30, passed on September 23, 2026, recommending that the City Council approve exceptions to KMC 14.10.080(c), Minimum Improvements Required, waiving the requirement that the property owners of Micah Subdivision Parks Replat install portions of the Rainbow Drive and Misty Haven Lane rights-of-way; and,

WHEREAS, KMC 14.10.090, Variations and Exceptions allows for the City Council to vary or modify the minimum subdivision requirements, after a report by the Planning and Zoning Commission so that the subdivider may develop the property in a reasonable manner while at the same time protecting the public welfare and interests of the City, surrounding areas, and general intent and spirit of the development requirements when the tract to be subdivided is of unusual shape or size, or is surrounded by such development or unusual conditions that strict application of the improvement requirements would result in real difficulties, substantial hardship, or injustice; and,

WHEREAS, the Planning and Zoning Commission Resolution PZ2026-30 provided substantial findings to support the requested exceptions; and,

WHEREAS, granting an exception to the requirement of KMC 14.10.080(c) requiring that all streets and public ways meet minimum construction standards for Rainbow Drive and Misty Haven Lane is reasonable as the Planning & Zoning Commission found that the strict application of the requirements in KMC 14.10.080 would result in a real difficulty, substantial hardship, and injustice due to additional cost for construction, the lack of adjoining roads, and lack of construction of the eastern half of Misty Haven Lane in this location; and,

WHEREAS, pursuant to KMC 14.10.080(g)(1), a covenant will be added to the plat stating that proposed lot 155A will be subject to assessment for any of the improvements required herein when installed at a future time.

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

Section 1. That pursuant to KMC 14.10.090, the City grants an exception to the construction of the Rainbow Drive and Misty Haven Lane rights-of-way based on the findings above.

Section 2. That a plat note be added stating that Lot 155A will be subject to assessment for any improvements required by Kenai Municipal Code 14.10.080(g)(1) when installed at a future time for the installation of Rainbow Drive and Misty Haven Lane.

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

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 7TH DAY OF OCTOBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk



KENAI

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MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

THROUGH: Kevin Buettner, Planning Director

FROM: Brandon McElrea, Land Management Analyst

DATE: September 24, 2026

SUBJECT: **Resolution No. 2026-65** - Granting Street Improvement Exceptions to Kenai Municipal Code 14.10.080, Minimum Improvements, for Micah Subdivision Parks Replat Pursuant to Kenai Municipal Code 14.10.090, Variations and Exceptions.

This resolution requests an exception from the Council for a road construction exemption for Micah Subdivision Parks Replat in accordance with Kenai Municipal Code (KMC) 14.10.090.

At the Planning & Zoning Commission meeting of September 23, 2026, the Commission considered a request from the applicant to grant an exception to the requirements for the construction of a portion of the Rainbow Drive and Misty Haven Lane rights-of-way. The Planning & Zoning Commission found the cost of developing a pioneer road, as defined in City of Kenai Road Design Standards Manual, would constitute a real difficulty and substantial hardship. This was largely based on testimony from the applicant that the potential cost to construct the road segments would cost approximately \$60,000 and noting that other portions of the Misty Haven Lane right-of-way has been accepted without requiring construction of the platted road during previous subdivisions. The Planning & Zoning Commission recommended approval of the exception.

If this exception is granted by Council, the City would potentially preserve its interest in future right-of-way development by adding a plat note, as required by Kenai Municipal Code. This plat note would state that Lot 155A will be subject to assessment for any improvements required by KMC 14.10.080(g)(1) when installed at a future time for the installation of Rainbow Drive and Misty Haven Lane.

The Administration does not recommend approval of the exception, as future developments in unsubdivided government lots to the north will potentially be adversely affected by not having reasonable access to the remainder of the City road system. Currently, the lots to the north of the proposed replat will require access along either Rainbow Drive or Misty Haven Lane. Not having a portion of either Rainbow Drive or Misty Haven Lane constructed to City standards will be a detriment to future developments in this area. The next nearest developed right-of-way in this

area is Aliak Drive far to the north. An extension of Kaknu Way could potentially be built from Swires Avenue or Highbush Lane, but this is only platted on one lot near the school and is not currently built.

The construction of pioneer roads was included in the City of Kenai Road Design Standards to provide property owners the opportunity to provide access to their property while not being required to construct complete roads that likely would provide benefit to multiple property owners at the expense of a single property owner. Pioneer roads are an incremental step to the construction of roads, to be accepted by the City for maintenance, and will promote development of land in the City.

Thank you for your consideration.

Attachments:

Planning & Zoning Commission Packet





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-30**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT ENDERS SUBDIVISION 2027 REPLAT ATTACHED HERETO BE **APPROVED.**

PROPERTY ADDRESSES: 1605 Rainbow Drive & 108 Glacier Street
1511 Lawton Drive, 103 & 105 Glacier Street

LEGAL DESCRIPTIONS: Lot 156B, Micah Subdivision, Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian; and
Lots 1, 2, & 3, Parks Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian

KPB PARCEL NUMBERS: 04522072 & 04522016
04522022, 04522023, 04522024

WHEREAS, a preliminary plat has been submitted from Jason Schollenberg, PLS on behalf of the property owners for a replat of Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, and vacating approximately 560.6 feet of the 30-foot-wide Glacier Street right-of-way (ROW) to create two (2) parcels; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lots will have access from Lawton Drive (a maintained paved City road) and Rainbow Drive, an unmaintained gravel City road; and,

WHEREAS, City water and wastewater are available along Lawton Drive for proposed Lot 1A and existing private water and wastewater systems have been installed on-site and are subject to the regulatory requirements of the State of Alaska Department of Environmental Conservation (ADEC) for proposed Lot 155A; and,

WHEREAS, an easement for utilities is dedicated adjacent to the right-of-way along the northern and eastern boundaries of proposed Lot 155A, and along the southern boundary of proposed Lot 1A; and,

Resolution No. PZ2026-30
Page 2 of 3

WHEREAS, an installation agreement is required or the plat must contain a covenant that all of the lots in this subdivision be subject to assessment for any of the improvements required herein when installed at a future time by the City; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 Subdivision Design Standards, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, with the existing on-site private water and wastewater system subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC), and City water and wastewater subject to the regulatory requirements of the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 Minimum improvement required, the preliminary plat is a replat of a tract containing newly dedicated rights-of-way for the western half of Misty Haven Lane and the southern half of Rainbow Drive (see preliminary plat, attached to this report). Therefore, an installation agreement or completed road development will be required for the development of pioneer roads, as defined in the City of Kenai Street Design Standards manual.
 - a. The applicant has requested an exception to this requirement pursuant to KMC 14.10.090. This request requires approval by Kenai City Council. Should Kenai City Council not approve the requested exception, the property owner will be required to either enter into an installation agreement or install the required sections of Rainbow Drive and Misty Haven Lane prior to the final plat.
 - b. Staff finds that Rainbow Drive and Misty Haven Lane are both essential to the future development of the unimproved lots to the north of the preliminary plat. For this reason, staff recommends requiring the installation of the portions these rights-of-way or, if approval of the exception is recommended to Kenai City Council, pursuant to KMC 14.10.080(g)(1) the plat contain a covenant that all of the lots in this subdivision be subject to assessment for any of the improvements required herein when installed at a future time by the City.
3. Pursuant to KMC 14.24.010 Minimum lot area requirements, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (≈ 0.47 acre), with proposed lot sizes of 3.210 and 1.075 acres.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Micah Subdivision Parks Replat, for a replat of Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, be approved without the exception, subject to the following conditions:

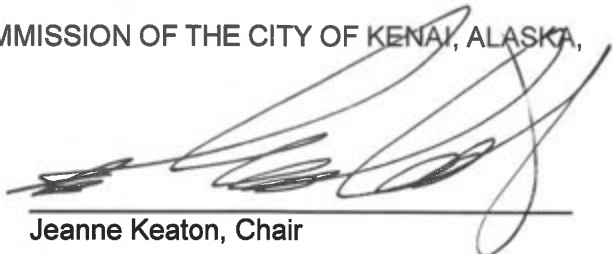
1. Further development of the property will conform to all federal, State of Alaska, and local regulations.

Resolution No. PZ2026-30

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2. The Kenai City Council must declare the approximately 560.6 feet of the 30-foot-wide Glacier Street right-of-way not needed for a public purpose and approve the vacation of the rights-of-way as shown on the preliminary plat.
3. Install the Rainbow Drive and Misty Haven Lane rights-of-way or enter into an installation agreement prior to the final plat or, the Planning and Zoning Commission report to Kenai City Council that reasons for an exception have been found as outlined in KMC 14.10.090 – Variations and Exceptions, and add a covenant to the plat that all of the lots in this subdivision be subject to assessment for any of the improvements required herein when installed at a future time by the City, pursuant to KMC 14.10.080(g)(1).
4. Add Plat Note: Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded within the District Records Office. Prior to development, the City of Kenai Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 14.30 of the Kenai Municipal Code. See FEMA FIRM panel 02122C-0145F for information on Floodplain Zone X-U.
5. Add Plat Note: Lot 155A will be subject to assessment for any improvements required by Kenai Municipal Code 14.10.080(g)(1) when installed at a future time by the City for the installation of Rainbow Drive and Misty Haven Lane.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 23RD DAY OF SEPTEMBER, 2026.



Jeanne Keaton, Chair

ATTEST:



Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Land Management Analyst
DATE: September 15, 2026
SUBJECT: Resolution No. PZ2026-30 – Preliminary Plat – Micah Subdivision Parks Replat

Request The applicant is proposing a preliminary plat to replat Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian

Staff Recommendation Adopt Resolution No. PZ2026-30 recommending approval of Preliminary Plat – Micah Subdivision Parks Replat, creating two (2) lots, one (1) of 3.21 acres and one (1) of 1.075 acres.

Applicant: Jason Schollenberg, PLS
10535 Katrina Blvd.
Ninilchik, AK 99639

Property Owners: Lacey & Zachary Rininger
Robert J. Arnold Living Trust

Legal Descriptions: Lot 156B, Micah Subdivision, Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian and
Lots 1, 2, & 3, Parks Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian

Property Addresses: 1605 Rainbow Drive & 108 Glacier Street
1511 Lawton Drive, 103 & 105 Glacier Street

KPB Parcel Nos.: 04522072 & 04522016
04522022, 04522023, 04522024

Zoning District: Rural Residential (RR)

Land Use Plan: Low Density Residential (SR)

Surrounding Uses: Improved and Vacant Rural Residential

SUMMARY

A preliminary plat has been submitted from Jason Schollenberg, PLS on behalf of the property owners for a replat of Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, and vacating approximately 560.6 feet of the 30-foot-wide Glacier Street right-of-way (ROW) to create two (2) parcels.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

Pursuant to KMC 14.10.090 *Variations and Exceptions*, the applicant has requested an exception to KMC 14.10.080 *Minimum Improvements Required*, to not install portions of the Rainbow Drive and Misty Haven Lane rights-of-way dedicated in this plat.

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of proposed lot 155A is approximately 139,828 square feet (3.210 acres). The size of proposed lot 1A is approximately 46,827 square feet (1.075 acres).

City water and wastewater are not available in the area of proposed Lot 155A; however, private water and wastewater have been installed on-site and are subject to the regulatory requirements of the State of Alaska Department of Environmental Conservation (ADEC). City water and wastewater are available along the southern boundary of proposed Lot 1A, adjacent to Lawton Drive and are subject to the regulatory requirements of the City of Kenai Public Works Department.

Direct access to proposed Lot 1A is provided via Lawton Drive, a maintained paved City road. Direct access to proposed lot 155A is provided via Rainbow Drive, an unmaintained gravel City road. The portions of ROW along Rainbow Drive and Misty Haven Lane to be dedicated to this plat were granted by BLM Land Patent 50-65-0236, dated October 12, 1964, and are continuations of these unimproved rights-of-way. The approximately 560.6-foot by 30-foot Glacier Street ROW was granted to the City of Kenai at the Micah Subdivision of Government Lot 156 and the Parks Subdivision of Government Lot 177, and do not reflect a Patented ROW (see attachments; Patents 50-65-0239 & 50-67-0347)). The Kenai City Council must declare the Glacier Street ROW not needed for a public purpose and approve the vacation of this right-of-way as shown on the preliminary plat.

The applicant has asked for an exception to the minimum improvement requirements affecting proposed Lot 155A, requesting to not install those portions of Rainbow Drive and Misty Haven Lane fronting proposed Lot 155A, pursuant to KMC 14.10.090 *Variations and Exceptions*, which states: "*Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties, substantial hardship or injustice, the City Council, after report by the Planning Commission, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that at the same time, the public welfare and interests of the City and surrounding areas are protected and the general intent and spirit of these regulations preserved*". Please see applicant submitted "Exhibit A".

The City of Kenai Public Works Department has reviewed the preliminary plat and is amenable to abandoning the Glacier Street ROW. Existing Rainbow Drive and Misty Haven Lane are both unmaintained City ROW and possess portions of what now would be considered Pioneer Roads in the Street Design Standards Manual, but there has been no verification of the quality or construction of these roads. Rainbow Drive is accessed from a City maintained portion of Highbush Lane and City maintenance responsibilities end at this intersection with Rainbow Drive. For Rainbow Drive to be maintained, it would need to be constructed to a minimum of Residential standards. It is standard requirements for property owners dedicating new ROW to be required to design and construct roads through the new ROW dedicated. Development of City roads does provide for future access and development of lots.

Pursuant to KMC 14.10.080(g)(1), if approval of the requested exception recommended to Kenai City Council, the plat *"must contain a covenant that all of the lots in any subdivision, as defined in this chapter, will be subject to assessment for any of the improvements required herein when installed at a future time by the City"*.

The Fire Marshal and Building Official have reviewed the preliminary replat and have no comments.

During the field survey of the subject lots, it was discovered that the existing improvements encroach on the building setback and utility easement, thus making the current improvement a non-conforming structure. The building file has been flagged, and no construction or modification will be allowed, that will increase the non-conformity of this structure.

Staff finds that the preliminary plat for a replat of Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, with the existing on-site private water and wastewater system subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC), and City water and wastewater subject to the regulatory requirements of the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of a tract containing newly dedicated rights-of-way for the western half of Misty Haven Lane and the southern half of Rainbow Drive (see preliminary plat, attached to this report). Therefore, an installation agreement or completed road development will be required for the development of pioneer roads, as defined in the City of Kenai Street Design Standards manual.
 - a. The applicant has requested an exception to this requirement pursuant to KMC 14.10.090. This request requires approval by Kenai City Council. Should Kenai City Council not approve the requested exception, the property owner will be required to either enter into an installation agreement or install the required sections of Rainbow Drive and Misty Haven Lane prior to the final plat.
 - b. Staff finds that Rainbow Drive and Misty Haven Lane are both essential to the future development of the unimproved lots to the north of the preliminary plat. For this reason, staff recommends requiring the installation of the portions these rights-of-way or, if approval of the exception is recommended to Kenai City Council,

pursuant to KMC 14.10.080(g)(1) the plat contain a covenant that all of the lots in this subdivision be subject to assessment for any of the improvements required herein when installed at a future time by the City.

3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet ($\approx$ 0.47 acre), with proposed lot sizes of 3.210 and 1.075 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Micah Subdivision Parks Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table*. Staff finds the replat is possible to complete under the current Kenai Municipal Code provisions.

Staff also asks the Planning & Zoning Commission to review the requested exception from the applicant to determine if there is any *real difficulties, substantial hardship or injustice* as outlined in KMC 14.10.090 – *Variations and Exceptions*. If a real difficulty, substantial hardship, or injustice is found by the Planning & Zoning Commission, staff recommends adding an additional finding to the resolution and sending the modified resolution, along with a copy of this public hearing packet to the Kenai City Council for their review and deliberation. Subject to any potential decision made on the requested exception by Kenai City Council (if a finding is made and referred by this Commission).

Staff hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2026-30 for a replat of Lot 156B, Micah Subdivision, Lots 1, 2, & 3, Parks Subdivision, and Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, without the exception subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the approximately 560.6 feet of the 30-foot-wide Glacier Street right-of-way not needed for a public purpose and approve the vacation of the rights-of-way as shown on the preliminary plat.
3. Install the Rainbow Drive and Misty Haven Lane rights-of-way or enter into an installation agreement prior to the final plat or, the Planning and Zoning Commission report to Kenai City Council that reasons for an exception have been found as outlined in KMC 14.10.090 – *Variations and Exceptions*., and add a covenant that all of the lots in this subdivision be subject to assessment for any of the improvements required herein when installed at a future time by the City, pursuant to KMC 14.10.080(g)(1).

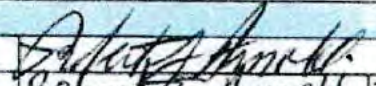
4. Add Plat Note: Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded within the District Recorders Office. Prior to development, the City of Kenai Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 14.30 of the Kenai Municipal Code. See FEMA FIRM panel 02122C-0145F for information on Floodplain Zone X-U.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Micah Subdivision Parks Replat
BLM Land Patent 50-65-0236
Plat, Micah Subdivision
BLM Land Patent 50-65-0239
BLM Land Patent 50-67-0347
Plat, Parks Subdivision
Exhibit A



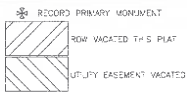
		Preliminary Plat Submittal Form		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (807) 283-6200 planning@kenai.city www.kenai.city/planning	
APPLICANT (SURVEYOR)					
Name:	JASON SCHOLLENBERG, PLS				
Mailing Address:	10535 KATRINA BLVD	City:	NINILCHIK	State:	AK Zip Code: 99639
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				
PROPERTY OWNER					
Name:	LACEY & ZACHARY RININGER				
Mailing Address:	511 ASH AVE.	City:	KENAI	State:	AK Zip Code: 99611
Phone Number(s):	[REDACTED]				
Email:					
PROPERTY INFORMATION					
Kenai Peninsula Borough Parcel #:	04522016, 04522072				
Current City Zoning:	RURAL RESIDENTIAL				
Use:	☒ Residential ☐ Recreational ☐ Commercial ☐ Other:				
Water:	☒ On Site ☐ City ☐ Community				
Sewer:	☒ On Site ☐ City ☐ Community				
PLAT INFORMATION					
Preliminary Plat Name:	MICAH SUBDIVISION PARKS REPLAT				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	☒ Yes ☐ No				
Street Name (if vacating ROW):	PORTION OF GLACIER ST				
Exceptions Required and Requested:					
See "Exhibit A"					
Comments:					
REQUIRED ATTACHMENTS					
☒ Certificate to Plat		☒ (2) 11" x 17" Plats and/or PDF			
SIGNATURE					
Signature:				Date:	8/7/2026
Print Name:	Jason Schollenberg	Title/Business:	Peninsula Surveying		

 Preliminary Plat Submittal Form		Certificate of Title Insurance (To be completed by the Title Insurance Company) (To be completed by the Title Insurance Company) (To be completed by the Title Insurance Company)	
APPLICANT INFORMATION			
Name:	JASON SCHOLLENBERG, PLS		
Mailing Address:	10535 KATRINA BLVD	City:	NINILCHIK State: AK Zip Code: 99639
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		
PROPERTY INFORMATION			
Name:	ROBERT J. ARNOLD LIVING TRUST		
Mailing Address:	PO BOX 2329	City:	SOLDOTNA State: AK Zip Code: 99669
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		
PARCEL INFORMATION			
Kenai Peninsula Borough Parcel #:	04522023, 04522022, 04522024		
Current City Zoning:	RURAL RESIDENTIAL		
Use:	☒ Residential ☐ Recreational ☐ Commercial ☐ Other:		
Water:	☒ On Site ☐ City ☐ Community		
Sewer:	☒ On Site ☐ City ☐ Community		
PLAT INFORMATION			
Preliminary Plat Name:	MICAH SUBDIVISION PARKS REPLAT		
Revised Preliminary Plat Name:			
Vacation of Public Right-of-Way:	☒ Yes ☐ No		
Street Name (if vacating ROW):	PORTION OF GLACIER ST		
Exceptions Required and Requested:			
See "Exhibit A"			
Comments:			
CERTIFICATION			
☒ Certificate to Plat		☒ (2) 11" x 17" Plats and/or PDF	
Signature:			Date: 8/6/26
Print Name:	Robert J. Arnold	Title/Business:	

NOTES

1. THIS SUBDIVISION IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS, PER KPB 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
2. NO PRIVATE ACCESS TO CITY MAINTAINED ROW'S PERMITTED UNLESS APPROVED BY THE CITY OF KENAI.
3. THE FRONT 15' ADJACENT TO RIGHTS-OF-WAYS IS A UTILITY EASEMENT.
4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION F. APPLICABLE.
6. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
7. SUBJECT TO RIGHT-OF-WAY NOT EXCEEDING 33 FEET IN WIDTH, FOR ROADWAY AND PUBLIC UTILITIES PURPOSES, TO BE LOCATED ALONG THE NORTH AND EAST BOUNDARIES OF SAID LAND PER BOOK 30 PAGE 188 AND THE NORTH AND WEST BOUNDARIES OF SAID LAND PER BOOK 30 PAGE 169.
8. SUBJECT TO THE RIGHTS TO THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDS OFFICE. PRIOR TO DEVELOPMENT, THE CITY OF KENAI FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 14.30 OF THE KENAI MUNICIPAL CODE. SEE FEMA FIRM PANEL 02122C-01455 FOR INFORMATION ON FLOODPLAIN ZONES X-U.
10. KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

LEGEND



WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SO: SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE # DATE

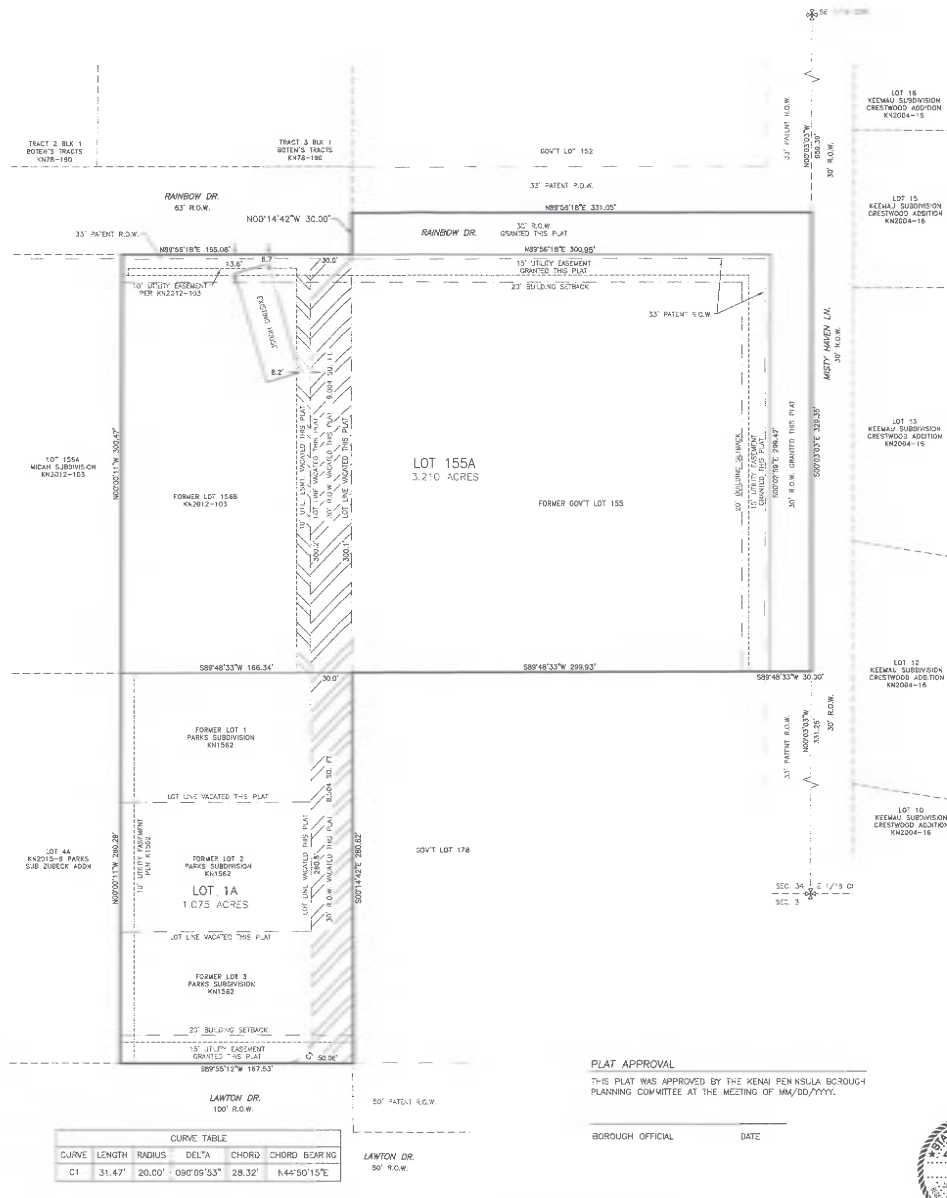
CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT, IDENTIFIED AS FOLLOWS:

RAINBOW DR., RIGHT-OF-WAY
MISTY HAVEN LN., RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

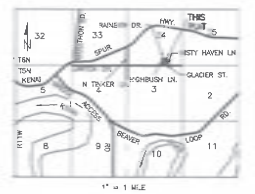
AUTHORIZED OFFICIAL: TERRY EUBANK, CITY MANAGER, CITY OF KENAI DATE:



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LACEY RININGER, OWNER LOT 155 & 156B
511 ASH AVE.
KENAI, AK 99811

ZACHARY RININGER, OWNER LOT 155 & 155B
511 ASH AVE.
KENAI, AK 99811

NOTARY ACKNOWLEDGMENT

FOR: LACEY RININGER
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: ____

NOTARY ACKNOWLEDGMENT

FOR: ZACHARY R. RININGER
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: ____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ROBERT J. ARNOLD LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF THE ROBERT J. ARNOLD LIVING TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TRUSTEE: LOTS 1-3
P.O. BOX 2329
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGMENT

FOR: SIGNATORY
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: ____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 5535 KATHVIA BOULEVARD, N. WILCH, AK 99629 (907) 506-7065	
PLAT OF MICAH SUBDIVISION PARKS REPLAT	
A SUBDIVISION OF LOT 155B, MICAH SUBDIVISION, KN2012-103 & GOVERNMENT LOT 155 & LOTS 1-3, PARKS SUBDIVISION, K1562 LOCATED WITHIN SW1/4 SE1/4 SEC. 34, T6N, R11N, S.M., CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 4.719 ACRES	
OWNERS: LACEY RININGER 511 ASH AVE. KENAI, AK 99811	ZACHARY RININGER 511 ASH AVE. KENAI, AK 99811
ROBERT J. ARNOLD LIVING TRUST P.O. BOX 2329 SOLDOTNA, AK 99669	
SCALE: 1" = 40'	DATE: AUGUST 6, 2026
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	

Form 4-1113
(February 1944)

Anchorage 052466

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of June 1, 1938 (52 Stat. 809), as amended by the Act of July 14, 1945 (59 Stat. 467), and the acts supplemental thereto, the claim of Robert M. Adams, Junior,

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 6 N., R. 11 W.,

Sec. 34, Lot 155.

The area described contains 2.50 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management: Dependent Resurvey officially filed September 15, 1954.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the north and east boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

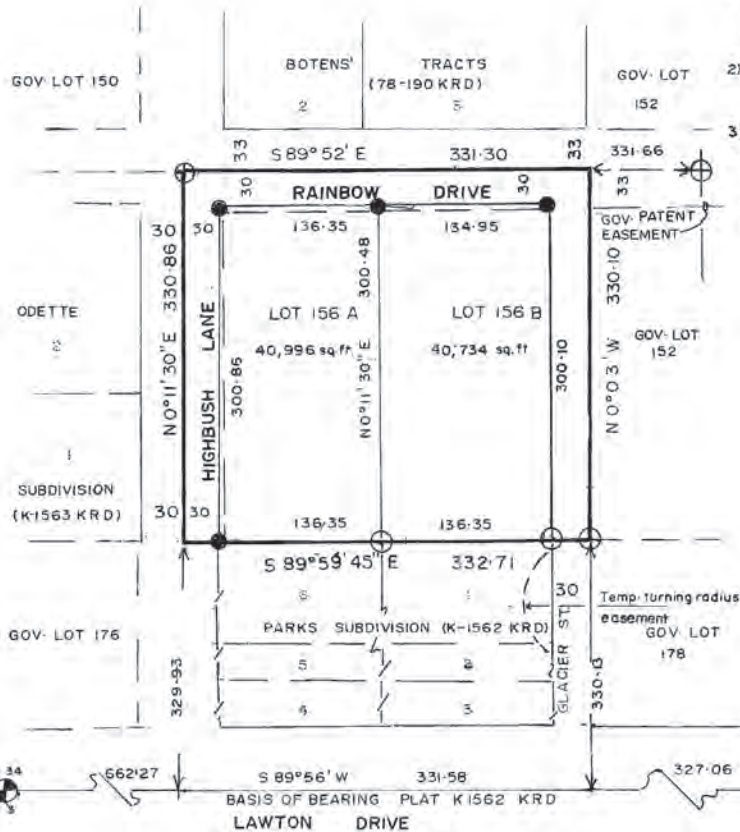
[SEAL]

GIVEN under my hand, in Anchorage, Alaska the TWELFTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-NINTH.

By

Raymond P. Robinson
Alaska State Director

Patent Number **50-65-0236**



NOTES

- 1) ACCEPTANCE OF THIS PLAT BY THE CITY OF KENAI AND THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
- 2) DEVELOPMENT OF THESE LOTS IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS.
- 3) THE FRONT 10 FEET ADJOINING THE RIGHT OF WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINE IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENT THAT WOULD INTERFERE WITH THE UTILITIES USE OF IT.

SURVEYOR'S SEAL/CERTIFICATE



LEGEND

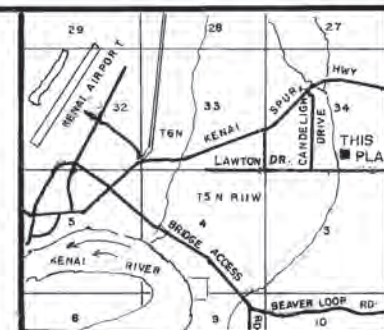
- SURVEY MONUMENT FOUND CASED IN PAVED STREET
- 5/8" X 30" REBAR SET AT LOT CORNER
- ⊕ 5/8" DIA. REBAR FOUND AT LOT CORNER

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

June 21 CE8300 12-17-12
PROFESSIONAL ENGINEER LICENSE NUMBER DATE

2012-103
KENAI REC DIST
Date 12-31-12
Time 3:37 P.M.
Requested BY _____
Address _____



LOCATION MAP 1" = 1 mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ADOPT THIS PLAN OF SUBDIVISION AND BY MY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY TO THE PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Micha J. Rogers
MICAH J. ROGERS P O BOX 824
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: *Micha J. Rogers* SUBSCRIBED AND SWORN BEFORE
ME THIS 17 DAY OF December, 2011

Sandra Moret
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF SEPTEMBER 22, 2009
KENAI PENINSULA BOROUGH

BY: *Paul B. Joella*
AUTHORIZED OFFICIAL

MICAH SUBDIVISION

A SUBDIVISION OF GOV. LOT 156 SEC. 34 T6N R11W OF THE SEWARD MERIDIAN, ALASKA. BEING ALSO WITHIN THE CITY OF KENAI AND KENAI PENINSULA BOROUGH, ALASKA.

SCALE 1" = 100'	AREA SUBDIVIDED 2.519 ac.	DATE OF SURVEY 6-22-11
FOR BONNIE ROGERS KENAI, ALASKA	BY JESSE LOBDELL - SURVEYOR P O BOX 7517 NIKISKI, ALASKA 99635	
KENAI RECORDING DISTRICT		K P B FILE NUMBER 2008-222

Form 6-1215
(February 1944)

Anchorage 052489

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of June 1, 1938 (52 Stat. 609), as amended by the Act of July 14, 1946 (59 Stat. 467), and the acts supplemental thereto, the claim of Eleanor G. Adams

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 6 N., R. 11 W.,

Sec. 34, Lot 156.

The area described contains 2.50 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management; Dependent Resurvey officially filed September 15, 1964:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the north and west boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in Anchorage, Alaska the TWELFTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-NINTH.

By

Robert R. Robinson
Alaska State Director

50-65-0239

Patent Number

Form 1860-22
(June 1964)
(formerly 4-1212)
Anchorage 053440

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of June 1, 1938 (52 Stat. 609), as amended by the Act of July 14, 1945 (59 Stat. 467), and the acts supplemental thereto, the claim of Geneva W. Parks

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T.6 N., R.11 W.,
Sec. 34, Lot 177.

The area described contains 2.50 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 891; 48 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the west boundary and 50 feet in width along the south boundary of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in Anchorage, Alaska the
ELEVENTH day of JANUARY in the year of our
Lord one thousand nine hundred and SIXTY-SEVEN and of the
Independence of the United States the one hundred and NINETY-
FIRST.

By

W. B. Brigham

Manager, Anchorage Land Office

Patent Number 50-67-0347



**MICAH SUBDIVISION PARKS REPLAT
EXCEPTION REQUEST “EXHIBIT A”**

Exception Requested: Install Rainbow Drive and Misty Haven Lane

Comments:

- As proposed, this plat will vacate Glacier Street, and consolidate some of the lots along Glacier Street.
- This platting action is being pursued by the landowners so that they can have better use of their property.
- This is a residential area and the owners have no plans to develop the property other than to build their home.
- Requiring the landowners to install Rainbow Drive and Misty Haven Lane will create substantial hardship and a significant cost.
- There is existing access on constructed roads to all of the surrounding lots. Constructing Rainbow Drive and Misty Haven Lane would provide limited additional public development while requiring significant clearing, earthwork, and drainage improvements.
- There are currently significant tree buffers along both Rainbow drive and Misty Haven Lane in the exact location the road improvements would be required. The tree buffers provide privacy between many of the lots along these rights of way.



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-66**

A RESOLUTION AUTHORIZING A CONTRACT AWARD FOR THE CITYWIDE PAVING DESIGN PROJECT.

WHEREAS, a Request for Proposals was released on August 24, 2026 with proposals due on September 24, 2026 for the Citywide Paving Design project; and,

WHEREAS, four proposals were received

<u>Consultant</u>	<u>Total Score</u>
Nelson Engineering, PC	241.8
Larson Engineering & Design, P.C.	241.0
McLane Consulting, Inc.	207.4
TR Consulting Services	192.5; and,

WHEREAS, Nelson Engineering, PC was the highest-ranking proposal with a cost of \$105,653 for civil design services; and,

WHEREAS, the proposals were determined to be responsive and responsible; and,

WHEREAS, the project will design repaving construction projects for Willow Street, Airport Way, Lawton Drive, Tinker Lane and Swires Road; and,

WHEREAS, it is in the best interest of the City to award the contract to Nelson Engineering, PC.

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

Section 1. That the City Manager is authorized to execute a contract with Nelson Engineering, PC in the amount of \$105,653 for the Citywide Paving Design project.

Section 2. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 7TH DAY OF OCTOBER 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____

DS



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Lee Frey, Public Works Director

DATE: September 30, 2026

SUBJECT: **Resolution No. 2026-66** - Authorizing a Contract Award for the Citywide Paving Design Project.

This memo requests Council's approval to award a contract for the Citywide Paving Design Contract. The project was released for proposals and four proposals were received. Proposals were reviewed and scored by an evaluation committee and scores are as follows:

<u>Consultant</u>	<u>Total Score</u>
Nelson Engineering, PC	241.8
Larson Engineering & Design, P.C.	241.0
McLane Consulting, Inc.	207.4
TR Consulting Services	192.5

Nelson Engineering, PC was the highest ranking proposer for the project with an associated cost of \$105,653 for the civil design services.

The Citywide Paving Design project will consist of design work for repaving Willow, Airport, Lawton, Tinker and Swires roads in future years.

Award of this agreement is in the best interest of the City. Council's approval is respectfully requested.

**KENAI CITY COUNCIL – REGULAR MEETING
SEPTEMBER 16, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
MAYOR HENRY H. KNACKSTEDT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai City Council was held on September 16, 2026, in City Hall Council Chambers, Kenai, AK. Mayor Knackstedt called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Mayor Knackstedt led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Henry Knackstedt, Mayor	Victoria Askin, Vice Mayor
Sovala Kisenia	Bridget Grieme
Deborah Sounart (<i>remote participation</i>)	Glenese Pettey
Phil Daniel	

A quorum was present.

Also in attendance were:

**Josh Bolling, Student Representative
Terry Eubank, City Manager
Scott Bloom, City Attorney (*remote participation*)
David Swarner, Finance Director
Stephanie Randall, Human Resource Director
Katja Wolf, Library Director
Lee Frey, Public Works Director
Rick Johnson, Airport Manager
Ryan Coleman, Police Chief
Shellie Saner, City Clerk

3. Agenda and Consent Agenda Approval

Mayor Knackstedt noted the following additions to the Packet:

Add item H.7.	Discussion - Scheduling a Board of Adjustment Appeal Hearing.
Add item H.8.	Action/Approval - Scheduling a Special Meeting of the City Council.
Add item P.1.	Informational Item - Alaska Commercial Fisheries Conservation Alliance: Motion to Intervene and Protest of the Alaska Commercial Fisheries Conservation Alliance DeepGreen Cook Inlet SPV, LLC Docket No. P-15423-000 Submission ID: 1791000

MOTION:

Vice Mayor Askin **MOVED** to approve the agenda and consent agenda with the requested revisions. Council Member Daniel **SECONDED** the motion.

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

Mayor Knackstedt opened the floor for public comments 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 - None.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS

Russell Clark spoke in opposition to the proposed Deep Green Cook Inlet Project, noting concerns regarding the adequacy of engineering and environmental assessments; potential impacts on salmon migration and marine habitats; and unresolved regulatory requirements and requested the City submit comments to the Federal Energy Regulatory Commission (FERC).

Cassandra Nichelson spoke in opposition to the proposed Deep Green Cook Inlet Project, noting potential environmental and socioeconomic impacts on Cook Inlet beluga whales, salmon habitats, and subsistence fishing; and requested the City submit comments or a motion to intervene in the FERC proceedings in support of denying the preliminary permit application.

Staff clarified that the City was reviewing the proposed project in consultation with the City Attorney, noting options for submitting public comments or intervening in the FERC proceedings and additional information would be brought forward at the October 7, 2026 meeting.

E. PUBLIC HEARINGS

- 1. Ordinance No. 3544-2026** - Amending Kenai Municipal Code Chapter 1.56 Kenai Municipal Library Department, Removing the Library Regulations from the Appendices of Kenai Municipal Code, and Amending the City of Kenai Schedule of Rates, Changes, and Fees for Housekeeping Purposes and to Align the Library with Other City Departments. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3544-2026. Council Member Grieme **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Ordinance No. 3544-2026 was provided.

There was Council discussion in support of the library code amendments, noting administrative flexibility; improved access to library facilities; and the ability to update policies promptly to meet the needs of staff, patrons, and the community.

VOTE:

YEA: Askin, Pettey, Kisen, Sounart, Knackstedt, Daniel, Grieme

NAY: None

**Student Representative Bolling: Yea

MOTION PASSED.

- 2. Ordinance No. 3545-2026** - Increasing Estimated Revenues and Appropriations in the General and Senior Center Improvement Capital Project Funds to Provide Supplemental Funding for the Senior Center Canopy Roof Replacement Project. (Administration)

1. Motion for Introduction
2. Motion for Second Reading (Requires a Unanimous Vote)
3. Motion for Enactment (Requires Five Affirmative Votes)

MOTION:

Vice Mayor Askin **MOVED** to introduce Ordinance No. 3545-2026. Council Member Kisen **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to introduce.

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

MOTION:

Vice Mayor Askin **MOVED** to conduct the second reading on Ordinance No. 3545-2026. Council Member Daniel **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to conduct the second reading.

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

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3545-2026. Council Member Daniel **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Ordinance No. 3545-2026 was provided; and clarification on the project timeline was provided.

VOTE:

YEA: Kisen, Sounart, Knackstedt, Daniel, Grieme, Askin, Pettey

NAY: None

**Student Representative Bolling: Yea

MOTION PASSED.

- 3. Resolution No. 2026-61** - Authorizing Purchase of Two Police Interceptors Using the City's Fleet Replacement Fund and the State of Alaska Equipment Fleet Contract. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-61. Council Member Daniel **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Resolution No. 2026-61 was provided.

There was Council discussion regarding the City's cost-saving practices in police vehicle upfitting, including in-house uplifting; planned replacement schedules; fleet rotation; the vehicle replacement fund; and continued use of vehicles across departments.

UNANIMOUS CONSENT was requested.

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

- 4. Resolution No. 2026-62** - Authorizing a Contract Award for SCADA Design and Installation Services. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-62. Council Member Kisenia **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Resolution No. 2026-62 was provided.

Staff clarified the functions of the SCADA system and the proposed upgrades including modernization, improved cybersecurity, and system integration; and outlined the anticipated design-build approach and independent review of the construction costs and plans.

UNANIMOUS CONSENT was requested.

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

F. MINUTES

1. *Regular Meeting of September 2, 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** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)

Approved by the consent agenda.

3. ***Action/Approval** - Non-Objection to the Acceptance and Appropriation of a Donation from the Derek Kaufman Fund in the Amount of \$1,000 in Accordance with KMC 7.25.030. (Administration)

Approved by the consent agenda.

4. ***Action/Approval** - Non-Objection to the Acceptance and Appropriation of the Fiscal Year 2027 Public Library Assistance Grant in the Amount of \$7,000 in Accordance with KMC 7.25.030 (Administration)

Approved by the consent agenda.

5. ***Action/Approval** - Confirmation of Mayoral Nomination of Joshua Bolling as Student Representative to City Council and Caroline Karpik as Student Representative to the Council on Aging Commission.

Approved by the consent agenda.

6. **Discussion** - Council Employee Review Consultant. (Grieme)

There was discussion regarding the use of an outside consultant to review and improve the performance evaluation process for Council-supervised employees; the consultant's qualifications; scope of work; and procurement requirements.

7. **Discussion** - Scheduling a Board of Adjustment Appeal Hearing. (City Clerk)

The hearing was scheduled for October 21, 2026 at 2:00 p.m.

8. **Action/Approval** - Scheduling a Special Meeting of the City Council. (Administration)

A Special Meeting was scheduled for September 30, 2026 at 4:30 p.m.

I. **COMMISSION / COMMITTEE REPORTS**

1. Council on Aging Commission

Vice Mayor Askin reported on the September 10, 2026 meeting, next meeting October 8, 2026.

2. Airport Commission

Vice Mayor Askin reported on the September 10, 2026 meeting, next meeting October 8, 2026.

3. Parks and Recreation Commission

Council Member Grieme reported on the September 3, 2026 meeting, next meeting October 1, 2026.

4. Planning and Zoning Commission

No report, next meeting September 23, 2026.

5. Beautification Commission

Council Member Pettey reported on the September 8, 2026 meeting, next meeting October 13, 2026.

J. **REPORT OF THE MAYOR**

Mayor Knackstedt reported on the following:

- Attended a retirement farewell for Mary Bondurant and welcomed the new Airport Manager.
- Attended the Alaska Recreation and Parks Association meeting at the Kenai Visitor Center.
- Noted appreciation to the Fire Department for its annual September 11 Field of Flags display.
- Welcomed Student Representative Bolling back for another year.

K. **ADMINISTRATION REPORTS**

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

- Recognized Mary Bondurant for her service as Interim Airport Manager and welcomed new City employees.
- Staffing and recruitment updates.
- Wildwood Drive repaving anticipated in September.
- Updates on the Airport Runway Rehabilitation Project.

- Consulting with the City Attorney regarding potential comments or intervention on the proposed data center project's regulatory proceedings.
 - Reviewed Kenai Peninsula housing trends.
 - Seasonal Sunday hours began at the Library and Recreation Center.
 - Updates on community events, including the Senior Center's Waffle Friday, Kenai River Marathon, Alaska State Fire Conference, and the Pumpkin Festival.
 - Recognized Parks and Recreation and Fire Department personnel for their work hosting statewide conferences.
2. City Attorney - No report.
 3. City Clerk - City Clerk Saner reported on the following:
 - October 4, 2026 is deadline to register to vote or update voter registration for the November election.
 - The Mobile Food Vendor application process had been updated in coordination with the Fire Department to include fire inspections.

L. ADDITIONAL PUBLIC COMMENTS

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

Tim Navarre, Kenai resident, recommended that Council consult the Alaska Municipal League and the Alaska Association of Municipal Clerks and seek input from other municipalities when reviewing its employee evaluation process and encouraged Council and Administration to attend the upcoming Housing Gaps and Solutions conference.

2. Council Comments

Student Representative Bolling provided an update on Kenai Central High School homecoming activities and sports.

Council Member Grieme encouraged community attendance at the homecoming football game and noted appreciation to City staff for displaying flags throughout Kenai in recognition of Labor Day.

Vice Mayor Askin sated appreciation for the Labor Day flags and September 11 Field of Flags display; welcomed Student Representative Bolling; welcomed Rick Johnson to the airport; and thanked Mary Bondurant for her service.

Council Member Petty stated appreciation for the flag display and the Fire Department's September 11 commemoration; thanked Mary Bondurant for her service and welcomed Rick Johnson; and reminded the community of the upcoming Walk to End Alzheimer's at Millennium Square.

Council Member Kisenka welcomed Student Representative Bolling and Council on Aging Student Representative Karpik; recognized Director Best for his role as president of the Alaska Recreation and Parks Association; and welcomed Rick Johnson.

Council Member Sounart thanked Mary Bondurant for her service; welcomed Rick Johnson; and thanked Vice Mayor Askin for attending the Airport Commission Meeting in her place.

Council Member Daniel thanked Mary Bondurant for her service and welcomed Rick Johnson.

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 7:51 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of September 16, 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.*

**KENAI CITY COUNCIL – SPECIAL MEETING
SEPTEMBER 30, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
MAYOR HENRY H. KNACKSTEDT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Special Meeting of the Kenai City Council was held on September 30, 2026, in City Hall Council Chambers, Kenai, AK. Mayor Knackstedt called the meeting to order at approximately 4:30 p.m.

1. Pledge of Allegiance

Mayor Knackstedt led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Henry Knackstedt, Mayor
Sovala Kisena
Phil Daniel

Victoria Askin, Vice Mayor
Bridget Grieme

A quorum was present.

Absent:

Deborah Sounart

Glenese Pettey

Also in attendance were:

Terry Eubank, City Manager
Scott Bloom, City Attorney
Lee Frey, Public Works Director
Shellie Saner, City Clerk

3. Agenda Approval

Mayor Knackstedt noted the following additions to the Packet:

Add to item B.1.

Public Hearing - Resolution No. 2026-63

- Request for Postponement Memo

MOTION:

Vice Mayor Askin **MOVED** to approve the agenda with the requested revisions. Council Member Kisena **SECONDED** the motion.

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. PUBLIC HEARINGS

1. Resolution No. 2026-63 - Authorizing a Contract Award for the Kenai Bluff Erosion and Stabilization - Mission Avenue Erosion Control Project. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-63. Council Member Daniel **SECONDED** the motion.

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

MOTION TO POSTPONE:

Vice Mayor Askin **MOVED** to postpone Resolution No. 2026-63 to the October 7, 2026 City Council Meeting. Council Member Kisenia **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to postpone.

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

C. ADJOURNMENT

D. INFORMATIONAL ITEMS - None.

There being no further business before the Council, the meeting was adjourned at 4:32 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of September 30, 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.*



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-63**

A RESOLUTION AUTHORIZING A CONTRACT AWARD FOR THE KENAI BLUFF EROSION AND STABILIZATION - MISSION AVENUE EROSION CONTROL PROJECT.

WHEREAS, an Invitation to Bid was released on September 16, 2026 with bids due on September 29, 2026 for the Mission Avenue Erosion Control Project; and,

WHEREAS, _____ bids were received

Contractor

Cost

_____; and,

WHEREAS, _____ was the lowest bidder with a cost of \$_____ for the project; and,

WHEREAS, the bids were determined to be responsive and responsible; and,

WHEREAS, this project will relocate a water service, mitigate stormwater and install erosion control measures at Mission Avenue; and,

WHEREAS, the project is funded through the Capital Project Fund for Kenai Bluff Erosion, utilizing the State of Alaska Grant 23-DC-007 funds available for the project; and,

WHEREAS, it is in the best interest of the City to award the contract for the Mission Avenue Erosion Control Project to _____.

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

Section 1. That the City Manager is authorized to execute a contract with _____ in the amount of \$_____ for the Mission Avenue Erosion Control Project.

Section 2. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 30TH DAY OF SEPTEMBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____



KENAI

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

MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Lee Frey, Public Works Director

DATE: September 18, 2026

SUBJECT: **Resolution 2026-63** - Authorizing a Contract Award for the Kenai Bluff Erosion and Stabilization - Mission Avenue Erosion Control Project.

This memo requests Council's approval to award a contract for the Mission Avenue Erosion Control Project to _____. The project was released for bidding on September 16, 2026 and _____ bids were received by the due date on September 29, 2026. Bids received are as follows:

Contractor

Cost

_____ was the lowest bid for the project with a cost of \$_____ for the project. This project will replace a water service, mitigate stormwater from entering the erosion area and install erosion control measures at this location. The funding for this project is available through the Capital Project Fund for Kenai Bluff Erosion, utilizing the State of Alaska Grant 23-DC-007 funds available for the project. The State has reviewed and approved the scope of work.

It is in the best interest of the City to award the contract for the Mission Avenue Erosion Control Project to _____.

PAYMENTS OVER \$35,000.00 WHICH NEED COUNCIL RATIFICATION
COUNCIL MEETING OF: OCTOBER 7, 2026

VENDOR	DESCRIPTION	DEPARTMENT	ACCOUNT	AMOUNT
PERS	PERS	VARIOUS	LIABILITY	120,434.63



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Ryan Coleman, Police Chief

DATE: October 07, 2026

SUBJECT: **Action/Approval** - Non-Objection to the Acceptance and Appropriation of an US Department of Transportation passed through the State of Alaska Department of Transportation and Public Facilities - Alaska Highway Safety Office (AHSO) Grant in the amount of \$2,065.17, in accordance with KMC 7.25.030.

Background:

The Kenai Police Department continues to participate in overtime traffic enforcement patrols, the cost for which is reimbursed to the City of Kenai through a grant from the US Department of Transportation passed through the State of Alaska Department of Transportation and Public Facilities - AHSO. This grant is for extra patrols focused around the Fourth of July holiday weekend.

- **Donor/Grantor:** US Department of Transportation passed through the State of Alaska Department of Transportation and Public Facilities - AHSO
- **Amount:** \$2,065.17
- **Purpose:** July 4th Holiday Weekend Traffic Safety Patrol
- **Intended Use:** The overtime for these additional traffic safety patrols was not budgeted, and the Department is requesting appropriation into the FY27 overtime budget equal to the amount of the AHSO grant funding received.

Intended Appropriation:

That the City Manager intends to increase estimated revenues and appropriations as follows:

Fund: General Fund

Increase Estimated Revenues –
Federal Grants - Police

\$2,065.17

Increase Appropriations –
Police Department - Overtime

\$2,065.17



KENAI

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

MEMORANDUM

TO: Mayor Knackstedt and Members of Council
THROUGH: Terry Eubank, City Manager
FROM: Rick Johnson, Airport Manager
DATE: September 29, 2026
SUBJECT: **Action/Approval – Consent to Assignment, AVIS**

Copper River Rentals LLC, an Alaska limited liability company, doing business as Budget Rent A Car (Assignor), entered a Sale Agreement dated July 27, 2026 with Alaska Rent-A-Car Inc., an Alaska corporation (Assignee).

Assignor is the Concessionaire under the Non-Exclusive On-Airport Automobile Concession Agreement (the Concession Agreement) dated October 12, 2023, between City of Kenai and Assignor. The term of the agreement is effective through midnight of December 31, 2028, with the option of a month-to-month extension thereafter. Assignor desires to assign to Assignee, Assignor's right, title and interest in the Concession Agreement.

Assignee is in good standing with the City of Kenai, and has a current Certificate of Insurance on file.

Council's approval for Alaska Rent-A-Car Inc., to assume Copper River Rentals LLC. Concession Agreement with the City of Kenai, is respectfully requested.

Thank you for your consideration.

ASSIGNMENT OF CONCESSION AGREEMENT

Background

A. Copper River Rentals LLC, an Alaska limited liability company, doing business as Budget Rent A Car (Assignor), operates the business of renting automobiles without drivers pursuant to License Agreements with Budget Rent A Car System, Inc., a Delaware corporation (Budget). Pursuant to Sale Agreement dated July 27, 2026, Assignor agreed to sell its business to Alaska Rent-A-Car Inc., an Alaska corporation (Assignee).

B. Assignor is the Concessionaire under the Non-Exclusive On-Airport Automobile Concession Agreement (the Concession Agreement) dated October 12, 2023, between City of Kenai (City) and Assignor. Assignor desires to assign to Assignee, Assignor's right, title and interest in the Concession Agreement.

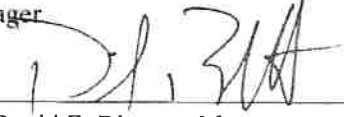
Assignment

Assignor sells, Assigns and transfers to Assignee Assignor's entire right, title and interest in, to and under the Concession Agreement. This Assignment is subject to the prior approval by City in accordance with Article XVII of the Concession Agreement. This Assignment will be effective upon the latest to occur of (a) approval by Budget of the transfer of Assignor's License Agreements to Assignee; (b) approval by City of the assignment of the Concession Agreement to Assignee; and (c) the transaction contemplated by the Sale Agreement between Assignor and Assignee is consummated and closes in accordance with the Sale Agreement.

Executed and acknowledged by Assignor on the date as stated in the acknowledgment below.

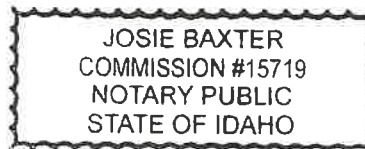
Copper River Rentals LLC, Concessionaire

By: Kendall Development Group LLC, its
Manager

By: 
David E. Blewett, Manager

STATE OF IDAHO)
)ss.
ADA COUNTY)

On this ____ day of September, 2026, before me David E. Blewett, personally appeared, known or identified to me to be the Manager of Kendall Development Group LLC, the Manager of Copper River Rentals LLC that executed the above instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Josie Baxter
Notary Public of Idaho
My commission expires: 11-18-24

ASSUMPTION OF CONCESSION AGREEMENT

Alaska Rent-A-Car, an Alaska corporation, Assignee named in the foregoing Assignment, accepts the assignment and assumes and unconditionally agrees to perform all of the Concessionaire's obligations as set forth in the Concession Agreement. Assignee agrees that all provisions of the Concession Agreement that are applicable to Assignor will be applicable to Assignee, including, without limitation, the rights, obligations and reservations set forth in Article V of the Concession Agreement, the general conditions set forth in Article VI of the Concession Agreement and the obligation to keep in force and maintain insurance in not less than the minimum limits set forth in Article XIII of the Concession Agreement.

Executed and acknowledged by Assignee on the date as stated in the acknowledgment below.

Alaska Rent-A-Car Inc.

By: _____

Name: Carriigan Grigsby

Title: E.V.P.

STATE OF ALASKA)
)ss.

THIRD JUDICIAL DISTRICT)

On this 28th day of September in the year 2026, before me Carriigan Grigsby, personally appeared, known or identified to me to be the E.V.P. of Alaska Rent-A-Car Inc. that executed the above instrument on behalf of said limited liability company and acknowledged to me that such corporation executed the same. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public of Alaska

My commission expires: Aug 14, 2029

**CITY OF KENAI
CONSENT TO ASSIGNMENT**

The Assignment of Kenai Municipal Airport Non-Exclusive On-Airport Automobile Rental Concession Agreement effective October 12, 2023 from Copper River Rentals LLC., dba Budget Rent A Car whose address is 8854 W Emerald St, Suite 260, Boise, ID 83704, to Alaska Rent-A-Car Inc., an Alaska Corporation, whose address is address is 4900 S Aircraft Dr. Anchorage, AK 99502, covering the following-described property:

KENAI MUNICIPAL AIRPORT TERMINAL BUILDING, Lease Area
Spaces #20, first floor, within NW ¼, SE ¼, Section 32, T6N, R11W, S.M.,
AK, consisting of 138 square feet.

is hereby ACKNOWLEDGED AND CONSENTED TO, subject to the same terms and conditions as contained in the original concession above-described.

This Consent is given by the City of Kenai without waiving any right or action, or releasing the Assignor from any liability or responsibility under the aforementioned Kenai Municipal Airport Non-Exclusive On-Airport Automobile Rental Concession Agreement, and does not relieve the Assignee from the condition requiring the City's approval for any subsequent sublease or assignment or any other conditions of the original Agreement.

THE CITY OF KENAI,

Terry Eubank, City Manager Date

ACKNOWLEDGEMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 2026, Terry Eubank, City Manager of the City of Kenai, Alaska, being personally known to me or having produced satisfactory evidence of identification, appeared before me and acknowledged the voluntary and authorized execution of the foregoing instrument on behalf of said City.

Notary Public for Alaska.
My Commission Expires: _____

ATTEST:

Michelle Saner, City Clerk

SEAL:

APPROVED AS TO FORM:

Scott Bloom, City Attorney

Return to:

Scott Bloom – City Attorney
City of Kenai
210 Fidalgo Avenue
Kenai, Alaska 99611-7794

Consent to Assignment

Page 2 of 2



KENAI

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

MEMORANDUM

TO: Mayor Henry Knackstedt and Kenai City Council

FROM: Shellie Saner, City Clerk

DATE: September 28, 2026

SUBJECT: **Action/Approval** - Confirming the Appointment of the Election Precinct Boards for the November 3, 2026 Regular City Election.

Pursuant to Kenai Municipal Code 6.20.020(a), the Clerk, subject to approval by the Council shall appoint an election board of at least four judges in a precinct. The following persons have consented to serve as election officials; Council approval is respectfully requested.

07-015 - Kenai No. 1	07-020 - Kenai No. 2	07-025 - Kenai No. 3
Joan Seaman	Jennifer Ticknor	Sharon Efta
Gwen Woodard	Barbara Waters	Mike Efta
Patricia Baker	Darlene Merlo	Martha Pepper
Suzanne Klaben	Michael Merlo	Victoria Askin
Paul Klaben	Karen Monell	
Kathleen Watson	Randalee Keaton	

Thank you for your consideration.



Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3546-2026**

AN ORDINANCE AMENDING PUBLIC NOTICING REQUIREMENTS WITHIN KENAI MUNICIPAL CODE CHAPTERS 14.05 – PLANNING AND ZONING COMMISSION, 14.10 – SUBDIVISION REGULATIONS, 14.20 – KENAI ZONING CODE, 21.10 – LEASING AND ACQUISITION OF AIRPORT RESERVE LANDS, AND 22.05 – DISPOSITION OF CITY LANDS, TO MODERNIZE PUBLIC NOTIFICATION PROCEDURES.

WHEREAS, providing public notice through accessible and commonly used sources of information promotes effective public awareness and participation; and,

WHEREAS, accommodating the newspaper's publishing schedule can significantly extend the advance notice period, reducing efficiency and flexibility in the public noticing process; and,

WHEREAS, the reduced publication and distribution of local newspaper's has significantly reduced their effectiveness in the public noticing process; and,

WHEREAS, the City maintains a public website and can develop and implement a dedicated public noticing webpage that consolidates public notices in a prominent, centralized location that is easily and freely accessible to the public; and,

WHEREAS, the Planning & Zoning Commission held a public hearing on October 14, 2026, and recommended the City Council _____ this Ordinance; and,

WHEREAS, it is in the best interest of the City to ensure that public funds and methods are used in a manner that maximizes public notice, accessibility, and community awareness.

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

Section 1. Amendment of Section 14.05.015(a)(2) of Kenai Municipal Code: That Kenai Municipal Code, Section 14.05.015(a)(2) – *Public Notice-Application* is hereby amended as follows:

The Clerk will advertise the notice placed in a consolidated location on the City's official website [AT LEAST ONCE IN A NEWSPAPER OF GENERAL CIRCULATION OF THE CITY, IF ONE IS PUBLISHED IN THE CITY; AND BY POSTING ON THE CITY'S WEBSITE], and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall. The [NEWSPAPER] publication will occur not less than seven (7) days before the application deadline.

Section 2. Amendment of Section 14.20.280(b) of Kenai Municipal Code: That Kenai Municipal Code, Section 14.20.280(b) – *Public Hearings and Notifications* is hereby amended as follows:

Public Hearing Notice. Notice of the public hearing shall be placed in a consolidated location on the City's official website [PUBLISHED IN A PAPER OF GENERAL CIRCULATION WITHIN THE CITY] and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall not less than seven (7) days prior to the date of hearing. The notice shall contain at least the following information:

- (1) A brief description of the proposal on which the public body is to act;

- (2) A legal and common description of the property involved;
- (3) Date, time, and place of the public hearing;
- (4) Person and place to contact for more detailed information.

Section 3. Amendment of Section 14.10.110 of Kenai Municipal Code: That Kenai Municipal Code, Section 14.10.110 – *Changes and Amendments* is hereby amended as follows:

Any regulations or provisions of this chapter may be changed and amended from time to time by the City Council; provided, however, that such changes or amendments will not become effective until after study and report by the Planning Commission and until after a public hearing has been held, public notice of which will have been placed in a consolidated location on the City's official website and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall [GIVEN IN A NEWSPAPER OF GENERAL CIRCULATION] at least fifteen (15) days prior to such hearing and posted in the City Hall.

Section 4. Amendment of Section 14.20.230(e)(4) of Kenai Municipal Code: That Kenai Municipal Code, Section 14.20.230(e)(4) – *Permit Application* is hereby amended as follows:

Notice of the consideration by the Commission of a home occupation permit application shall be placed in a consolidated location on the City's official website and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall published [ONCE] at least two (2) days prior to the meeting [IN A PAPER OF GENERAL CIRCULATION IN THE CITY OF KENAI].

Section 5. Amendment of Section 21.10.060(c) of Kenai Municipal Code: That Kenai Municipal Code, Section 21.10.060(c) – *Lease Application Review* is hereby amended as follows:

Notice of applications for new leases, renewals or extensions must be placed in a consolidated location on the City's official website and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall [PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE CITY]. The notice must contain the name of the applicant, a brief description of the land and the date upon which any competing applications must be submitted (thirty (30) days from the date of publication).

Section 6. Amendment of Section 22.05.040(c) of Kenai Municipal Code: That Kenai Municipal Code, Section 22.05.040(c) – *Lease Application Review* is hereby amended as follows:

Notice of complete applications for new leases, renewals or extensions shall be placed in a consolidated location on the City's official website and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall [PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE CITY] and posted on the property. The notice must contain the name of the applicant, a brief description of the land, whether the applicant requests a lease with an option to purchase, and the date upon which any competing applications must be submitted [(thirty (30) days from the date of publication)].

Section 7. Amendment of Section 22.05.100(i) of Kenai Municipal Code: That Kenai Municipal Code, Section 22.05.100(i) – *Sale Procedure* is hereby amended as follows:

If the land is to be sold through a competitive process, notice of sale and the manner in which the land is to be sold must be posted to the extent possible to be visible from each improved street adjacent to the property, placed in a consolidated location on the City's official website, and in at least three (3) other public places in the City, one (1) of which will be the official bulletin board of the City at City Hall [PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE CITY]. The published notice must contain:

- (1) The legal description of the land;
- (2) A brief physical description of the land;
- (3) The area and general location of the land;
- (4) The minimum acceptable offer for the land (which shall be the fair market value);
- (5) The terms under which the land will be sold;
- (6) Any limitations on the sale of the land;
- (7) The time and place set for the auction or bid opening;
- (8) The amount of deposit to be submitted with each bid in order to cover the City's expenses such as survey, appraisal, and reviews;
- (9) Any other matters concerning the sale of which the City Manager believes the public should be informed.

Section 8. 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 9. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect 30 days after enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 21ST DAY OF OCTOBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Introduced:	October 7, 2026
Enacted:	October 21, 2026
Effective:	November 20, 2026



KENAI

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

MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Kevin Buettner, Planning Director

DATE: September 10, 2026

SUBJECT: **Ordinance No. 3546-2026** - Amending Public Noticing Requirements within Kenai Municipal Code Chapters 14.05 - Planning and Zoning Commission, 14.10 - Subdivision Regulations, 14.20 - Kenai Zoning Code, 21.10 - Leasing and Acquisition Of Airport Reserve Lands, And 22.05 - Disposition of City Lands, to Modernize Public Notification Procedures.

The City's public noticing requirements are intended to ensure that members of the public receive timely and meaningful information regarding public hearings, land use matters, and other matters requiring public notice. As methods of accessing information have evolved, there is an opportunity to modernize the City's public noticing process while maintaining transparency and promoting meaningful public participation.

The proposed ordinance would update existing public-noticing requirements to place greater emphasis on accessible, commonly used, and efficient methods of communicating information to the public. A key component of the proposed changes is the development and implementation of a dedicated public-noticing webpage on the City's existing website. A centralized online notice location would provide several benefits, including:

- **Improved Accessibility:** Public notices would be available to the public at no cost and without requiring paid access to a particular publication.
- **Increased Public Awareness:** Notices from different City departments could be published on a dedicated webpage that would provide a consistent location for residents, property owners, businesses, and other parties to find City notices.
- **Greater Efficiency:** The City would have greater flexibility in publishing notices without being constrained by the publication schedule of an outside newspaper.
- **Reduced Costs:** Public funds could be directed toward methods of notification that provide broad and convenient public access while reducing reliance on increasingly costly publication requirements, which have nearly doubled in the past two years.

The proposed changes are intended to provide a more efficient, flexible, accessible, and cost-effective public-noticing process while continuing to promote transparency and meaningful opportunities for public awareness and participation.

Thank you for your consideration.





Sponsored by: Administration

**CITY OF KENAI
ORDINANCE NO. 3547-2026**

AN ORDINANCE ACCEPTING AND APPROPRIATING THE AWARD OF A US DEPARTMENT OF HEALTH & HUMAN SERVICES – CENTERS FOR MEDICARE & MEDICAID SERVICES RURAL HEALTH TRANSFORMATION PROGRAM GRANT PASSED THROUGH THE STATE OF ALASKA DEPARTMENT OF HEALTH IN THE AMOUNT OF \$435,770 FOR THE PURCHASE OF EMERGENCY MEDICAL EQUIPMENT.

WHEREAS, the State of Alaska Division administers the Volunteer Rural Health Transformation Grant Program to support fire departments within designated rural transport regions with funding from the US Department of Health & Human Services; and,

WHEREAS, the City of Kenai Fire Department applied for and has been awarded a Rural Health Transformation Grant in the amount of \$435,770 for the purchase of emergency medical equipment; and,

WHEREAS, the awarded funds will enhance the Fire Department's capability to respond to emergency medical patients and improve operational readiness; and,

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

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 US Department of Health & Human Services – Centers for Medicare & Medicaid Services Rural Health Transformation Program (RHTP) Grant Passed Through the State of Alaska Department of Health in the amount of \$435,770.

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

General Fund:

Increase Revenue –
Federal Grant - Fire

\$435,770

Increase Appropriations –
Fire Department – Machinery & Equipment

\$435,770

Section 3. That the City Manager is authorized to execute all documents and agreements necessary to complete the grant acceptance and equipment purchases.

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 21st DAY OF OCTOBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____



Introduced:	October 7, 2026
Enacted:	October 21, 2026
Effective:	October 21, 2026



MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Jay Teague, Fire Chief

DATE: September 21, 2026

SUBJECT: **Ordinance No. 3547-2026** - Accepting and Appropriating the Award of a US Department of Health and Human Services - Centers for Medicare and Medicaid Services Rural Health Transformation Program Grant Passed through the State of Alaska Department of Health in the Amount of \$435,770 for the Purchase of Emergency Medical Equipment.

Background:

The (RHTP) is a federal initiative designed to strengthen rural healthcare systems by expanding access to care, improving health outcomes, modernizing infrastructure and technology, and supporting innovative models of care. Alaska's RHTP specifically identifies emergency medical services as an area for investment, including upgrading specialized equipment and technology to improve patient assessment, treatment, triage, and transport.

Through RHTP funding, the Kenai Fire Department will replace aging and EMS equipment and introduce new technologies that will enhance the capabilities of our emergency medical providers. These investments will allow KFD personnel to provide more advanced assessment and treatment in the field, improve the quality and timeliness of care, and better support residents during medical emergencies—particularly given the geographic distances and healthcare access challenges faced by our community.

- **Donor/Grantor:** US Department of Health & Human Services – Centers for Medicare & Medicaid Services Rural Health Transformation Program (RHTP) Grant Passed Through the State of Alaska Department of Health
- **Amount:** \$435,770
- **Purpose:** To replace aged equipment and add additional lifesaving capabilities to EMS response.
- **Intended Use:** The Kenai Fire Department will be replacing our Cardiac Monitors (nearing end of useful life), acquiring pre-hospital ventilators, ultra-sound probes, automated patient movement devices, and advanced pre-hospital training.



KENAI

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MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Scott Bloom, City Attorney

FROM: Terry Eubank, City Manager

DATE: September 29, 2026

SUBJECT: Authorization to File Motion to Intervene – FERC Project No. P-15423-000, DeepGreen Cook Inlet SPV, LLC

City Council authorization is requested to file the attached Motion to Intervene with the Federal Energy Regulatory Commission (FERC) regarding DeepGreen Cook Inlet SPV, LLC's preliminary permit application for the proposed DeepGreen Cook Inlet Subsea-Compute & Infrastructure Hub, FERC Project No. P-15423-000.

Intervention would allow the City to formally participate in the FERC proceeding, receive case-related information, submit comments and recommendations, and, if warranted, seek rehearing or judicial review of a final agency action.

The proposed Motion expressly states that the City is not taking a position in support or in opposition to the Project. Authorization would allow the City to monitor the proceeding and evaluate potential municipal impacts as additional information becomes available.

PROJECT BACKGROUND

DeepGreen Cook Inlet SPV, LLC submitted an application to FERC for a preliminary permit for the proposed DeepGreen Cook Inlet Subsea-Compute & Infrastructure Hub. The proposed Project includes approximately 330 to 350 marine hydrokinetic turbines, approximately 66 modular subsea-compute facilities, an approximately 3.5-mile 115-kV hybrid power and fiber-optic subsea cable, a subsea cable landing site in the Nikiski Industrial Corridor, and associated facilities.

Although the proposed facilities would not be located within the City of Kenai, the Project would be within the geographic and economic region served by the City and has the potential to affect municipal interests and resources.

A preliminary permit does not authorize construction. It provides a developer priority to study a proposed project and prepare a future license application.

FERC's rules allow intervention by a party with an interest that may be directly affected by the proceeding, among other bases established by 18 C.F.R. § 385.214. FERC recommends that parties intervene when they may be materially affected by the Commission's decision on a specific case or project. Intervention would preserve the City's ability opportunity to evaluate and comment

on potential environmental, infrastructure, energy, transportation, fisheries, and other municipal impacts.

If the Project advances to subsequent permitting or licensing proceedings, additional information could be evaluated to determine whether further participation is appropriate. Any future recommendation that the City support or oppose the Project would be presented to the City Council for consideration.

The Motion identifies distinct municipal interests that may be affected by the Project that are not adequately represented by other parties. The proposed Motion to Intervene identifies several specific municipal interests that warrant the City's participation in the proceeding, including:

Energy Security and Reliability. The proposed Project could generate approximately 100 megawatts of electricity, with a portion potentially available for delivery to the Alaska Railbelt Grid. The City has an interest in the Project's potential effects on regional energy supply, reliability, infrastructure, and long-term energy security. .

Transportation Infrastructure. The Kenai Municipal Airport serves as a regional transportation hub, and roads serving the proposed construction area pass through the City. Construction and operation of a project of this scale could result in increased traffic and the use of heavy or specialized construction vehicles. The City has an interest in potential impacts to the Airport and the safety, capacity, operation, and maintenance of transportation infrastructure.

Wild Salmon and Fisheries. The City has a specific municipal interest in the health, productivity, sustainability, and long-term viability of the Kenai Peninsula's wild salmon populations and the fisheries and communities that depend upon them. The proposed Project involves extensive marine infrastructure in Upper Cook Inlet, including marine hydrokinetic turbines and subsea facilities. The City has an interest in potential effects on marine habitat, salmon migration, salmon migration and productivity, and the fisheries and communities that depend on wild salmon.

Municipal Services and Economic Development. The proposed Project may effect emergency response, economic development, environmental resources, and other municipal and community interests. Intervention would allow the City to receive timely information and participate as those potential effects are evaluated.

Filing the Motion to Intervene is not expected to result in a significant fiscal impact. Continued participation could require future staff or legal work to review filings, evaluate technical information, and prepare comments or other submissions. Any substantial future expenditure or commitment of City resources would be addressed through the City's established administrative and budget processes and, when appropriate, presented to the City Council for consideration.

It is recommended that the City Council authorize the City to submit the attached Motion to Intervene in FERC Project No. P-15423-000 and authorize the City Manager and City Attorney, to take the actions necessary to file the Motion and participate in the proceeding on behalf of the City.

This authorization would not constitute support for or opposition to the proposed Project. The purpose of intervention is to preserve the City's ability to receive information, participate in the FERC process, protect its identified municipal interests, and provide comments or recommendations as the Project develops.

Thank you for your consideration.



**BEFORE THE
FEDERAL ENERGY REGULATORY COMMISSION**

In the Matter of the Application of:

DeepGreen Cook Inlet

Docket No. P-15423-000

**CITY OF KENAI'S
MOTION TO INTERVENE**

Pursuant to Rule 214 of the Federal Energy Regulatory Commission's ("Commission" or "FERC") Rules of Practice and Procedure, the City of Kenai ("City") moves to intervene in the above-referenced proceeding regarding the DeepGreen Cook Inlet preliminary permit application for the proposed Subsea-Compute & Infrastructure Hub ("Project"). 18 C.F.R. § 385.214. As explained below, The City has a direct and substantial interest in this proceeding that cannot be adequately represented by any other party. In support of its motion, the City states the following:

CONTACT INFORMATION

Pursuant to Rule 2010 of the Commission's Rules of Practice and Procedure, all filings, orders, and correspondence respecting this proceeding should be served as follows:

Terry Eubank
City Manager
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611
teubank@kenai.city
907-283-8222

Scott Bloom
City Attorney
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611
sbloom@kenai.city
907-283-8224

DESCRIPTION OF INTERVENOR

City of Kenai is a home rule municipal governmental body created under the laws of the State of Alaska as a political subdivision of the State of Alaska, overseen by a legislative branch which comprises a seven-member council of representatives elected by citizens of the City of Kenai (the “council”) and managed by an appointed City Manager.

THE PROPOSED PROJECT

On February 11, 2026, DeepGreen Cook Inlet SPV LLC (“DeepGreen”) filed an application with FERC for a preliminary permit for a proposed underwater AI data center, the DeepGreen Cook Inlet Subsea-Compute & Infrastructure Hub. After additional submissions by DeepGreen on September 1, 2026, FERC issued an Acceptance Letter for Preliminary Permit Application and set deadlines.

The proposed Project includes approximately 330 to 350 marine hydrokinetic turbines, approximately 66 modular subsea-compute facilities, an approximately 3.5-mile 115-kV hybrid power and fiber-optic subsea cable, a subsea cable landing site in the Nikiski Industrial Corridor, and associated appurtenant facilities. Although the proposed Project facilities identified in the Commission's notice are not located within the City's municipal boundaries, the Project is proposed within the geographic and economic region served by the City and has the potential to affect municipal interests and resources of the City.

THE PUBLIC INTEREST REQUIRES CITY OF KENAI'S INTERVENTION

The City states the following in compliance with Rule 214(b) of the Commission's Rules of Practice and Procedure:

The City's participation is in the public interest.

In this proceeding DeepGreen proposes a hybrid tidal-energy/data-center facility in the Upper Cook Inlet on the west coast of the Kenia Peninsula at the East Forelands area within the unincorporated community of Nikiski. The City has a substantial municipal interest in the development and operation of major energy, industrial, transportation, utility, and other infrastructure projects within the Kenai Peninsula region where such projects have the potential to affect City-owned infrastructure, municipal services, transportation facilities, economic development, public resources, and the health, safety, and welfare of City residents.

The proposed Project is a substantial energy and industrial development involving marine energy generation, subsea infrastructure, a high-voltage transmission connection, terrestrial facilities, and a large-scale data-center operation. The Project therefore presents issues that may affect regional infrastructure, transportation, energy systems, economic development, environmental resources, emergency response, and other governmental and community interests within the City and the surrounding region.

The City of Kenai has an interest in the potential implications of the proposed Project for the energy security, reliability, and economic stability of Southcentral Alaska. Southcentral Alaska has historically relied heavily on Cook Inlet natural gas for electric

generation and heating, and State analyses have identified declining available gas supplies and the need to develop alternative sources of energy to maintain reliable service to the Railbelt. The proposed Project could generate approximately 100 megawatts of electricity, with a portion potentially available for delivery to the Alaska Railbelt Grid, thereby presenting a potential new source of generation within the region. Given the importance of reliable and reasonably priced energy to residents, businesses, municipal services, and economic development throughout the City, the Kenai Peninsula, and Southcentral Alaska, the City has a direct municipal interest in understanding the Project's potential contribution to, impacts on, and risks to regional energy supply, electric-system reliability, utility infrastructure, and long-term energy security.

The Kenai Municipal Airport serves as a regional hub for air transportation, and local roads serving the proposed construction area pass through the City of Kenai. The potential use of these transportation systems during both construction and operation of the proposed Project presents a direct municipal interest in understanding potential impacts to the capacity, safety, operation, maintenance, and long-term infrastructure needs of the City's transportation systems and other regional transportation facilities serving the Project area. The City has an interest in ensuring that potential transportation impacts, including increased traffic, heavy or specialized construction vehicles, and associated demands on local infrastructure, are adequately evaluated as the Project proceeds through the regulatory and permitting process.

The City has a specific and substantial municipal interest in the health, productivity, sustainability, and long-term viability of the Kenai Peninsula's wild salmon populations

and the fisheries and communities that depend upon them. Wild salmon are integral to the City's commercial, sport, personal-use, and educational fisheries and contribute materially to the City's economy, food security, cultural traditions, recreational opportunities, and quality of life. The City is home to commercial fish processing and cannery operations, world-class sport fishing opportunities, and a significant personal-use fishery. The City therefore has a direct municipal interest in maintaining the health and sustainability of the wild salmon resources that support these fisheries and the associated economic, recreational, cultural, and community activities.

The proposed Project involves extensive marine infrastructure in Upper Cook Inlet, including marine hydrokinetic turbines and subsea facilities. Because wild salmon utilize Cook Inlet and adjacent marine and freshwater environments throughout their life cycles, the potential effects of the Project on aquatic resources, marine habitat, salmon migration, salmon productivity, and the ecological conditions supporting wild salmon are matters of legitimate municipal concern to the City. The City's interest in wild salmon is not merely an abstract interest in environmental protection. The health and sustainability of wild salmon directly relate to municipal interests in economic development, public services, community welfare, recreation, food security, and the economic and social vitality of the City.

Development and operation of the proposed facilities may have regional transportation, utility, emergency response, economic-development, environmental, fisheries, and infrastructure implications that extend beyond the immediate Project site. The City has a legitimate governmental interest in information regarding the Project,

evaluating potential impacts on City interests, participating in the development of the administrative record, and communicating the City's concerns and recommendations to the Commission as the Project progresses. The City seeks to participate in its governmental and municipal capacity to protect specific municipal interests that may be affected by the Project and by subsequent proceedings concerning the Project.

No other party can adequately represent City's interests. Given the City's interests in this proceeding, granting its motion to intervene is in the public interest.

STATEMENT OF POSITION

At this stage, City of Kenai does not take a position on the Project. Additional technical data or information, as well as additional information regarding potential environmental, infrastructure and/or cultural impacts are needed regarding the Project. City of Kenai seeks to intervene in the public interest to ensure that it receives sufficient notice and is afforded the opportunity to comment, as necessary, regarding the Project as more details about the project become available.

V. CONCLUSION

City of Kenai has a substantial interest in this proceeding due to the fact that the Project is proposed to be located nearby relying on or affecting or potentially affecting the City's infrastructure, economy, culture and social services. City of Kenai respectfully requests that the Commission grant City of Kenai's Motion to Intervene in the DeepGreen Cook Inlet Subsea- Compute & Infrastructure Hub Docket No. P-15423-000.

DATED: September 22, 2026

Respectfully submitted,

/s/ Scott Bloom
City Attorney
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611
sbloom@kenai.city
907-283-8224

CERTIFICATE OF SERVICE

I certify that on the 22nd day of September, 2026, I served the foregoing document upon each person designated on the official service list compiled by the Secretary in this proceeding.

DATED September 22, 2026.

/s/ Cindy Herr
Legal Assistant
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611
Ph: 907-283-8225

**KENAI COUNCIL ON AGING COMMISSION – REGULAR MEETING
 SEPTEMBER 10, 2026 – 6:00 P.M.
 KENAI CITY COUNCIL CHAMBERS
 361 SENIOR CT., KENAI, AK 99611
 VICE CHAIR PATRICIA SEGURA, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Council on Aging Commission was held on September 10, 2026, at the Kenai Senior Center, Kenai, AK. Chair Pro-Tem Sadler called the meeting to order at approximately 3:00 p.m.

1. Pledge of Allegiance

Chair Pro-Tem Sadler led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

William Sadler	Ginger Kaona
Patricia Segura	
Barbara Modigh	

A quorum was present.

Absent:

Gina Kuntzman, Chair

Also in attendance were:

Kathy Romain, Senior Center Director
 Red Piersee, Senior Center Administrative Assistant
 Victoria Askin, City Council Liaison
 **Caroline Karpik, Student Representative

Having no presiding officer present the first order of business was selection of President Pro-Tem.

NOMINATION:

Commissioner Sadler was nominated for the position of President Pro-Tem.

UNANIMOUS CONSENT was requested on the motion.

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

3. Election of Vice Chair

*[Clerk's Note: Commissioner Segura **MOVED** to nominate Commissioner Sadler as Vice Chair; Commissioner Sadler politely declined the nomination.]*

MOTION:

Commissioner Modigh **MOVED** to nominate Commissioner Segura as Vice Chair.

Having no other nominations and hearing no objections, Commissioner Segura was elected to the position of Vice Chair.

[Clerk's Note: President Pro-Tem Sadler passed the gavel to Vice Chair Segura.]

4. Agenda Approval

MOTION:

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

UNANIMOUS CONSENT was requested on the motion.

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

B. SCHEDULED PUBLIC COMMENTS - None.

C. UNSCHEDULED PUBLIC COMMENTS - None.

D. APPROVAL OF MINUTES

1. July 9, 2026 Regular Meeting Minutes

MOTION:

Commissioner Kaona **MOVED** to approve the July 9, 2026 Council on Aging Commission minutes. Commissioner Sadler **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion.

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

E. UNFINISHED BUSINESS - None.

F. NEW BUSINESS - None.

G. REPORTS

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

- Staffing updates.
- Volunteer assistance in the kitchen.
- Department of Transportation grant updates.
- Replacement of the damaged front cover.
- Upcoming trips and scheduled staff leave.
- Nutritional Services Incentive Program funding and budget updates.

2. Commission Chair - None.

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 - October 8, 2026

J. COMMISSION QUESTIONS AND COMMENTS

Commissioner Modigh requested clarification regarding City Council funding for the Kenai Central High School pool.

Student Representative Karpik provided an update on Kenai Central High School activities.

K. ADJOURNMENT

L. INFORMATIONAL ITEMS - None.

There being no further business before the Council on Aging Commission, the meeting was adjourned at 3:30 p.m.

I certify the above represents accurate minutes of the Council on Aging Commission meeting of September 10, 2026.

Logan Parks, Deputy 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*

DRAFT

KENAI AIRPORT COMMISSION – REGULAR MEETING
SEPTEMBER 10, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR GLENDA FEEKEN, PRESIDING

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MINUTES

A. CALL TO ORDER

A Regular Meeting of the Airport Commission was held on September 10, 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	Paul Minelga, Vice Chair
James Bielefeld	Cody Whicker
Dan Knesek (<i>remote participation</i>)	James Zirul
Scott Bremmer	

A quorum was present.

Also in attendance were:

Mary Bondurant, Interim Airport Manager
Julie Semmens, Airport Administrative Assistant
Victoria Askin, City Council Liaison

3. Agenda Approval

MOTION:

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

UNANIMOUS CONSENT was requested on the motion.

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

B. SCHEDULED PUBLIC COMMENTS

1. HDL Engineering/QAP (Contractor) - Discussion 2026 Runway Reconstruction Project

Erik Jordt, Civil Engineer with HDL Engineering, provided updates on runway rehabilitation progress, noting that runway grooving was underway and the project remained on schedule for reopening by September 21, 2026.

C. UNSCHEDULED PUBLIC COMMENTS - None.

D. APPROVAL OF MINUTES

1. June 11, 2026 Regular Meeting Minutes

MOTION:

Commissioner Minelga **MOVED** to approve the June 11, 2026 Airport Commission minutes. Commissioner Zirul **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion.

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

E. UNFINISHED BUSINESS - None.

F. NEW BUSINESS

1. **Discussion** - Storm Water Pollution Prevention Plan - Matt Dura, PE Nelson Engineering - Tenant Questionnaire

Matt Dura, PE with Nelson Engineering, provided information regarding the Storm Water Pollution Prevention Plan and airport tenant surveys.

G. REPORTS

1. Airport Manager - Airport Manager Bondurant reported on the following:
 - Airport Master Plan update.
 - Acceptance of the Federal Aviation Administration (FAA) grant for airport improvements and project award.
 - FAA's transition to a new management system, which will require airport and emergency personnel training to obtain appropriate credentials.
 - Vector Airport Systems identified billable non-signatory arrival statistics for July and August.
 - Ongoing discussions with the U. S. Marine Corps regarding potential use of the Kenai Airport during the 2027 Arctic Edge exercise.
 - Jersey Subs opened in the airport café on September 7, 2026.
 - Nine temporary call-out employees were hired.
 - New Airport Manager Rick Johnson would begin on September 15, 2026.
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 - October 8, 2026

J. COMMISSION QUESTIONS AND COMMENTS

Commissioners thanked Interim Director Bondurant for her service to the airport.

There was discussion regarding the collection of non-signatory funds and the airport fence improvement project.

K. ADJOURNMENT

L. INFORMATIONAL ITEMS

1. 2026 Float Plane Basin Activity
2. 2026 Enplanements
3. June 2026 Midmonth Report
4. July 2026 Midmonth Report
5. July 2026 Plane Pass Data
6. Remote Tower (Kenai) PowerPoint

7. Rehabilitate RW Project Update

There being no further business before the Airport Commission, the meeting was adjourned at 6:28 p.m.

I certify the above represents accurate minutes of the Airport Commission meeting of September 10, 2026.

Logan Parks, Deputy City Clerk

DRAFT

**KENAI PARKS & RECREATION COMMISSION – REGULAR MEETING
SEPTEMBER 3, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR GRANT WISNIEWSKI, PRESIDING**

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MINUTES

A. CALL TO ORDER

A Regular Meeting of the Parks & Recreation Commission was held on September 3, 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
Sharon Fisher
Autumn Carlson

Maeve Spiegler
Michael Bernard

A quorum was present.

Also in attendance were:

Tyler Best, Parks & Recreation Director
Bridget Grieme, City Council Liaison

3. Agenda Approval

MOTION:

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

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

B. SCHEDULED PUBLIC COMMENTS - None.

C. UNSCHEDULED PUBLIC COMMENTS

Andrea Malard, Kenai Peninsula Pickleball Club member, addressed the Commission in support of developing outdoor pickleball courts in Kenai, noting the Club's preference for concrete courts and ongoing efforts to improve the Kenai Middle School courts for year round use.

D. APPROVAL OF MINUTES

1. June 4, 2026 Regular Meeting Minutes

MOTION:

Commissioner Fisher **MOVED** to approve the June 4, 2026, Parks & Recreation Commission minutes. Commissioner Carlson **SECONDED** the motion.

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

E. UNFINISHED BUSINESS - None.

F. NEW BUSINESS

1. Discussion - Fiscal Year 2027 - Fiscal Year 2032 Capital Review Project

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

There was discussion regarding potential outdoor tennis and pickleball courts in Kenai, including project costs and consistency with the Parks and Recreation Master Plan; and the Old Town playground project, with emphasis on incorporating inclusive and accessible features to accommodate a wider range of users.

The Commission noted support for the pickleball court project and requested that alternative options be explored and presented for further consideration before moving forward.

G. REPORTS

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

- June and July Midmonth Reports.
- Recreation events that happened over the summer.
- Pumpkin Festival scheduled for October 10, 2026.

2. Commission Chair - Chair Wisniewski reported on:

- A broken Beaver Creek zipline.

There was discussion regarding the construction of a pavilion at Beaver Creek Park and a gazebo at Municipal Park.

3. City Council Liaison - Council Member Grieme reported on recent actions of the City Council.

There was discussion regarding the status and future use of the former Challenger Learning Center.

H. ADDITIONAL PUBLIC COMMENTS - None.

I. NEXT MEETING ATTENDANCE NOTIFICATION - October 1, 2026

J. COMMISSION QUESTIONS AND COMMENTS - None.

K. ADJOURNMENT

L. INFORMATIONAL ITEMS - None.

There being no further business before the Parks & Recreation Commission, the meeting was adjourned at 7:13 p.m.

I certify the above represents accurate minutes of the Parks & Recreation Commission meeting of September 3, 2026.

Logan Parks
Deputy City Clerk



KENAI

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

MEMORANDUM

TO: Mayor Knackstedt and City Council Members

FROM: Shellie Saner, City Clerk

DATE: September 16, 2026

SUBJECT: **Open Nomination for Appointments to the City of Kenai Arbitration Panel.**

Purpose: The purpose of the Personnel Board - Arbitration Panel is to hear appeals from City employees in the classified service on disciplinary actions which resulted in suspension, demotion, or dismissal. (KMC 23.35.030(e))

Vacancies: There are currently three vacancies on the Arbitration Panel; additionally, one seat with a term expiring on December 31, 2026, which may result in four vacancies on this twelve-member panel. Vacancies on the Arbitration Panel are chosen by the City Council from nominees made by both City employees and members of the City Council. (KMC 23.35.032(a))

Qualifications: To be eligible to serve on the Arbitration Panel, members must be a resident of the City of Kenai and must not hold any other office or position in the government of the City. (KMC 23.35.032(c))

Terms: Members of the Arbitration Panel serve three-year terms, beginning on January 1 and ending on December 31. (KMC 23.35.032(c)).

How to Nominate: If you wish to nominate an individual for consideration for appointment, please have your nominee complete the attached nomination form and submit it to the City Clerk's Office at 210 Fidalgo Ave., Kenai, Alaska.

Application Deadline: Applications will be accepted until all vacancies are filled.



Personnel Arbitration Panel Nomination Form

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Application to be completed by nominee.

First Name: *

Last Name: *

Residence Address: *

If appointed, select items approved for publication on City Website:

☐ Primary Phone

☐ Home Phone

☐ Email

Mailing Address: *

Mailing City: *

Mailing State: *

Mailing Zip: *

Primary Phone: *

Home Phone:

E-mail: *

How long have you been a resident of the City of Kenai? *

Members must be a resident of the City of Kenai and must not hold another office or position in the government of the City of Kenai.

Name of Spouse:

Name of Employer:

Name of Nominator: *

Members of the Arbitration Panel shall be chosen by the City Council from nominees made by City employees and members of the City Council.

Why do you want to be involved with the Personnel Arbitration Panel?

List Current Organization Memberships:

List Past Organization Memberships:

What background, experience or other credentials do you possess to bring to the Personnel Arbitration Panel?

MEMORANDUM

TO: Mayor Knackstedt and Council Members
FROM: Shellie Saner, City Clerk
DATE: September 16, 2026
SUBJECT: Liquor License Renewal Annual Report

Renewals:

The following lists identifies active-operating Liquor licenses which will expire **December 31, 2026**. Licenses are listed by type and are operating within Kenai City limits. If the administration finds no grounds to protest the renewal of a license with no changes to the current operations, a notice of non-objection will be issued administratively. Should any grounds for protest be identified, a public hearing before Council will be scheduled for formal protest procedures. (KMC 2.10)

Beverage Dispensary

1. Kenai Joe's Taphouse, LLC - DBA: Kenai Joe's Taphouse, LLC - License No. 626
Physical Address: 800 Cook Avenue, Kenai, AK
2. KJB Investments, LLC. - DBA: Skeets Dive Bar - License No. 1312
Physical Address: 502 Main Street, Kenai, AK
3. Solitaire, LLC - DBA: Pizza Paradisos - License No. 3032
Physical Address: 815 Frontage Road, Kenai, AK
4. Don Jose's, LLC - DBA: Martha's Cocina - License No. 3039
Physical Address: 205 S. Willow Street, Kenai, AK

Beverage Dispensary - Tourism

1. Salamatof Cannery Lodge LLC - DBA: Salamatof Canner Lodge - License No. 15960
Physical Address: 2291 Bowpicker Lane, Kenai, AK

Golf Course - Seasonal

1. KNC Golf Inc. - DBA: Kenai Golf Course - License No. 5788
Physical Address: 1420 Lawton Drive, Kenai, AK

Package Store

1. Carr-Gottstein Foods Co. - DBA: Oaken Keg #1808 - License No. 3218
Physical Address: 10576 Kenai Spur Highway, Kenai, AK
2. Three Bears Alaska, Inc. - DBA: Three Bears - License No. 4118
Physical Address: 1057 Kenai Spur Highway, Kenai, AK
3. AK, Inc. - DBA: Speedway Express - License No. 4544
Physical Address: 11120 Kenai Spur Highway, Kenai, AK

Restaurant Eating Place

1. Ramon Gonzalez - DBA: Playa Azul - License No. 5224
Physical Address: 12498 Kenai Spur Highway #1, Kenai, AK

Continuations:

Alaska Statutes 04.11.480 in part provides, “a local governing body may protest the continued operation of a license or endorsement during the second year of the biennial license. The following lists identifies active-operating Liquor licenses which will expire **December 31, 2027**. Licenses are listed by type and are operating within Kenai City limits. If the administration finds no grounds to protest continued operations, no actions will be taken. Should any grounds for protest be identified, a public hearing before Council will be scheduled for formal protest procedures. (KMC 2.10)

Beverage Dispensary

1. G&B Inc. DBA: The White Moose - License No. 204
Physical Address: 815 Frontage Road, Kenai, AK

Beverage Dispensary - Tourism

1. Shilling Alaska, Inc. - DBA: Uptown Motel / Louie's - License No. 1859
Physical Address: 47 Spur View Drive, Kenai, AK
2. Shilling Alaska, Inc. - DBA: Uptown Motel / Back Door Lounge - License No. 2237
Physical Address: 18021 Kenai Spur Highway, Kenai, AK
3. Upper Deck LLC - DBA: The Upper Deck - License No. 2993
Physical Address: 305 N. Willow Street, Kenai, AK
4. Mitak LLC - DBA: Main Street Tap & Grill - License No. 4555
Physical Address: 10800 Kenai Spur Highway, Kenai, AK

Club

1. Fraternal Order of Eagles, Kenai Peninsula Aerie No. 3525 - DBA: Frat Order of Eagles #3525 - License No. 337
Physical Address: 5765 Spur Highway, Kenai, AK
2. George H Plumey Memorial Post 20 American Legion - DBA: George H Plumey Memorial Post 20 American Legion - License No. 1380
Physical Address: 902 Cook Avenue, Kenai, AK
3. Kenai Elks Lodge #2425 - DBA: Kenai Elks Lodge #2425 - License No. 5644
Physical Address: 205 Barnacle Way, Kenai, AK

Package Store

1. Country Liquor LLC - DBA: Country Liquor - License No. 1308
Physical Address: 140 S. Willow Street, Kenai, AK
2. Walmart, Inc. - DBA: Wal-Mart Supercenter #4474 - License No. 4878
Physical Address: 10096 Kenai Spur Highway, Kenai, AK

Expired: The following licenses expired on December 31, 2025.

1. Los Compadres Mexican Restaurant LLC - DBA: Los Compadres Mexican Restaurant -
License No. 5859
Physical Address: 10672 Kenai Spur Highway #108, Kenai, AK
2. Jersey Subs AK LLC - DBA: Jersey Subs - License No. 5900
Physical Address: 106 S. Willow Street, Suite 3, Kenai, AK



John Williams, Vice President, representing the
City of Kenai

Update from the Board of Directors

Cook Inlet Regional Citizens Advisory Council

The Cook Inlet Regional Citizens Advisory Council held its regular meeting Friday, September 11th in Homer.

The Council received a number of updates and reports from industry and agency partners, including Todd Paxton, General Manager of Alaska Response Corporation (formerly CISPRI). Mr. Paxton explained the recent branding change at his organization, as they attempt to broaden their service base beyond Cook Inlet. He explained that the changing economics of the Cook Inlet basin provide ARC an opportunity to expand its partnerships beyond the region and in turn, provide potentially new revenue streams that will help ARC invest in new equipment in order to maintain its readiness. We appreciate ARC's continued commitment to safe and effective spill response in Cook Inlet and applaud efforts to maintain and grow its response capacities.

Lieutenant Commander Abbie Lyons, United States Coast Guard, addressed the Council on behalf of Captain Joel Carse, Commander, Sector Western Alaska and U.S. Arctic. Capt. Carse assumed his current command in July and since, has toured various locations and facilities throughout the Sector's Area of Responsibility (AOR), including a meeting with CIRCAC staff in Kenai and participation in drills and exercises with Hilcorp and Marathon. Lt. Cdr. Lyons also updated the Council on an oversight within the Coast Guard Authorization Act regarding inspection requirements for Vessels Of Opportunity (VOO). In the resulting Coast Guard Work Instruction, an exemption was carved out for Prince William Sound, but not Cook Inlet, for vessel inspection requirements for VOOs. This issue was discussed and deliberated leading up to the 2025 Coast Guard Authorization Act by the Alaska oil spill response community, both RCACs, and the Coast Guard. The required inspections could severely hamper local oil spill response efforts because inspected towing vessels are in short supply in Alaska and spill response operations rely heavily on uninspected VOO's to carry out operations such as deploying boom, skimmers, or towing small barges. Lt. Cdr. Lyons stated Sector Anchorage was eager to correct this oversight and looked forward to working with CIRCAC to amend the language of the Work Instruction. CIRCAC staff will remain engaged with the Coast Guard to ensure the plan's language does not the reduce response readiness for our Area of Concern.

CIRCAC Director of Science and Research, Susan Saupe, provided a wrap-up of the 2026 fieldwork season. One of our longterm projects has been assessing *Macrosystis* (giant) kelp expansion around Kodiak Island. Since 2002, CIRCAC has been tracking the expansion of giant kelp into areas that have traditionally supported bull kelp. Bull kelp is the predominate canopy kelp in the region, and provides habitat, protection, and food for aquatic and marine mammal life. This summer, CIRCAC led a multi-agency effort to collect imagery and other physical data to better understand the spread of giant kelp and begin tracking what those changes could mean for the regional environment.

The Council also received an update from the Alaska Department of Environmental Conservation regarding the reported sheen in Cook Inlet on August 24th. A light sheen was identified in the northern Trading Bay Unit, near the Hilcorp-owned, inactive Spark platform. Initial investigation and site inspections found no further release. On September 9th, the outfall line from the Granite Point Tank Farm (GPTF) was restarted as part of the incremental process of the investigation and restart of operations. Throughout this process ARC's Oil Spill Recovery Vessel (OSRV) Perseverance was on scene as a precautionary measure. Preliminary tests of the fluid to be discharged were completed (with negative results) and approximately three hours into the restart process, a small, light sheen was identified at the southeast corner of the Spark Platform. The outfall line was immediately shut in and the OSRV Perseverance deployed recovery equipment. Staff will continue to monitor operations/ investigation.

The Council's next meeting is scheduled for December 3rd and 4th in Anchorage.