

**KENAI AIRPORT COMMISSION  
REGULAR MEETING  
NOVEMBER 9, 2021 – 6:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
CHAIR GLENDA FEEKEN, PRESIDING**

**MEETING SUMMARY**

**1. CALL TO ORDER**

Chair Feeken called the meeting to order at 6:00 p.m.

**a. Pledge of Allegiance**

Chair Feeken led those assembled in the Pledge of Allegiance.

**b. Roll was confirmed as follows:**

Commissioners Present: G. Feeken, K. Dodge, D. Pitts, P. Minelga, J. Zirul

Commissioners Absent: J. Bielefeld

Staff/Council Liaison Present: Airport Manager E. Conway, Planning Director R. Foster,  
Council Liaison Baisden, Deputy Clerk Meghan Thibodeau

A quorum was present.

**c. Agenda Approval**

**MOTION:**

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

**2. SCHEDULED PUBLIC COMMENT – None.**

**3. UNSCHEDULED PUBLIC COMMENT**

Mayor Gabriel noted that the loss of Commissioner Derek Leichliter was a terrible tragedy. He shared his memories of Derek as a great businessman and a personal friend, noting the work he did for the City and the Airport Commission. He led the Commission in a moment of silence.

**4. APPROVAL OF MEETING SUMMARY**

**a. Regular Meeting of October 14, 2021**

**MOTION:**

Commissioner Minelga **MOVED** to approve the meeting summary of October 14, 2021 and Commissioner Pitts **SECONDED** the motion. There were no objections; **SO ORDERED**.

5. **UNFINISHED BUSINESS** - None

6. **NEW BUSINESS**

- a. **Discussion/Recommendation** – Resolution No. 2021-XX – Approval to Execute a Lease to Integrated Account Management, Inc.

**MOTION:**

Commissioner Minelga **MOVED** to recommend approval of Lease to Integrated Account Management, Inc. and Vice Chair Dodge **SECONDED** the motion.

Planning Director Foster noted the draft Council resolution in the packet for a 45-year lease to Integrated Account Management, Inc. Their application is to continue their current use of the land for professional offices. Foster stated that this use is compatible with this zoning district and with the Comprehensive Plan, and staff's opinion is that it is a good fit. He noted that because this is airport property, the lease would go toward the airport fund.

Clarification was provided that the lessee has the opportunity to purchase the property, which they had discussed with staff but decided instead to renew their lease.

**UNANIMOUS CONSENT** was requested.

There were no objections; **SO ORDERED**.

- b. **Discussion/Recommendation** – Resolution No. AC21-01 – Recommending the Council of the City of Kenai Approve and Adopt the City of Kenai Land Management Plan

**MOTION:**

Vice Chair Dodge **MOVED** to approve of Resolution No. AC21-01 and Commissioner Pitts **SECONDED** the motion.

Planning Director Foster gave a presentation on the draft Land Management Plan (LMP), including why it was created, the background and development of the LMP, the new City Lands Inventory and Database, the objectives of the LMP, how it categorizes lands by recommendation, and timeline for approval by commissions and Council. He provided a demonstration of the new GIS tool and explained how it interacts with the database, and how it can be used by the City and the public in the future.

Discussion involved mixed-recommendation lands at the airport, how land values are determined, and development conditions for donated land.

A parcel on map 24 was suggested to not be retained as it was adjacent to a new development on airport leased land. It was also suggested to look at the land on the other side of Marathon road for disposal and consider past commission discussion on these lands.

**MOTION:**

Commissioner Pitts **MOVED** to postpone Resolution No. AC21-01 until December 9, 2021. Commissioner Zirul **SECONDED** the motion.

There were no objections; **SO ORDERED**.

## 7. **REPORTS**

- a. **Airport Manager** – Airport Manager Conway reported on the following:
  - Enplanements and revenue are still down compared to 2019 but up from 2020;
  - Working with Triangle Recycling on sand contract;
  - Reported on current employment for airport snow & ice control;
  - Discussed snow & ice removal and storage strategy.
- b. **City Council Liaison** – Council Member Baisden introduced himself as the new Airport Commission Liaison, and reported on actions taken during the November 4, 2021 City Council Meeting.

## 8. **NEXT MEETING ATTENDANCE NOTIFICATION** – December 9, 2021

## 9. **COMMISSIONER COMMENTS AND QUESTIONS**

Commissioner Pitts noted that Derek Leichliter was an aggressive businessman who was dedicated to the local airports, and the kind of guy that made things happen. Noted that he had a lot of good ideas and will be missed.

Commissioner Minelga shared memories of how he met and became friends with Commissioner Leichliter, noting that he was generous and will be missed by the community. Noted that he looks forward to working with Council Liaison Baisden.

Commissioner Zirul stated that he had known Commissioner Leichliter for many years, and echoed everyone's positive comments about him. Noted it is a great loss for commission and he will be missed.

Vice Chair Dodge echoed the sentiments of other commissioners, noting that she really enjoyed his energy and passion in the commission, and he will be greatly missed.

Chair Feeken noted that we will miss him, and his loss is very sad.

## 10. **ADDITIONAL PUBLIC COMMENT** – None.

## 11. **INFORMATION ITEMS**


- a. October Mid-Month Report
- b. September 2021 Enplanement Report

## 12. **ADJOURNMENT**

### **MOTION:**

There being no further business before the Commission, the meeting was adjourned at 7:18 p.m.

Meeting summary prepared and submitted by:



Meghan Thibodeau  
Deputy City Clerk

