



**Kenai Planning & Zoning Commission -
Regular Meeting**

February 09, 2022 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

****Telephonic/Virtual Information on Page 2****

www.kenai.city

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda
5. *Excused Absences

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

1. *Regular Meeting of January 26, 2022

C. SCHEDULED PUBLIC COMMENT

(Public comment limited to ten (10) minutes per speaker)

D. UNSCHEDULED PUBLIC COMMENT

*(Public comment limited to three (3) minutes per speaker;
thirty (30) minutes aggregated)*

E. CONSIDERATION OF PLATS

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **Action/Approval** - Recommendation to City Council for the Execution of a Lease to the State of Alaska, Division of Forestry for Lot 4A, FBO Subdivision No. 11.
2. **Action/Approval** - City of Kenai Fiscal Year 2023-2027 Capital Improvement Plan

I. **PENDING ITEMS**

J. **REPORTS**

1. City Council
2. Kenai Peninsula Borough Planning
3. City Administration

K. **ADDITIONAL PUBLIC COMMENT**

(Public comment limited to five (5) minutes per speaker)

L. **INFORMATIONAL ITEMS**

M. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. February 23, 2022

N. **COMMISSION COMMENTS AND QUESTIONS**

O. **ADJOURNMENT**

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's Office at 907-283-8231.

Join Zoom Meeting

<https://us02web.zoom.us/j/85716942209>

OR Call: (253) 215-8782 or (301) 715-8592

Meeting ID: 857 1694 2209 **Passcode:** 485637

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 26, 2022 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Chair Twait called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Chair Twait led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: J. Twait, A. Douthit, G. Woodard, A. Douthit, J. Halstead, R. Springer, G. Greenberg, D. Fikes

Commissioners absent:

Staff/Council Liaison present: Planning Director R. Foster, City Manager P. Ostrander, Deputy City Clerk M. Thibodeau, Council Liaison J. Glendening

A quorum was present.

3. Agenda Approval

MOTION:

Commissioner Halstead **MOVED** to approve the agenda and Vice Chair Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Election of Chair and Vice-Chair

MOTION:

Commissioner Halstead **MOVED** to re-appoint Chair Twait and Commissioner Woodard **SECONDED** the motion. There were no objections; **SO ORDERED**.

MOTION:

Commissioner Halstead **MOVED** to appoint Vice Chair Douthit and Commissioner Woodard **SECONDED** the motion. There were no objections; **SO ORDERED**.

5. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

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

6. *Excused absences – None

B. APPROVAL OF MINUTES

1. *Regular Meeting of January 12, 2022

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENT

1. **Jon Faulkner** - Kenai Home Port Project Update

Jon Faulkner, President of Kenai Landing, provided an update on the progress of Kenai Home Port and what they hope to accomplish in the next year. He demonstrated the new website for the project (kenaihomeport.com,) which highlights why people should make their homes there, the amenities of living in the area, and the planned development areas.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2022-02** – Preliminary Subdivision Plat of Kenaitze Government Lots Replat, submitted by Edge Survey and Design, P.O. Box 208, Kasilof, AK 99610, on behalf of Kenaitze Indian Tribe, P.O. Box 988, Kenai, AK 99611

MOTION:

Commissioner Halstead **MOVED** to approve Resolution PZ2022-02 and Commissioner Woodard **SECONDED** the motion.

Planning Director Foster presented his staff report with information provided in packet explaining that the replat will consolidate smaller parcels into one more manageable parcel with a shared General Commercial zoning designation and one property owner.

Approval of the plat was recommended, subject to the following conditions:

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

Clarification was provided that the property will be used for a maintenance facility.

VOTE:

YEA: Halstead, Woodard, Douthit, Greenberg, Twait, Springer, Fikes

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Resolution PZ2022-03**– Preliminary Subdivision Plat of Toyon Subdivision 2021 Replat, submitted by Edge Survey and Design, P.O. Box 208, Kasilof, AK 99610, on behalf of Kenaitze Indian Tribe, P.O. Box 988, Kenai, AK 99611

MOTION:

Commissioner Springer **MOVED** to approve Resolution PZ2022-03 and Commissioner Halstead **SECONDED** the motion.

Planning Director Foster presented his staff report with information provided in packet explaining that the replat will combine two parcels and vacate two public street easements, consolidating the property under one owner.

Approval of the plat was recommended, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare that the two 20' public street easements to be vacated is not needed for a public purpose and approve the vacation of the 20' public street easements as shown on the preliminary plat.

Concern was expressed about the vacation of the public street easements and it was clarified that the vacation was approved by the Fire Marshal and meets the conditions of code, and that there is still emergency access. The public access for RVs was explained, and that snow removal will be the responsibility of the property owner. Clarification was provided on which easements are being vacated, and that future development would still be required to meet code.

VOTE:

YEA: Woodard, Douthit, Greenberg, Twait, Springer, Fikes, Halstead

NAY:

MOTION PASSED UNANIMOUSLY.

F. **PUBLIC HEARINGS** – None.

G. **NEW BUSINESS** – None.

H. **UNFINISHED BUSINESS**

1. **Resolution PZ2021-39** - Recommending the Council of the City of Kenai Approve and Adopt the City of Kenai Land Management Plan. *[Clerk's Note: At the January 12th Meeting, this Resolution was Postponed to this Meeting; a Motion to Enact is On the Floor.]*

Chair Twait opened for public hearing; there being no one wishing to be heard, the public hearing was closed.

Planning Director Foster noted a memo in the packet with amendments suggested during the January 20, 2022 work session, and a memo with final housekeeping amendments to the resolution. He noted parcels on Map 11 which the Commission had considered at the work session, and that the Public Works Director had advised him that these parcels were needed for stormwater drainage and retention and therefore not added to the list of amendments. The commission discussed the parcels' potential as a park or if a zoning change would be appropriate.

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that the retention status of parcel numbers 04701018 which appears on Map 14 South Spruce Street, be changed from Dispose to Retain, for use as RV, tents and dipnet parking. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that the retention status of parcel numbers 04301041 and 04301039 which appears on Map 15 Float Plane Basin Subdivision and Vicinity, be changed from Mixed-Retain/Dispose-Lease Only to Retain, for use as buffer/green space between the neighborhood and the airport. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation to amend the narrative on page 66 regarding parcel 04301042 by adding the language: Parcel 04301042 should be subdivided to mirror parcel 04301040 to the north. The remainder of parcel 04301042 should be combined with parcel 04301041 which would remain with a retention status of retain. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that the retention status of parcel number 04101004, which appears on Map 16 Kenai Municipal Airport, be changed from Retain to Mixed—Retain/Dispose—Lease Only. Commissioner

Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that the retention status of parcel 04322023, which appears on Map 23 Cook Inlet Industrial Air Park Subdivision, be changed from Dispose to Dispose—Lease Only. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation to change the title of the City of Kenai Land Management Plan to the City of Kenai Land Management Inventory and Recommendations. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that parcel 04317038 on Map 17 Gustly Subdivision, Kenai Cemetery, be changed from Retain to Mixed -Retain / Dispose-Lease Only and modify narrative on page 74 relative to this parcel to state: subdivide cemetery property from NE portion which would be usable for airport purposes. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 by adding the recommendation that parcel 04501003 on Map 31 Kenai Spur Highway Central Corridor, be changed from Dispose to Retain to provide a buffer for surrounding neighborhoods. Commissioner Woodard **SECONDED** the motion.

VOTE:

YEA: Greenberg, Twait, Springer, Fikes, Halstead, Woodard

NAY: Douthit

MOTION PASSED.

MOTION TO AMEND:

Commissioner Fikes **MOVED** to amend Resolution PZ2021-39 with the following changes:

- Amend the Title to read: A Resolution of the Planning & Zoning Commission of the City of Kenai Recommending the Council of the City of Kenai Adopt the City of Kenai Land Management Plan;
- Delete the sixth whereas in its entirety;
- Delete the eighth whereas in its entirety;
- Insert a new final whereas to read: WHEREAS, after reviewing the plan as presented on November 10, 2021, the Planning & Zoning Commission has recommended amendments for consideration by City Council.;
- Amend Section 1 to read: The Draft of the City of Kenai Land Management Plan is hereby recommended for adoption with the following amendments:

Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

VOTE ON AMENDMENT: There were no objections; **SO ORDERED.**

VOTE ON THE MAIN MOTION AS AMENDED:

YEA: Greenberg, Twait, Springer, Fikes, Halstead, Woodard, Douthit

NAY:

MOTION PASSED UNANIMOUSLY.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. **City Administration** – Planning Director Foster reported on the following:
 - Next Planning & Zoning Commission meeting on February 9, 2022 will include an application for a lease in the Airport Reserve.
2. **Borough Planning** – Commissioner Fikes reported on the actions of the January 24, 2022 Kenai Peninsula Borough Planning Meeting.
3. **City Council** – Council Member Winger reported on the actions of the January 29, 2022 City Council Meeting.

K. **ADDITIONAL PUBLIC COMMENT**

Bob Molloy thanked the commission for their hard work on the Land Management Plan and listening to public comment, and thanked Director Foster for all his support.

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. February 9, 2022

Chair Twait noted that he will be attending remotely via Zoom.

N. COMMISSION COMMENTS & QUESTIONS

Vice Chair Douthit expressed appreciation to the commission for his new appointment, and noted that the Chamber of Commerce is recruiting for a new director.

Commissioner Woodard congratulated Chair Twait and Vice Chair Douthit.

Commissioner Springer noted that he will be submitting his resignation, and it had been an honor serving on the Planning & Zoning Commission.

Commissioner Fikes thanked Chair Twait for doing a great job.

Chair Twait noted that Commissioner Springer had served a long time and his service has been appreciated.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:12 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk



KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: February 1, 2022
SUBJECT: **Resolution No. 2022-XX – APPROVING THE EXECUTION OF A LEASE TO STATE OF ALASKA, DIVISION OF FORESTRY.**

On July 1, 2021, State of Alaska, Division of Forestry entered into a Special Use Permit for portion of Lot 4, FBO Subdivision No. 7 as delineated as Lot 4A of the preliminary plat of FBO Subdivision No.11. The Special Use Permit was the only option available for continuing Division of Forestry utilization of the property since the subdivision for the City Sand Storage Facility was not completed/recorded at the time their previous lease expired on June 30, 2021. The Special Use Permit terminates on June 30, 2022.

The Division of Forestry proposes electrical service improvements and a concrete containment barrier with an estimated \$10,000 value of improvements to be completed within two (2) years of signing the lease. Activities noted on the application is an air tanker reload base for wildland fire prevention and suppression. The requested lease term is 5 years.

Pursuant to Kenai Municipal Code 21.10.060 Lease application review, notice of the lease application was posted in the Peninsula Clarion and stated competing applications may be submitted for the parcel within 30 -days to the City. The 30 -day window from publication ends on February 26, 2022, and to-date, no competing applications have been submitted to the City.

The parcel is within the Airport Light Industrial (ALI) Zone. Pursuant to KMC 14.20.065, the purpose of the ALI Zone is to protect the viability of the Kenai Municipal Airport as a significant resource to the community by encouraging compatible land uses and reducing hazards that may endanger the lives and property of the public and aviation users. The proposed aeronautical use is a permitted and compatible use in the ALI Zone.

The Imagine Kenai 2030 Comprehensive Plan outlines goals, objectives, and action items for the City, including this one pertaining to the Kenai Municipal Airport:

Objective T- 1: Support future development near or adjacent to the airport when such development is in alignment with the Kenai Municipal Airport's primary mission, "To be the commercial air transportation gateway to the Kenai Peninsula Borough and Cook Inlet."

The proposed use complies with the Imagine Kenai 2030 Comprehensive Plan by supporting development on lease lots with development that is in alignment with the Kenai Municipal Airport's marketing strategy.

The Airport Land Use Plan was developed to identify the highest and best uses of Kenai Municipal Airport land. The Airport Land Use Plan discusses leasing land and enhancing opportunities for local economic development. The proposed use by the Division of Forestry complies with the Airport Land Use Plan and would enhance local economic development.

Goal 7 – Natural Hazards and Disasters: Prepare and protect the citizens of Kenai from natural hazards and disasters

Objective NH- 1: Implement the 2016 Hazard Mitigation Plan strategies.

The 2016 Hazard Mitigation Plan states that “Dead and dying spruce trees pose the greatest risk of wild fire on the entire KPB, including the City. Wildland fire is designated as a hazard in the 2018 State of Alaska HMP with a high probability of occurring in the KPB.” The air tanker reload base provides the Division of Forestry a base for wildland fire prevention and suppression activities that protects both the City and the Kenai Peninsula Borough.

The Airport Commission will be reviewing the lease application and providing a recommendation during their meeting on February 10, 2022.

Please review the attached materials.

Does the Commission recommend Council approve the execution of a lease to the State of Alaska, Division of Forestry?

Attachments:

City of Kenai Land Lease Application from State of Alaska, Division of Forestry

Plat of FBO Subdivision No. 11

Draft Resolution 2022-XX





City of Kenai Land Lease Application

Application for:	<input type="checkbox"/> New Lease
<input type="checkbox"/> Amendment	<input type="checkbox"/> Extension
<input type="checkbox"/> Assignment	<input type="checkbox"/> Renewal

Application Date:	
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Applicant Information

Name of Applicant:	State of Alaska, Division of Forestry						
Mailing Address:	550 W. 7th Ave.	City:	Anchorage	State:	AK	Zip Code:	99501
Phone Number(s):	Home Phone: 269-8461	Work/ Message Phone:	269-8461				
E-mail: (Optional)	michael.burkhead@alaska.gov						
Name to Appear on Lease:	State of Alaska						
Mailing Address:	550 W. 7th Ave.	City:	Anchorage	State:	AK	Zip Code:	99501
Phone Number(s):	Home Phone: 269-8461	Work/ Message Phone:	269-8461				
E-mail: (Optional)	michael.burkhead@alaska.gov						
Type of Applicant:	<input type="checkbox"/> Individual (at least 18 years of age) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Government <input type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other _____						

Property Information and Term Requested

Legal description of property (or, if subdivision is required, a brief description of property): Lot 4, FBO subdivision No. 7, According to Plat No. 2001-34 Air Tanker Reload Base	
Does the property require subdivision? (if Yes, answer next questions) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Subdivision costs are the responsibility of the applicant unless the City Council determines a subdivision serves other City purposes:	
1. Do you believe the proposed subdivision would serve other City purposes? <input type="checkbox"/> YES <input type="checkbox"/> NO	
2. If determined it does not, applicant is responsible for all subdivision costs. Initials <u>MB</u>	
If an appraisal is required to determine the minimum price on the land, applicant is responsible for the deposit to cover costs associated with appraisal. If a sale is approved, the cost of the appraisal will be either refunded or credited to the applicant. Initials <u>MB</u>	
It is the responsibility of the applicant to cover recording costs associated with lease. Initials <u>MB</u>	
Do you have or have you ever had a Lease with the City? (if Yes, answer next question) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 1. Legal or brief description of property leased:	
Lot 4, FBO subdivision No. 7, According to Plat No. 2001-34	
Request a Lease with an Option to Purchase once development requirements are met? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Requested term for Initial Lease or Renewal (based on Term Table, not to exceed 45 years): 5 years	
Requested term for Lease Extension (based on Term Table, not to exceed a total of 45 Years):	
Requested Starting Date: July 1, 2022	

Proposed Use and Improvements

Proposed Use (check one): Aeronautical Non-Aeronautical

Do you plan to construct new or additional improvements? (if Yes, answer next five questions) YES NO

1. Will the improvement change or alter the use under an existing lease? YES NO

2. What is the proposed use of the improvement? Air tanker reload infrastructure

3. What is the estimated value of the improvement? \$10,000

4. What is the nature and type of improvement?
Containment barriers, electrical service improvements

5. What are the dates construction is estimated to commence and be completed?
(generally, construction must be completed within two years)

Estimated Start Date: July 1, 2022

Estimated Completion Date: June 30, 2024

Describe the proposed business or activity intended:

Air Tanker Reload Base

How does the proposed lease support a thriving business, residential, recreational, or cultural community?

Utilized for wildland fire prevention and suppression.

Lease Assignment Only: What is the name of the individual or legal entity the lease is to be assigned?

State of Alaska

Lease Renewal Only

Renewal of an Existing Lease (at least one year of term remaining): Requires new development.

Lease Term based on: Estimated cost of new improvements and Purchase Price (optional)

Renewal of an Expiring Lease (less than one year of term remaining): Does not require new development.

Lease Term based on: Purchase Price Professional Estimate of Remaining Useful Life

Fair Market Value appraisal and/or Estimated cost of new improvements (optional)

Requested Term for Renewal Based on Term Table, not to exceed 45 Years:

Submitting an application for a lease does not give the applicant a right to lease or use the land requested in the application. The application shall expire twelve (12) months after the date the application has been made if the City and the applicant have not, by that time, entered into a lease, unless the City Council for good cause grants an extension for a period not to exceed six (6) months. The City has no obligation to amend, renew or extend a lease and may decline to do so upon making specific findings as to why a lease renewal, extension, or amendment is not in the best interest of the City

Signature:		Date:	1/10/22
Print Name:	Michael Burkhead	Title:	Procurement Specialist III

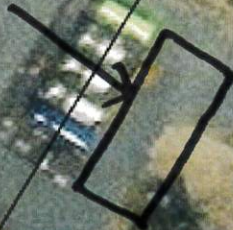
For City Use Only: <input type="checkbox"/> General Fund <input type="checkbox"/> Airport Reserve Land <input type="checkbox"/> Airport Fund <input type="checkbox"/> Outside Airport Reserve Account Number:	Date Application Fee Received: _____ Date Application Determined Complete: _____ 30-Day Notice Publication Date: _____ City Council Action/Resolution: _____
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Reserve Lease App



New Concrete Containment Dike



Sand Storage Lot

New 3 phase electrical Service location TBD

Approx location of new lot line



-151.239 60.571 Degrees

100ft



LEGEND:

- ⊗ 2 1/2" BRASS CAP MONUMENT GLO 1921 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR W/ PLASTIC CAP LS8859 FOUND
- 5/8" REBAR W/ PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2007-8, KR0



NOTES:

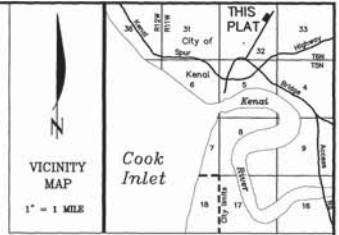
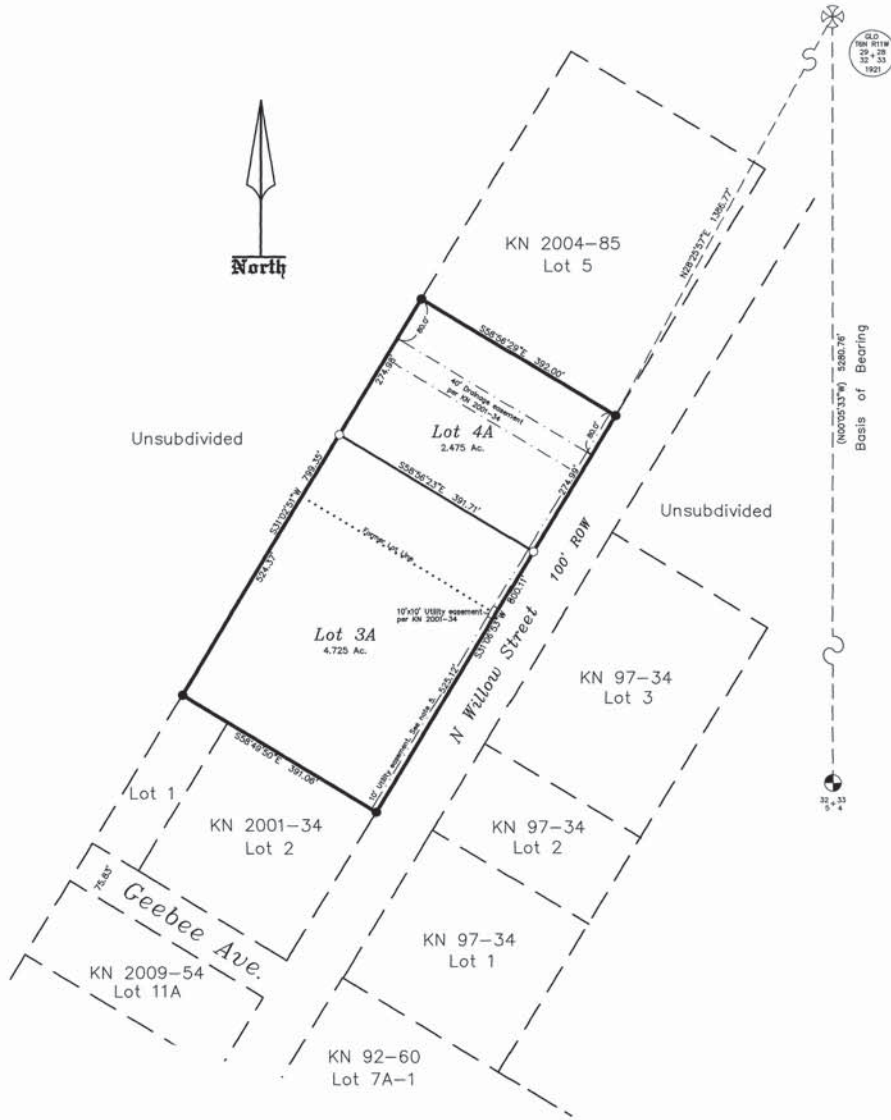
- 1) This plot is subject to City of Kenai zoning regulations.
- 2) Basis of bearing taken from Baron Park 2007 Replat, Plat 2007-8, Kenai Recording District.
- 3) Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- 4) These lots are served by city water and sewer.
- 5) Front 10 feet adjacent to right-of-way is an utility easement. 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.
- 6) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 8-4-21



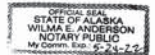
CERTIFICATE of OWNERSHIP and DEDICATION

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

Paul Ostrander
 PAUL OSTRANDER, CITY MANAGER
 CITY OF KENAI
 210 FIDALGO AVENUE, SUITE 200
 KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR Paul Ostrander
 ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August 2021
Wilma E. Anderson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 5-24-22



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 14, 2021.

KENAI PENINSULA BOROUGH
Scott Wh
 AUTHORIZED OFFICIAL

KPB FILE No. 2021-076

FBO Subdivision No. 11	
A resubdivision of Lots 3 and 4 FBO Subdivision No. 7, Plat 2001-34, Kenai Recording District.	
Located within NE1/4 Section 32, T6N, R11W, S4M, City of Kenai, Kenai Peninsula Borough, Alaska.	
Containing 7.199 Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner City of Kenai 210 Fidalgo Ave. Ste 200 Kenai, Alaska 99611
JOB NO. 21057	DRAWN: 8-4-21
SURVEYED: June, 2021	SCALE: 1"=100'
FIELD BOOK: 21-3	SHEET: 1 of 1

2021-44
 KENAI
 8/4/21
 12572



CITY OF KENAI

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA APPROVING THE EXECUTION OF A LEASE OF AIRPORT RESERVE LANDS USING THE STANDARD LEASE FORM BETWEEN THE CITY OF KENAI AND STATE OF ALASKA, DIVISION OF FORESTRY ON LOT 4A, FBO SUBDIVISION NO. 11.

WHEREAS, the special use permit to State of Alaska, Division of Forestry, for that portion of Lot 4, FBO Subdivision No. 7 as delineated as Lot 4A of the preliminary plat of FBO Subdivision No.11 expires on June 30, 2022; and,

WHEREAS, on January 10, 2022, State of Alaska, Division of Forestry submitted an application for a lease of City owned properties within the Airport Reserve, described as Lot 4A, FBO Subdivision No. 11; and,

WHEREAS, the State of Alaska, Division of Forestry lease application states electrical service improvements and a concrete containment barrier, and act as an air tanker reload base for wildland fire prevention and suppression; an investment that gives a lease term of 5 years according to the term table in Kenai Municipal Code 21.10.080; and,

WHEREAS, the proposed development would be mutually beneficial and would conform with the Kenai Municipal Code for zoning, Kenai's Comprehensive Plan, the Airport Land Use Plan, Airport Layout Plan, Federal Aviation Administration regulations, Airport Master Plan, Airport Improvement Program grant assurances, and Airport operations; and,

WHEREAS, the City of Kenai did not receive a competing lease application within thirty (30) days of publishing a public notice of the lease application from State of Alaska, Division of Forestry; and,

WHEREAS, at their regular meeting on February 9, 2022, the Planning and Zoning Commission reviewed the lease application and recommended approval by the City Council; and,

WHEREAS, at their regular meeting on February 10, 2022, the Airport Commission reviewed the lease application and recommended approval by the City Council.

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

Section 1. That a Lease of Airport Reserve Lands is approved and the City Manager is authorized to execute a lease between the City of Kenai, Lessor, and State of Alaska, Division of Forestry, Lessee, as follows:

Lot improvements as outlined in lease application from State of Alaska, Division of Forestry, electrical service improvements and a concrete containment barrier with an

estimated \$10,000 value of improvements to be completed within two (2) years of signing the lease;

The evidence must be submitted to the City within 60 days of the completion of the development and improvements;

The lease term will be 5 years;

Lot developments will prevent unauthorized access to the airfield;

Structures will be built behind the 100 foot building restriction line;

State of Alaska, Division of Forestry is responsible for all snow removal, and snow may not touch the perimeter security fence or be piled to a height that would allow access to the airport; and

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

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 2nd day of March, 2022.

BRIAN GABRIEL SR., 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: Planning and Zoning Commission
FROM: Scott Curtin, Public Works Director
DATE: February 1, 2022
SUBJECT: **Action Approval – Approving the City of Kenai Capital Improvement Plan FY2023-2027.**

The City of Kenai's five-year Capital Improvement Plan (CIP) is developed by the Public Works Department in coordination with City departments, Administration, Boards and Commissions, and the City Council for the purpose of long-range capital improvement planning and budgeting. A capital improvement project is typically a one-time expenditure, usually, in excess of \$35,000, that has a useful life exceeding one year or is a major project such as a comprehensive or master plan. Capital projects on existing assets are included in the CIP, provided they meet the definition of a capital project. Projects can focus on immediate needs or anticipate future needs before critical failures and are developed based on an internal process that determines funding availability and infrastructure needs.

The CIP is divided into six parts based on the City Fund in which the project would be accounted for. These include the Airport Fund, General Fund, Water & Sewer Fund, and Senior Citizens Fund, Congregate Housing Enterprise Fund, and Personal Use Fishery Fund. Projects are not necessarily listed in priority order for each Fund by fiscal year. Active projects that have been funded in prior years are not included in the Plan.

Projects that are identified in the CIP are included for planning purposes and to recognize a need. Not all projects receive the necessary funding to accomplish them in a projected year, which is why the list is updated annually. Many projects are dependent on non-City funding sources, which the City can expect to seek, but are not guaranteed. The availability of outside funds can vary with local, state, and federal economies, and the City's needs can, and do, change frequently.

Please review the attached materials.

Does the Commission recommend Council approve the Capital Improvement Plan FY2023-2027?

Attachments:

Capital Improvement Plan FY2023-2027

Capital Improvement Plan

FISCAL YEARS 2023 – 2027

CITY OF KENAI
CITY HALL
210 FIDALGO AVENUE
KENAI, AK 99611

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KENAI

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INTRODUCTION

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Projects that are identified in the CIP are included for planning purposes and to recognize a need. Not all projects receive the necessary funding to accomplish them in a projected year, which is why the list is updated annually. Many projects are dependent on non-City funding sources, which the City can expect to seek, but are not guaranteed. The availability of outside funds can vary with local, state, and federal economies, and the City's needs can, and do, change frequently.

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AIRPORT FUND

FY2023

Project Name	Project No.	Total Project Cost	Airport Funding	Grant Funding	Description
Runway Rehabilitation Project Design	1	\$1,550,000	\$96,875	\$1,453,125	Design Project to Rehabilitate Runway 2L/20R and Taxiways A, C, K, L to Current Standards
ENA Broom Replacement	2	\$1,000,000	\$62,500	\$937,500	Runway Snow Removal Equipment
Terminal Landscaping	3	\$100,000	\$100,000		Exterior Improvements to Terminal
Terminal Surveillance Camera/Ops Access Control	4	\$150,000	\$150,000		Airport Security
Apron Crackseal and Seal Coating	5	\$300,000	\$18,750	\$281,250	Within Areas not planned for upcoming rehabilitation
Totals		\$3,100,000	\$428,125	\$2,671,875	

FY2024

Project Name	Project No.	Total Project Cost	Airport Funding	Grant Funding	Description
Runway Rehabilitation Project Construction	6	\$22,790,000	\$1,424,375	\$21,365,625	Project to Rehabilitate Runway 2L/20R to Current Standards
Terminal Elevator Major Maintenance	7	\$50,000	\$3,125	\$46,875	Major Maintenance on Existing Elevator at the Airport Terminal
ARFT Elevator Major Maintenance	8	\$50,000	\$3,125	\$46,875	Major Maintenance on Existing Elevator at the ARFT Facility
Totals		\$22,890,000	\$1,430,625	\$21,459,375	

FY2025

Project Name	Project No.	Total Project Cost	Airport Funding	Grant Funding	Description
Rehabilitate Taxiways A,C, K & L	9	\$12,867,000	\$804,188	\$12,062,812	Design and Construct Project to Rehabilitate Taxiways A, C, K, L to Current Standards
Airfield Firefighting Vehicle Replacement	10	\$1,000,000	\$62,500	\$937,500	Replace Airfield Firefighting Vehicle
Totals		\$13,867,000	\$866,688	\$13,000,312	

FY2026

Project Name	Project No.	Total Project Cost	Airport Funding	Grant Funding	Description
Apron and Willow Street Extension	11	\$2,350,000	\$146,875	\$2,203,125	Extend Apron Taxiway for Lease Lots and Road and Utilities on Willow Street
Terminal Road & Parking Improvements	12	\$1,750,000	\$875,000	\$875,000	Concrete curb, asphalt and marking improvements to road and parking areas
Totals		\$4,100,000	\$1,021,875	\$3,078,125	

FY2027

Project Name	Project No.	Total Project Cost	Airport Funding	Grant Funding	Description
ENA Broom Replacement	13	\$1,000,000	\$62,500	\$937,500	Runway Snow Removal Equipment
ARFT Fire Training Apparatus Repairs	14	\$100,000	\$100,000	\$0	Planned replacement of Fire Trainer apparatus parts
Totals		\$1,100,000	\$162,500	\$937,500	

AIRPORT FUND PROJECTS

RUNWAY REHABILITATION PROJECT DESIGN

Department: Airport
 Total Project Cost: \$1,550,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:	\$1,550,000				

Details: This project consists of design services to provide bid ready construction documents to rehabilitate Runway 2L/20R and taxiways A, C, K, and L to current standards. The project will reduce crack sealing maintenance costs and bring the oldest pavement on the Airport up to the recommended Pavement Condition Index.

ENA BROOM REPLACEMENT

Department: Airport
 Total Project Cost: \$1,000,000
 Project Phased: No
 Project Type: Equipment
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:	\$1,000,000				\$1,000,000

Details: This purchase will replace existing equipment as it reaches the end of useful life. The 2023 purchase will replace an existing 2000 model year piece of equipment. The 2027 purchase will replace an existing 2012 model year piece of equipment. Modernization of the Airport's Fleet allows for continued efficient airfield operations.

AIRPORT FUND PROJECTS

TERMINAL LANDSCAPING

Department: Airport
 Total Project Cost: \$100,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): Airport Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:	\$100,000				

Details: This project will finalize exterior improvements to the Terminal Rehabilitation Project. Work will include plantings and sprinklers that were not grant eligible.

TERMINAL SURVEILLANCE CAMERA/OPS ACCESS CONTROL

Department: Airport
 Total Project Cost: \$150,000
 Project Phased: Yes
 Project Type: Technology
 Funding Source(s): Airport Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:	\$150,000				

Details: This project will provide for security improvements at the terminal that were not grant eligible during the Terminal Rehab project. Work includes upgrades and replacements related to various access controls and security cameras.

AIRPORT FUND PROJECTS

APRON CRACK SEAL AND SEAL COATING

Department: Airport
 Total Project Cost: \$300,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: None



YEAR:	2023	2024	2025	2026	2027
COST:	\$300,000				

Details: This project will provide for major maintenance on apron areas, to extend the life of the existing asphalt. Work areas proposed are outside of the Runway and Taxiway Rehab areas included in this plan for replacement.

RUNWAY REHABILITATION PROJECT CONSTRUCTION

Department: Airport
 Total Project Cost: \$22,790,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Administration
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$22,790,000			

Details: This project will rehabilitate Runway 2L/20R to current standards. The project will reduce crack sealing maintenance costs and bring the oldest pavement on the Airport up to the recommended Pavement Condition Index.

AIRPORT FUND PROJECTS

TERMINAL ELEVATOR MAJOR MAINTENANCE

Department: Airport
 Total Project Cost: \$50,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:		\$50,000			

Details: Provide major maintenance on the existing Airport Terminal Elevator. This maintenance will replace 30-plus-year-old components for safety reasons while providing minor cosmetic improvements.

ARFT ELEVATOR MAJOR MAINTENANCE

Department: Airport
 Total Project Cost: \$50,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): Airport Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2023	2024	2025	2026
COST:		\$50,000			

Details: Provide major maintenance on the existing Alaska Regional Fire Training Facility's elevator. The facility is currently primarily occupied by Beacon. The facility was constructed in 1997, and while the elevator sees relatively minimal use, this project will provide for the continued safe operation of the unit.

AIRPORT FUND PROJECTS

REHABILITATE TAXIWAYS A,C,K, & L

Department: Airport
 Total Project Cost: \$3,500,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:			\$3,500,000		

Details: This project will rehabilitate Runway taxiways A, C, K, and L to current standards. The project will reduce crack sealing maintenance costs and bring the oldest pavement on the Airport up to the recommended Pavement Condition Index.

AIRFIELD FIREFIGHTING VEHICLE REPLACEMENT

Department: Airport
 Total Project Cost: \$1,000,000
 Project Phased: No
 Project Type: Equipment
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:			\$1,000,000		

Details: This project will replace an existing 1992 model year Oshkosh TA1500 unit to allow for continued efficient airfield operations and safety standards.

AIRPORT FUND PROJECTS

APRON AND WILLOW STREET EXTENSION

Department: Airport
 Total Project Cost: \$2,350,000
 Project Phased: No
 Project Type: Land Improvement/ Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Administration
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:				\$2,350,000	

Details: This project would extend the apron taxiway 600 feet for lease lots and Willow Street Extension (road and utilities) as well as provide for lease lot development (five acres). Lease lot development is assumed to be 100% City-funded. The City General Fund portion of the project is reflected in the General Fund section.

TERMINAL ROAD AND PARKING LOT IMPROVEMENTS

Department: Airport
 Total Project Cost: \$1,750,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Federal Aviation Admin
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:				\$1,750,000	

Details: This project rehabilitates the access road, provides for parking lot expansion to the south, and installs new lighting poles at the Kenai Municipal Airport Terminal parking lot.

AIRPORT FUND PROJECTS

ARFT FIRE TRAINING APPARATUS REPAIRS

Department: Airport
 Total Project Cost: \$100,000
 Project Phased: No
 Project Type: Technology
 Funding Source(s): Airport Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:					\$100,000

Details: Planned maintenance to provide for the continued operation of the trainers. This equipment resides in very volatile conditions, with exposures to extreme cold and heat. As a result many components require preventive maintenance to provide for reliable use.

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GENERAL FUND

FY2023

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Kenai Bluff Stabilization *Multi-year Project	1	\$17,500,000	\$3,547,143	\$13,952,857	Stabilize a one-mile area on the northern bank of the Kenai River
Repair of Inground Water Tank	2	\$60,000	\$60,000	\$0	Repairs to storage tank used in functional testing of apparatus
Phase II Willow Street Rehabilitation	3	\$420,000	\$420,000	\$0	Milling & resurfacing of roadway from Kenai Spur to Airport Way
Rec Center RTU HVAC Replacements Supplemental Funding	4	\$280,000	\$280,000	\$0	Replacement of mechanical units beyond their useful life
Fire Department Apparatus Bay Painting	5	\$45,000	\$45,000	\$0	Strip and paint apparatus bays at Fire Department
Kenai Nordic Trail Lighting	6	\$200,000	\$0	\$200,000	Design and construct lighted Nordic trail at the golf course
Outdoor Event Park Design and Feasibility	7	\$35,000	\$35,000	\$0	Provide engineered drawings to construct an event park
Total		\$18,540,000	\$4,387,143	\$14,152,857	

FY2024

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Kenai Bluff Stabilization *Multi-year Project	8	\$17,500,000	\$6,125,000	\$11,375,000	Stabilize a one-mile area on the northern bank of the Kenai River
Multifactor Authentication	9	\$50,000	\$50,000	\$0	Purchase and install software and hardware
Facility Assessments Phase 2	10	\$80,000	\$80,000	\$0	Engineering & Contracting services to identify and prioritize facility maintenance projects
Police/Fire Mobile Radios	11	\$100,000	\$100,000	\$0	Replacement of outdated equipment with new Motorola radios
Lilac Street Repairs	12	\$393,000	\$393,000	\$0	Replace failed concrete curb and provide new asphalt surface
City Hall Elevator Major Maintenance	13	\$50,000	\$50,000	\$0	Replace 30-plus year-old components in elevator
Softball Green Strip Play Equipment Replacement	14	\$85,000	\$85,000	\$0	Replace children's playground equipment
Aliak Storm Water and Paving Repair	15	\$400,000	\$400,000	\$0	Replacement of failed storm line causing roadway damages
Trail Development at Municipal Park	16	\$75,000	\$75,000	\$0	Trail Improvements
Police In-Car Cameras	17	\$100,000	\$100,000	\$0	Safety & Security Improvements
Total		\$18,540,000	\$4,387,143	\$11,375,000	

FY2025

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Storm Water CCTV Inspections	18	\$80,000	\$80,000	\$0	Maintenance repairs to the stormwater conveyance system
Future Stormwater Improvements	19	\$120,000	\$120,000	\$0	Maintenance repairs to the stormwater conveyance system
Kenai Multi-Purpose Facility Perm. Locker-Rooms	20	\$1,250,000	\$0	\$1,250,000	Construction of 5,000 square-foot locker room
Flight Services RTU Replacements	21	\$350,000	\$350,000	\$0	Replace roof-top unit at the Flight Service Station
Old Town Playground Equipment Replacement	22	\$100,000	\$100,000	\$0	Replacement of aging equipment with new
Future Road Repairs	23	\$450,000	\$450,000	\$0	Roadway Improvements based on condition assessments
Total		\$2,350,000	\$1,100,000	\$1,250,000	

FY2026

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Future Stormwater Improvements	24	\$120,000	\$120,000	\$0	Maintenance repairs to the stormwater conveyance system
Emergency Service Facility Improvement	25	\$750,000	\$0	\$750,000	Asbestos Removal and various improvements to facility layout
Street Lighting Improvements – Design	26	\$80,000	\$80,000	\$0	Assessment of existing systems

FY2026 Continued

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Softball Field Shelters/Dugouts Replacement	27	\$120,000	\$120,000	\$0	Replacement of existing structures with new
Future Road Repairs	28	\$450,000	\$450,000	\$0	Roadway Improvements based on condition assessments
Facility Improvements to be Identified	29	\$500,000	\$500,000	\$0	Projects based on priority need identified through condition assessments
Total		\$2,020,000	\$1,270,000	\$750,000	

FY2027

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Future Stormwater Improvements	30	\$120,000	\$120,000	\$0	Maintenance repairs to the stormwater conveyance system
Future Road Repairs	31	\$450,000	\$450,000	\$0	Roadway Improvements based on condition assessments
Street Lighting Improvements – Construction	32	\$240,000	\$240,000	\$0	Implementation of Improvements through previous years assessments
Facility Improvements to be Identified	33	\$500,000	\$500,000	\$0	Projects based on priority need identified through condition assessments
Total		\$1,310,000	\$1,310,000	\$0	

GENERAL FUND PROJECTS

BLUFF STABILIZATION

Department: Administration | Public Works
 Total Project Cost: \$35,000,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent | Bonding
 Potential Grant Identified: State Capital Project
 Submission and Federal Grants To Be Identified
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:	\$17,500,000	\$17,500,000			

Details: The City of Kenai in coordination with the Army Corp of Engineers Bluff Erosion Control Project is intended to stabilize an area on the northern bank of the Kenai River from near the river's mouth below Historic Old Town extending upriver approximately one mile toward the first cannery just below Bluff Overlook Park at the end of Spur View Drive.

REPAIR OF INGROUND WATER TANK

Department: Fire
 Total Project Cost: \$60,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:	\$60,000				

Details: The Fire Department conducts it's own NFPA required Fire Engineer Pump testing using the in-ground water tank located in the back parking lot of the Fire Department. Upon examination of the tank, it was discovered parts of the tank have rusted through exposing gravel and soil material that could be drafted into an engines fire pump, causing major damage. This project will provide repairs to the existing tank.

GENERAL FUND PROJECTS

Phase II WILLOW STREET REHABILITATION

Department: Public Works
 Total Project Cost: \$420,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:	\$420,000				

Details: This project includes milling and repaving of asphalt roadway approximately 40 feet in width and 1,950 feet in length between the Kenai Spur Highway and Airport Way.

KENAI RECREATION CENTER RTU HVAC REPLACEMENTS

Department: Public Works
 Total Project Cost: \$280,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:	\$280,000				

Details: This project will replace the oldest equipment first, including air handlers, control valves, and thermostats. The Kenai Recreation Center was constructed in 1980 with an addition added in 1982. Many of the mechanical systems are now 40 years old and require extensive maintenance to maintain operation.

GENERAL FUND PROJECTS

FIRE DEPARTMENT APPARATUS BAY PAINTING

Department: Fire Department
 Total Project Cost: \$45,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:	\$45,000				

Details: This project strips the remaining finish from the floor in the Fire Department apparatus bays and repaints it with a durable paint designed for the fire department apparatus. The Apparatus bays of the Fire Department have not been refinished since the building was built in the early 1970s.

KENAI NORDIC TRAIL LIGHTING - DESIGN & CONSTRUCTION

Department: Parks & Recreation
 Total Project Cost: \$200,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Land Water Conservation Fund
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:	\$200,000				

Details: This project includes the design and construction of a lighted Nordic trail system at the Kenai Municipal Golf Course. The design will dictate future phases and feasibility, but it is anticipated that the first phase of trail lighting would focus on the driving range and central bowl area near the clubhouse.

GENERAL FUND PROJECTS

OUTDOOR EVENT PARK DESIGN AND FEASIBILITY

Department: Parks & Recreation
 Total Project Cost: \$35,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:	\$35,000				

Details: This project will provide engineered drawings to construct an event park to include a stage, restrooms, parking lot, and utilities. The phased project would construct an elevated stage with future phases of the project to include the construction of a permanent restroom with utilities, spectator area, event area, vendor area, and parking lot.

MULTI-FACTOR AUTHENTICATION

Department: Finance - Information Technology
 Total Project Cost: \$50,000
 Project Phased: Yes
 Project Type: Technology
 Funding Source(s): General Fund
 Potential Grant Identified: Department of Homeland Security
 Operating Budget Impact: Slight Increase



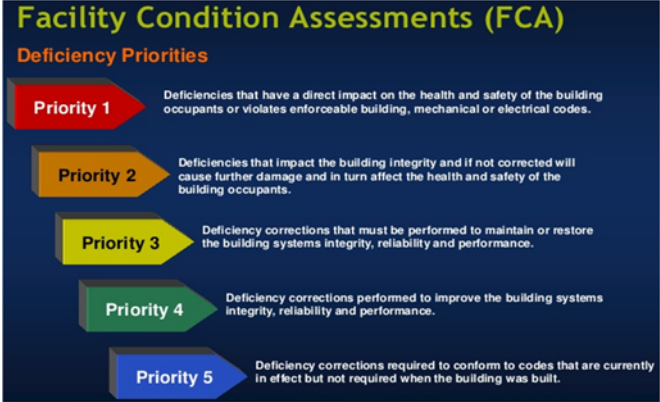
YEAR:	2023	2024	2025	2026	2027
COST:		\$50,000			

Details: This project purchases software and hardware to implement Multi-factor Authentication (MFA) and includes hiring a consultant to implement the solution. Current Criminal Justice Information Systems (CJIS) requirements from the FBI require MFA when accessing secure information outside of the Police Department.

GENERAL FUND PROJECTS

FACILITY ASSESSMENTS PHASE 2

Department: Public Works
 Total Project Cost: \$80,000
 Project Phased:
 Project Type:
 Funding Source(s):
 Potential Grant Identified:
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:		\$80,000			

Details: These funds will assist the Building Maintenance and Public Works Department in identifying priority related issues within our facilities. Funding will be used to conduct sampling for hazardous materials and hiring of professional services to assist with development of Scopes of Work for problem areas.

POLICE/FIRE MOBILE RADIOS

Department: Police Department/Fire Department
 Total Project Cost: \$100,000
 Project Phased:
 Project Type: Technology
 Funding Source(s): Grant Depen
 Potential Grant Identified:
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:		\$100,000			

Details: Replacement of existing radio equipment with new.

GENERAL FUND PROJECTS

LILAC STREET REPAIRS

Department: Public Works
 Total Project Cost: \$393,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): General fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$393,000			

Details: This project replaces the failed concrete curb in affected areas, re-stabilizes settled subbase areas and provides a new asphalt surface course along approximately 1600 linear feet of 30-foot wide roadway. Lilac Lane is located off the Spur Highway and Cook Inlet View Drive on the north side of Kenai. The roadway and concrete curb and gutter are suffering from the severe settlement in multiple areas.

CITY HALL ELEVATOR MAINTENANCE

Department: Public Works
 Total Project Cost: \$50,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:		\$50,000			

Details: This project provides major maintenance on the existing City Hall Elevator. This will replace 30+-year-old components for safety purposes while providing minor cosmetic improvements.

GENERAL FUND PROJECTS

SOFTBALL GREEN STRIP PLAY EQUIPMENT REPLACEMENT

Department: Parks & Recreation
 Total Project Cost: \$85,000
 Project Phased: No
 Project Type: Equipment
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:		\$85,000			

Details: This project replaces aging and obsolete children's playground located at one of the most heavily used outdoor locations. This area is near the adult softball fields and adjacent to a large green strip with a shelter and restrooms.

ALIAK STORM WATER AND PAVING REPAIR

Department: Public Works
 Total Project Cost: \$400,000
 Project Phased:
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Moderate Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$400,000			

Details: This project will begin to address a failed storm water line on Aliak Dr. between Candlelight Dr. and Highbush Ln. The galvanized piping has collapsed in several locations which causes the occasional sink hole to surface after significant runoff. Photo above is from April 2021 shortly after breakup. Staff has been filling these in with gravel and then patching the asphalt as short term solutions. This project will require removal of sections of roadway and replacement of existing stormwater piping with new and then resurfacing of the roadway.

GENERAL FUND PROJECTS

TRAIL DEVELOPMENT AT MUNICIPAL PARK

Department: Parks and Recreation
 Total Project Cost: \$75,000
 Project Phased:
 Project Type:
 Funding Source(s):
 Potential Grant Identified:
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:		\$75,000			

Details: This project is intended to enhance the widely used trails located at Municipal Park. The Trail system goes from the park down to the beach, and this work will make the area more accessible to all users.

POLICE IN-CAR CAMERAS

Department: Police Department
 Total Project Cost: \$100,000
 Project Phased: No
 Project Type: Technology
 Funding Source(s): Grant Dependent
 Potential Grant Identified: Department of Homeland Security
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:		\$100,000			

Details: This project will expand on the Kenai Police Department’s purchase of In-Car Cameras. Several of the new recently purchased vehicles are being upfitted with this equipment installed, this project will provide cameras within other vehicles within the Fleet. Currently there are a total of 18 police vehicles to be equipped

GENERAL FUND PROJECTS

STORMWATER CCTV INSPECTIONS

Department: Public Works
 Total Project Cost: \$80,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Water Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:			\$80,000		

Details: This project is intended to provide insight into the existing condition of forty-five year old stormwater conveyance piping. The system is currently poorly mapped and multiple areas within the city have experienced issues with rusting and deteriorating piping and pipe connections which result in sink holes and pipe failures. Information gathered will be used to direct future repair projects.

FUTURE STORMWATER IMPROVEMENTS

Department: Public Works
 Total Project Cost: \$360,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): General fund
 Potential Grant Identified: None
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:			\$120,000	\$120,000	\$120,000

Details: This project will allow Public Works to continue to address stormwater runoff, culvert, and catch basin issues as they continue to deteriorate throughout the City.

GENERAL FUND PROJECTS

KENAI MULTI-PURPOSE FACILITY PERMANENT LOCKER ROOMS

Department: Parks & Recreation
 Total Project Cost: \$1,250,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): Grant Dependent
 Potential Grant Identified: State of Alaska
 Operating Budget Impact:
 Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:			\$1,250,000		

Details: This project constructs six locker rooms at the Kenai Multi-purpose Facility. This would include utilities, bathrooms, shower rooms, and related appurtenances. Approx. 5,000 SF. The Facility was designed to an ultimate "build-out" which included locker rooms, enhanced seating, building insulation, and heating systems, etc. Without locker rooms which include showers and other appurtenances, use of the Facility is limited.

FLIGHT SERVICES RTU REPLACEMENT

Department: Public Works
 Total Project Cost: \$350,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): General Fund
 Potential Grant Identified:
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:			\$350,000		

Details: This project will replace the HVAC roof-top units that have reached the end of their useful life at the Flight Service Station. The facility owned by the City has a long term tenant in the Federal Aviation Administration leasing the building. The reliability of these units is integral in supporting their operations.

GENERAL FUND PROJECTS

OLD TOWN PLAYGROUND EQUIPMENT REPLACEMENT

Department: Parks and Recreation
 Total Project Cost: \$100,000
 Project Phased:
 Project Type:
 Funding Source(s):
 Potential Grant Identified:
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:			\$100,000		

Details: This project will replace aging equipment at the Park on Peninsula Ave adjacent to the Fine Arts Center. The area of Old Town attracts numerous visitors every year. The park is located two blocks from the Visitor’s Center and is in close proximity to several large housing complexes providing plenty of children to utilize the park.

FUTURE ROAD REPAIRS

Department: Public Works
 Total Project Cost: \$1,350,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: TBD
 Operating Budget Impact: TBD



YEAR:	2023	2024	2025	2026	2027
COST:			\$450,000	\$450,000	\$450,000

Details: The Public Works Department continues to monitor roadways. Staff continues to utilize the 2009 Roadway Improvement Survey that reviewed and graded all City Roads at that time. Roadway condition and traffic demand determine which roads receive priority. Funding may be used for capping of existing gravel roadways, replacement of existing asphalt through milling and paving, as well as point repairs for specific smaller areas experiencing sub-base failures.

GENERAL FUND PROJECTS

EMERGENCY SERVICES FACILITY IMPROVEMENT

Department: Police Department/Fire Department
 Total Project Cost: \$750,000
 Project Phased: No
 Project Type: Facility Improvement
 Funding Source(s):
 Potential Grant Identified: Dept. of Homeland Security
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:				\$750,000	

Details: This project will provide much needed renovations to the facility. The building is known to have asbestos which has limited opportunities for smaller renovations. This project will identify hazards, provide a code assessment of the facility, and make modifications as appropriate.

STREET LIGHTING IMPROVEMENTS - DESIGN

Department: Public Works
 Total Project Cost: \$80,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:				\$80,000	

Details: This project will identify underserved and problem locations for street lighting to improve safety and security for citizens. New lighting will be LED to reduce energy and maintenance costs. This first project will provide for the design and identification of locations to be served.

GENERAL FUND PROJECTS

SOFTBALL FIELD SHELTERS/DUGOUTS REPLACEMENT

Department: Parks and Recreation
 Total Project Cost: \$120,000
 Project Phased: No
 Project Type: Facility Improvement
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:				\$120,000	

Details: This project will replace existing facilities that are falling into disrepair with new. There are four fields in total located between Coral St. and Main St. Loop, and they are widely used by the community throughout the summer months.

STREET LIGHTING IMPROVEMENTS - CONSTRUCTION

Department: Public Works
 Total Project Cost: \$400,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): General Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Decrease



YEAR:	2023	2024	2025	2026	2027
COST:					\$400,000

Details: This project will implement the lighting needs identified in the previous years effort. The first phase provided bid ready construction documents, this phase will provide for construction implementation.

GENERAL FUND PROJECTS

FACILITY IMPROVEMENTS TO BE IDENTIFIED

Department: Public Works
 Total Project Cost: \$1,000,000
 Project Phased: Yes
 Project Type: Building Improvements
 Funding Source(s): General Fund
 Potential Grant Identified: TBD
 Operating Budget Impact: TBD



YEAR:	2023	2024	2025	2026	2027
COST:				\$500,000	\$500,000

Details: This project provides facility improvements to be identified and based on a facility assessment for City buildings that looks at each part of a building's infrastructure and reports system conditions, code deficiencies, and functional effectiveness.

DRAFT

WATER & SEWER FUND

FY2023

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
WTP Pump House Construction	1	\$1,500,000	\$1,500,000	\$0	Construct water treatment pump house.
Lift Station Renovations – Phase II	2	\$400,000	\$0	\$400,000	Continuing with replacement of Lift Station Pumps & Controls
WWTP - Digester Blowers Construction	3	\$2,800,000	\$0	\$2,800,000	Replacement of 40-year-old equipment, piping, and controls
WWTP, W&S Electronic Access Gate & Controls	4	\$100,000	\$100,000	\$0	Provide restricted electronic access for security
Total		\$4,800,000	\$1,600,000	\$3,200,000	

FY2024

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Major lift Station Renovations – Broad Station	5	\$600,000	\$600,000	\$0	Complete Renovation of the Broad Street Lift Station – new wet well, pumps, controls and backup generator
Airport Reservoir Pump House Improvements	6	\$1,500,000	\$150,000	\$1,350,000	Replacement of pumps, controls and valves including pressure monitoring
WWTP Ops Building Renovations	7	\$2,580,000	\$250,000	\$2,230,000	Facility improvements include exterior finishes and roofing, insulation, floorplan modifications to modernize the facility
Total		\$4,680,000	\$1,000,000	\$3,580,000	

WATER & SEWER FUND

FY2025

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Lift Station Renovations – Phase III	8	\$400,000	\$0	\$400,000	Continuing with replacement of Lift Station Pumps & Controls
Standby Power Upgrades	9	\$200,000	\$200,000	\$0	Lift Station Backup Power Generators at select locations
WWTP Rotary Screen Replacement with Combination Screens	10	\$1,750,000	\$0	\$1,750,000	Replace 40-year-old equipment and controls with more modern technology
Total		\$2,350,000	\$200,000	\$2,150,000	

FY2026

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Water, Sewer, WWTP, Facility Fencing Improvements	11	\$200,000	\$200,000	\$0	Security Improvements
SCADA Integration Waste Water	12	\$500,000	\$500,000	\$0	Major Controls project for the WasteWater Plant to provide remote monitoring of newly installed equipment
WWTP Effluent Flow Monitoring/Automated Dosing	13	\$225,000	\$0	\$225,000	Environmental upgrades to remain in compliance with Discharge Permitting requirements
Total		\$925,000	\$700,000	\$225,000	

WATER & SEWER FUND

FY2027

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
WWTP Influent Pump Station	14	\$1,000,000	\$0	\$1,000,000	Infrastructure / Process improvements to provide influent surge protection as well as grease and grit control
Total		\$1,000,000	\$0	\$1,000,000	

DRAFT

WATER & SEWER PROJECTS

WTP PUMP HOUSE - CONSTRUCTION

Department: Public Works – Water & Sewer
 Total Project Cost: \$1,500,000
 Project Phased:
 Project Type:
 Funding Source(s):
 Potential Grant Identified:
 Operating Budget Impact:



YEAR:	2023	2024	2025	2026	2027
COST:	\$1,500,000				

Details: This Project is the next step in the development of the City’s Water System. In 2011 the Water Treatment Facility located at the intersection of Shotgun Drive and the Kenai Spur Highway was developed. In 2015/2016 Well Field Improvements were completed. This project will update the distribution pumps that transports water from the water plant to all end users. Completion of this work will improve system reliability while increasing our ability to meet system demand.

LIFT STATION RENOVATIONS – Phase II

Department: Public Works -
 Water & Sewer
 Total Project Cost: \$400,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Moderate Savings



YEAR:	2023	2024	2025	2026	2027
COST:	\$400,000				

Details: This project provides for major maintenance on existing lift stations to include access, structural, security, and safety upgrades.

WATER & SEWER PROJECTS

WWTP ELECTRONIC ACCESS GATE & CONTROLS

Department: Public Works - Water & Sewer
 Total Project Cost: \$100,000
 Project Phased: No
 Project Type: Technology
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:	\$100,000				

Details: This project will provide restricted electronic access control to the Wastewater Treatment Plant entrance for safety and security.

WWTP - DIGESTER BLOWERS CONSTRUCTION

Department: Public Works - Water & Sewer
 Total Project Cost: \$2,800,000
 Project Phased: No
 Project Type: New Building & Equipment
 Funding Source(s): Grant Dependent
 Potential Grant Identified: None
 Operating Budget Impact: Significant Decrease



YEAR:	2023	2024	2025	2026	2027
COST:	\$2,800,000				

Details: This project will replace two 40-year-old blowers with new and installation of the new blowers in a new approximately 24 x 24 square foot prefab metal building located adjacent to the existing digester tank. This project is anticipated to provide significant operational and energy savings for the department.

WATER & SEWER PROJECTS

MAJOR LIFT STATION RENOVATIONS – BROAD STREET

Department: Public Works – Water & Sewer
 Total Project Cost: \$600,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Significant Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$600,000			

Details: This project will provide much needed major improvements to the Broad Street Lift Station. This is a major collection site with all connections east of Broad St. running through this site before proceeding to the Waste Water Plant. This project will increase the capacity of the existing site, provide emergency backup power generation, and replacement of pumps and controls with new.

AIRPORT RESERVOIR PUMP HOUSE IMPROVEMENTS

Department: Public Works – Water & Sewer
 Total Project Cost: \$1,500,000
 Project Phased: No
 Project Type: Infrastructure
 Funding Source(s): Water & Sewer Fund / Grant
 Potential Grant Identified: Federal & State
 Options
 Operating Budget Impact: Moderate Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$1,500,000			

Details: This project will provide for equipment replacements at the Airport Reservoir Pump House. This site has a three million gallon storage tank which provides the majority of water for the City during daytime hours. This work will utilize the existing building, however modify pumps and controls to provide a more robust and reliable system.

WATER & SEWER PROJECTS

WWTP OPS BUILDING RENOVATIONS

Department: Public Works - WWTP
 Total Project Cost: \$2,580,000
 Project Phased: No
 Project Type: Building Improvement
 Funding Source(s): Water Sewer Fund / Grant
 Potential Grant Identified: Federal & State Options
 Operating Budget Impact: Significant Decrease



YEAR:	2023	2024	2025	2026	2027
COST:		\$2,580,000			

Details: This project will provide much needed improvements to the main operations building at the Waste Water Plant which was originally constructed in 1974 with improvements completed in 1982. The Facility is on the shore of Cook Inlet and subject to the constant presence of salt air. As a result much of the facility doors, windows, siding, hardware, etc. has rusted beyond repair. This project will provide a much needed face lift with improvements anticipated to help with improved energy savings.

LIFT STATION RENOVATIONS – PHASE III

Department: Public Works - Water & Sewer
 Total Project Cost: \$400,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:			\$400,000		

Details: This project provides for major maintenance on existing lift stations to include access, structural, security, and safety upgrades.

WATER & SEWER PROJECTS

STANDBY POWER UPGRADES

Department: Public Works – Water & Sewer Total
 Project Cost: \$200,000
 Project Phased: No
 Project Type: Technology / Infrastructure
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Slight Increase



YEAR:	2023	2024	2025	2026	2027
COST:			\$200,000		

Details: This project will provide emergency backup power generation for several lift station sites.

WWTP ROTARY SCREEN REPLACEMENT

Department: Public Works - Water & Sewer
 Total Project Cost: \$1,750,000
 Project Phased: Yes
 Project Type: Equipment
 Funding Source(s): Grant Dependent
 Potential Grant Identified: None
 Operating Budget Impact: Moderate Decrease



YEAR:	2023	2024	2025	2026	2027
COST:			\$1,750,000		

Details: This project will replace 40-year old equipment with new technology and controls. This is an integral part of the treatment process. Effectively screening the influent safeguards pumps and controls downstream, allowing operators the ability to more effectively manage the treatment process.

WATER & SEWER PROJECTS

FACILITY FENCING IMPROVEMENTS

Department: Public Works – Water & Sewer/WWTP
 Total Project Cost: \$200,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:				\$200,000	

Details: This project will replace 40-year-old fencing and improve site security at several locations.

SCADA INTEGRATION WASTE WATER

Department: Public Works - WWTP
 Total Project Cost: \$500,000
 Project Phased: No
 Project Type: Technology
 Funding Source(s): Water & Sewer Fund
 Potential Grant Identified: None
 Operating Budget Impact: Minimal



YEAR:	2023	2024	2025	2026	2027
COST:				\$500,000	

Details: This project will provide major components to get all of the new equipment installed over the last several years tied back to one SCADA system to improve operator response time and trouble shooting abilities.

WATER & SEWER PROJECTS

WWTP EFFLUENT FLOW MONITORING/AUTOMATED DOSING

Department: Public Works - WWTP
 Total Project Cost: \$225,000
 Project Phased: No
 Project Type: Technology
 Funding Source(s): Grant
 Potential Grant Identified: Federal & State Options
 Operating Budget Impact: Moderate Decrease



YEAR:	2023	2024	2025	2026	2027
COST:				\$225,00	

Details: This project will provide equipment to provide more accurate dosing of chemicals in the treatment of waste water effluent which will result in savings on Sodium Hypochlorite and Sodium Bisulfate. Chemical feed will vary based on flow of effluent leaving the plant.

WWTP INFLUENT PUMP STATION

Department: Public Works - Water & Sewer
 Total Project Cost: \$1,000,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Grant Dependent
 Potential Grant Identified: None
 Operating Budget Impact: Moderate Increase



YEAR:	2023	2024	2025	2026	2027
COST:					\$1,000,000

Details: This project will replace the existing influent station and install a new pump station to provide surge protection storage and grit capture. This will allow for more balanced incoming flows into the plant and reduce staff time on recovering from surges.

SENIOR CITIZENS FUND

FY2023

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					
Total					

FY2024

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Emergency Backup Power Generation	1	\$125,000	\$0	\$125,000	
Total		\$125,000	\$0	\$125,000	

FY2025

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Senior Center Landscaping Project Phase I	2	\$40,000	\$0	\$40,000	Landscape the south lawn of the Senior Center to a level area
Total		\$40,000	\$0	\$40,000	

SENIOR CITIZENS FUND

FY2026

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Senior Center Landscaping Project Phase II	3	\$35,000	\$0	\$35,000	Create a community fire pit area with memorial benches
Total		\$35,000	\$0	\$35,000	

FY2027

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					
Total					

SENIOR CITIZENS FUND PROJECTS

EMERGENCY BACKUP POWER GENERATION

Department: Senior Center
 Total Project Cost: \$125,000
 Project Phased: Yes
 Project Type: Building Improvement
 Funding Source(s): Grant/ Donation
 Dependent
 Potential Grant Identified: State
 Operating Budget Impact: Slight Increase



	2023	2024	2025	2026	2027
COST:		\$125,000			

Details: This project would provide emergency backup power to the Senior Center. The facility is a gathering place for the community and provides needed meal services to the elderly. In the event of a major weather event, earthquake, etc., the ability to provide for the continued operation of the facility is integral resource for the City.

SENIOR CENTER LANDSCAPING - PHASE I

Department: Senior Center
 Total Project Cost: \$40,000
 Project Phased: Yes
 Project Type: Land Improvement
 Funding Source(s): Grant/ Donation
 Dependent
 Potential Grant Identified: State
 Operating Budget Impact: Minimal or No Impact



	2023	2024	2025	2026	2027
COST:			\$40,000		

Details: This project would landscape the south lawn of the Senior Center to level the area, which now contains sunken areas which prohibit safe access and replant grass and trees as well as construct walkways for easy and safe maneuvering. This would improve lost access to the perimeter of the building, yard, and bluff areas for private rentals and the public, including wheelchair access. The project would be contingent on the construction of the Bluff Stabilization Project.

SENIOR CITIZENS FUND PROJECTS

SENIOR CENTER LANDSCAPING - PHASE II

Department: Senior Center
 Total Project Cost: \$35,000
 Project Phased: Yes
 Project Type: Land Improvement
 Funding Source(s): Grant/ Donation
 Dependent
 Potential Grant Identified: State
 Operating Budget Impact: Minimal or No Impact



	2023	2024	2025	2026	2027
COST:				\$35,000	

Details: This project would create a community fire pit area with wooden all-weather park benches for easy access for seniors and private rentals. Memorial benches and greenery provide an opportunity to generate revenue and celebrate individuals in the community. The project would be contingent on the construction of the Bluff Stabilization Project.

DRAFT

CONGREGATE HOUSING FUND

FY2023

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Apartment Kitchen and Bathroom Remodel	1	\$100,000	\$100,000	\$0	Remodel the kitchen and bathrooms in 3-6 apartments
Total		\$100,000	\$100,000	\$0	

FY2024

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Apartment Kitchen and Bathroom Remodel	2	\$100,000	\$100,000	\$0	Remodel the kitchen and bathrooms in 3-6 apartments
Vintage Pointe Elevator Major Maintenance	3	\$50,000	\$50,000	\$0	Major elevator maintenance to allow for continued safe operation
Total		\$150,000	\$150,000	\$0	

FY2025

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Apartment Kitchen and Bathroom Remodel	4	\$100,000	\$100,000	\$0	Remodel the kitchen and bathrooms in 3-6 apartments
Total		\$100,000	\$100,000	\$0	

CONGREGATE HOUSING FUND

FY2026

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Apartment Kitchen and Bathroom Remodel	5	\$100,000	\$100,000	\$0	Remodel the kitchen and bathrooms in 3-6 apartments
Total		\$100,000	\$100,000	\$0	

FY2027

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					
Total					

CONGREGATE HOUSING

FUND PROJECTS

APARTMENT KITCHEN AND BATHROOM REMODEL

Department: Senior Center
 Total Project Cost: \$500,000
 Project Phased: Yes
 Project Type: Building Improvement
 Funding Source(s): Congregate Housing Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:	\$100,000	\$100,000	\$100,000	\$100,000	

Details: This project remodels the kitchen and bathrooms in three to six apartments each year at Vintage Pointe. The project would replace original (1993) tile flooring, cabinetry, countertops, and fixtures in kitchens and bathrooms to bring apartments into compliance with the Americans with Disabilities Act. This project is not eligible for low-income housing grants.

VINTAGE POINTE ELEVATOR MAJOR MAINTENANCE

Department: Public Works
 Total Project Cost: \$50,000
 Project Phased: Yes
 Project Type: Building Improvement
 Funding Source(s): Congregate Housing Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:		\$50,000			

Details: This project will provide for major maintenance of the Vintage Pointe elevator to allow for the continued safe operation of the City's most used elevator. The Vintage Pointe Senior Housing was constructed in 1993 and is approximately 40,450 square feet.

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DRAFT

PERSONAL USE FISHERY FUND

FY2023

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Personal Use Fishery Float Replacements		\$50,000	\$50,000	\$0	Purchase ten new floats at the City Dock
Total		\$50,000	\$50,000	\$0	

FY2024

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					

FY2025

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
Boat Ramp Concrete Repairs		\$135,000	\$0	\$135,000	Replace concrete ramps at the City Dock
Total		\$135,000	\$0	\$135,000	

PERSONAL USE FISHERY FUND

FY2026

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					

Total

FY2027

Project Name	Project No.	Total Project Cost	City Funding	Grant Funding	Description
No Data					

PERSONAL USE FISHERY FUND PROJECTS

PERSONAL USE FISHERY FLOAT REPLACEMENT

Department: Public Works
 Total Project Cost: \$50,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Personal Use Fishery Fund
 Potential Grant Identified: None
 Operating Budget Impact:
 Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:	\$50,000				

Details: This project, which began in FY2021 purchases ten new floats at the City Dock and Boat Ramp to replace existing floats. There are currently 22 float sections in total for the ramp and another eight for the front of the trestle.

CITY DOCK BOAT RAMP CONCRETE REPAIRS

Department: Public Works
 Total Project Cost: \$135,000
 Project Phased: Yes
 Project Type: Infrastructure
 Funding Source(s): Personal Use Fishery Fund/
 State Grant
 Potential Grant Identified: State
 Operating Budget Impact: Minimal or No Impact



YEAR:	2023	2024	2025	2026	2027
COST:			\$135,000		

Details: This project will replace the concrete ramps at the City Dock in FY2022 and FY2025. The FY2022 portion of the project will be funded with the State of Alaska North and South Beach Improvement Grant.



Kenai City Council - Regular Meeting

February 02, 2022 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment 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 PUBLIC COMMENTS

(Public comment limited to ten (10) minutes per speaker)

1. **Coy West** - City of Kenai Marketing Presentation
2. **Brandy Niclai and Bill Lierman, Alaska Permanent Capital Management** - 2021 Financial Performance, Financial Projections and Recommended 2022 Asset Allocation for the City's Permanent Fund Investments.

C. UNSCHEDULED PUBLIC COMMENTS

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. PUBLIC HEARINGS

1. **ENACTED AS AMENDED BY SUBSTITUTE. Ordinance No. 3267-2022** - Authorizing COVID Leave for City Employees that Test Positive for COVID-19, and Authorizing the Use of Funds from a Grant from the State of Alaska - Department of Health and Social Services - Division of Public Health - COVID Emergency Operations Center to Fund the Leave. (Administration)
 - **Substitute Ordinance No. 3267-2022** - Authorizing COVID Leave for City Employees that Test Positive for COVID-19, and Authorizing the Use of Funds from a Grant from the State of Alaska – Department of Health and Social Services – Division of Public Health – COVID-19 Emergency Operations Center to Fund the Leave and COVID-19 Testing. (Administration)

2. **ENACTED UNANIMOUSLY. Ordinance No. 3268-2022** - Increasing Estimated Revenues and Appropriations in the Water and Sewer Special Revenue Fund and Authorizing a Purchase Order Increase to Alaska Waste for Sludge Disposal Services At The Waste Water Plant (Administration)
3. **ENACTED. Ordinance No. 3269-2022** - Amending Kenai Municipal Code Section 7.30.020, Land Sale Permanent Funds, to Identify the Circumstances and Limitation on the Use of Derivative Investments and to Add Two New Classes of Assets to the List of Authorized Investments and to Codify the Applicable Benchmark by Which these Asset Classes Will be Measured and Evaluated (Administration)
4. **ADOPTED UNANIMOUSLY. Resolution No. 2022-08** - Designating the Investment and Allocation Plan for the City's Permanent Funds and Establishing Appropriate Benchmarks to Measure Performance for Calendar Year 2022. (Administration)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of January 19, 2022. (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Purchase Orders Over \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Non-Objection to Liquor License Renewals for Uptown Motel/Back Door Lounge and Uptown Motel/Louie's. (City Clerk)
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 2/16/2022.** *Ordinance No. 3270-2022 - Increasing Estimated Revenues and Appropriations in the General, Airport, Senior Citizen, and Water & Sewer Funds, and Authorizing a One-Time Premium Payment to Eligible Employees. (Vice Mayor Glendening and Council Members Winger and Sounart)
5. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 2/16/2022.** *Ordinance No. 3271-2022 - Increasing Estimated Revenues and Appropriations in the Airport Land Sale Permanent Fund to Transfer Earnings in Excess of Budgeted Amounts to the City's Airport Fund. (Administration)
6. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 2/16/2022.** *Ordinance No. 3272-2022 - Increasing Estimated Revenues and Appropriations in the General Land Sale Permanent Fund to Transfer Earnings in Excess of Budgeted Amounts to the City's General Fund. (Administration)

7. **APPOINTMENT OF SARAH DOUTHIT CONFIRMED. Action/Approval** - Confirmation of Mayoral Nomination for Appointment to Mini-Grant Steering Committee. (Mayor Gabriel)
8. **WORK SESSION SCHEDULED FOR 3/7/2022. Discussion** - Request to Schedule a Council Work Session for the Draft Land Management Plan. (Administration)

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. EXECUTIVE SESSION

M. PENDING ITEMS

1. **Resolution No. 2022-04** - Awarding a Three Year Contract for the Purchase of Microsoft Software. (Administration) [**Clerk's Note:** *At the January 19, 2022 Meeting, this item was Postponed to the February 16, 2022 Council Meeting; a motion to enact is on the floor.*]

N. ADJOURNMENT

O. INFORMATION ITEMS

1. Purchase Orders Between \$2,500 and \$15,000

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's Office at 907-283-8231.

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