

**KENAI AIRPORT COMMISSION
REGULAR MEETING
JANUARY 13, 2022 – 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, D. Pitts, P. Minelga, J. Zirul, J. Bielefeld, J. Caldwell, J. Daily

Commissioners Absent:

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

A quorum was present.

c. Agenda Approval

MOTION:

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

d. Election of Chair and Vice Chair

Commissioner Zirul **MOVED** to reappoint Chair Feeken; Commissioner Bielefeld **SECONDED** the motion. **UNANIMOUS CONSENT** was requested.

VOTE: There being no objections, **SO ORDERED**.

Commissioner Pitts **MOVED** to appoint Vice-Chair Minelga; Commissioner Daily **SECONDED** the motion. **UNANIMOUS CONSENT** was requested.

VOTE: There being no objections, **SO ORDERED**.

2. SCHEDULED PUBLIC COMMENT – None.

3. **UNSCHEDULED PUBLIC COMMENT** – None.

4. **APPROVAL OF MEETING SUMMARY**

a. November 9, 2021

MOTION:

Vice Chair Minelga **MOVED** to approve the meeting summary of November 9, 2021
Commissioner Bielefeld **SECONDED** the motion. There were no objections; **SO ORDERED**.

b. December 9, 2021

MOTION:

Vice Chair Minelga **MOVED** to approve the meeting summaries of December 9, 2021
Commissioner Bielefeld **SECONDED** the motion. There were no objections; **SO ORDERED**.

5. **UNFINISHED BUSINESS**

a. **Discussion/Recommendation** – Resolution No. AC21-01 – Recommending the Council of the City of Kenai Approve and Adopt the City of Kenai Land Management Plan. *[Clerk's Note: At the November 9th Meeting, this Resolution was Postponed; a Motion to Enact is On the Floor.]*

Clarification was provided that all new leases are tied to Consumer Price Index adjustment annually, and all leases will go 6.35% and will be adjusted at the beginning of the fiscal year.

Director Foster noting additional information provided by Administration, including explanations of Titles 21 and 22, zoning, intent of the Land Management Plan (LMP), examples of motions, and a requested amendment with housekeeping changes. City Manager Ostrander provided further clarification on the implementation plan that will follow Council's approval of the final LMP.

It was noted that Parcel 4101004 on Map 16 currently has a recommendation to retain, and is mostly wetland but has portions which are suitable for development.

MOTION TO AMEND:

Commissioner Zirul **MOVED** to change the recommendation for parcel 04101004 on Map 16 to Mixed—Retain/Dispose—Lease Only. Commissioner Caldwell **SECONDED** the motion.

The definition of Mixed—Retain/Dispose—Lease Only was explained.

It was noted that further recommendations can be made in the future; the Planning & Zoning Department will be consistently updating the plan, and there may be opportunities for large-scale changes in the future my by resolution.

UNANIMOUS CONSENT was requested.

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

MOTION TO AMEND:

Commissioner Zirul **MOVED** to change the recommendation for parcel 04322023 on Map 23 to Dispose—Lease Only. Commissioner Bielefeld **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

It was noted that the City may should subdivide some properties on Map 16 so that North Willow Street connects to Marathon Road correctly; City Manager Ostrander confirmed that this project is already underway.

Clarification was provided that on Map 17, parcels on either side of Coral Street have different recommendations because the City has a release from the FAA for long-term lease but do not have consent for sale; this is something the City could pursue. Preference was expressed for some parcels to be consolidated into one piece of property instead of having a patchwork of lands within the Airport Reserve.

It was noted that parcel 04327036 encompasses ballfields, which the City is managing as a softball field and there is currently no lease.

Recent changes to parcel land boundaries on Map 22 were noted, and it was clarified that any changes that occurred since this draft of the LMP was created would be updated for the final draft.

Discussion involved parking for transient jets, ramp space and fees; related reasons for the current parcel lines were considered. Lease rates were discussed, and it was noted that leases of City land require development.

It was clarified that if someone wanted to lease a parcel recommended as Retain, Council has the power to change that.

MOTION TO AMEND:

Commissioner Minelga **MOVED** to amend Resolution No. AC21-01 with the following changes:

- Amend the Title to read: A Resolution of The Airport Commission of the City of Kenai Recommending the Council of the City of Kenai Adopt the City of Kenai Land Management Plan;
- Delete the seventh whereas in its entirety;
- Insert a new seventh whereas to read: WHEREAS, after reviewing the plan as presented on November 9, 2021, the Airport 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 Zirul **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

UNANIMOUS CONSENT was requested.

VOTE ON MAIN MOTION AS AMENDED: There were no objections; **SO ORDERED.**

6. **NEW BUSINESS** – None

7. **REPORTS**

a. **Airport Manager** – Airport Manager Conway reported on the following:

- Perpetrator who damaged the Granite Point Court gate has been arraigned. The airport has put forth an application for restitution, and the gate is not yet operational;
- Applications are being considered for candidates interested in managing the Alaska Regional Fire Training Center;
- Enplanements in December 2021 are down compared to 2019, Parking revenue in December 2021 is up from 2019.

b. **City Council Liaison** – Council Member Baisden reported on actions taken during the January 5, 2022 City Council Meeting and January 10, 2022 work session on FY2023 Budget Goals.

8. **NEXT MEETING ATTENDANCE NOTIFICATION** – February 10, 2022

Commissioner Zirul noted he may attend via Zoom.

9. **COMMISSIONER COMMENTS AND QUESTIONS**

Commissioner Zirul congratulated Director Foster, City Manager Ostrander and Airport Manager Conway, noting this has been long process to get finalized and will help with strategic planning.

Commissioner Pitts commended Administration for their hard work.

Vice Chair Minelga welcomed new commissioners; noted that the LMP document was a lot of work. Discussed past project to redo fencing around Airport, and requested an update.

Chair Feeken noted that this inventory will be an amazing tool.

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

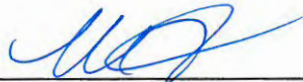
11. **INFORMATION ITEMS**

a. Manager's Mid-Month Report

12. **ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 6:59 p.m.

Meeting summary prepared and submitted by:



Meghan Thibodeau
Deputy City Clerk