

**KENAI CITY COUNCIL – REGULAR MEETING
AUGUST 20, 2025 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
MAYOR BRIAN GABRIEL, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai City Council was held on August 20, 2025, in City Hall Council Chambers, Kenai, AK. Mayor Gabriel called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Mayor Gabriel led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Brian Gabriel, Mayor
Phil Daniel
Alex Douthit
Sovala Kisenia

Henry Knackstedt, Vice Mayor
Deborah Sounart
Victoria Askin

A quorum was present.

Also in attendance were:

**Xiling Tanner, Student Representative
Terry Eubank, City Manager
Scott Bloom, City Attorney
David Swarner, Finance Director
Tyler Best, Parks and Recreation Director (*remote participation*)
Lee Frey, Public Works Director
Derek Ables, Airport Manager
Dave Ross, Police Chief
Shellie Saner, City Clerk
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

Mayor Gabriel noted the following additions to the Packet:

Add to item B.1. **Presentation** - HDR Alaska Inc. Bluff Stabilization Project

- Presentation Slides

Add to item H.3. **Discussion/Action** - Direction to the City Clerk Regarding Applications for Student Representatives to Council from Non-City Residents. (City Clerk)

- Sylvia McGraw - Email to Council

MOTION:

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

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

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

UNANIMOUS CONSENT was requested.

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

1. Bluff Stabilization Project Update, Ronny McPherson, P.E., HDR Alaska Inc.

Mr. McPherson provided presentation and update on the project, outlining the project partnerships, roles and responsibilities; current construction activity; the various materials and rock types used; reported the bluff was expected to retreat until stabilized by vegetation and that an operations and maintenance manual containing long-term monitoring guidelines would be produced at project completion.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

Samantha Springer, Executive Director of the Kenai Chamber of Commerce and Visitor Center provided an overview of upcoming events and an update on current staffing changes.

E. PUBLIC HEARINGS

1. **Ordinance No. 3481-2025** - Increasing Estimated Fiscal Year 2025 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures. (Administration)

MOTION:

Vice Mayor Knackstedt **MOVED** to enact Ordinance No. 3481-2025. Council Member Askin **SECONDED** the motion.

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

VOTE:

YEA: Daniel, Sounart, Knackstedt, Askin, Douthit, Kisena, Gabriel

NAY: None

**Student Representative Tanner: Yea

MOTION PASSED.

2. **Ordinance No. 3483-2025** - Increasing Estimated Revenues and Appropriations in the Airport Improvements Capital Project Fund, accepting a Grant from the Federal Aviation Administration and Awarding Professional Services Agreements for the Kenai Municipal Airport Apron Pavement Maintenance Project. (Administration) [KMC 1.15.070 (d)]

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

MOTION:

Vice Mayor Knackstedt **MOVED** to introduce Ordinance No. 3483-2025. Council Member Sounart **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to introduce.

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

MOTION:

Vice Mayor Knackstedt **MOVED** to conduct the second reading on Ordinance No. 3483-2025. Council Member Sounart **SECONDED** the motion.

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

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

MOTION:

Vice Mayor Knackstedt **MOVED** to enact Ordinance No. 3483-2025. Council Member Askin **SECONDED** the motion.

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

It was reported that the need for introduction and hearing on the same meeting date was related to Federal Aviation Administration's deadline requirements; and this project would repair cracks, seals and striping.

There was discussion regarding the project timeline and how it would interface with other projects that would be going on at the same time.

VOTE:

YEA: Sounart, Knackstedt, Askin, Douthit, Kisen, Gabriel, Daniel

NAY: None

**Student Representative Tanner: Yea

MOTION PASSED.

3. Resolution No. 2025-53 - Authorizing a Contract Award for the 2025 City Dock Floats Purchase. (Administration)

MOTION:

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-53. Council Member Sounart **SECONDED** the motion.

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

There was discussion regarding the scope and timeline for completion of the project.

UNANIMOUS CONSENT was requested.

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

4. Resolution No. 2025-54 - Authorizing the Application to the State of Alaska, Department of Environmental Conservation for a State Revolving Fund Loan from the Alaska Drinking Water Fund and Execution of a Loan Agreement for the Water Treatment Plant Pump House Project. (Administration)

MOTION:

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-54. Council Member Sounart **SECONDED** the motion.

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

Clarification was provided regarding the increased amount since the original appropriation and the current estimate; the forgivable loan and amount available; scope of the project; and an explanation on the aging of existing infrastructure and the need for replacement.

UNANIMOUS CONSENT was requested.

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

5. **Resolution No. 2025-55** - Authorizing a Contract for Management Services for the Kenai Multi-Purpose Facility. (Administration)

MOTION:

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-55. Council Member Askin **SECONDED** the motion.

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

UNANIMOUS CONSENT was requested.

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

F. MINUTES

1. *Regular Meeting of August 6, 2025. (City Clerk)

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

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

Approved by the consent agenda.

2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)

Approved by the consent agenda.

3. **Discussion/Action** – Direction to the City Clerk Regarding Applications for Student Representatives to Council from Non-City Residents. (City Clerk)

Direction was provided to bring back proposed amendments to the existing policy regarding student residency and grade levels.

I. COMMISSION / COMMITTEE REPORTS

1. Council on Aging Commission

No report, next meeting September 11, 2025.

2. Airport Commission

No report, next meeting September 11, 2025.

3. Harbor Commission

No report, next meeting September 8, 2025.

4. Parks and Recreation Commission

No report, next meeting September 4, 2025.

5. Planning and Zoning Commission

No report, next meeting August 27, 2025.

6. Beautification Commission

No report, next meeting August 26, 2025 Work Session/Garden Tour.

J. REPORT OF THE MAYOR

Mayor Gabriel presented Student Representative Tanner with a certificate of appreciation for his service and reported on the following:

- Announced he would not be running for reelection in 2025, and stated his appreciation for the City Council members and Administration.
- Attending:
 - 100th Birthday Party for Peggy Arness.
 - Old Timers Luncheon.
 - Meeting with Kenai Peninsula Borough Mayor Micciche and Marathon Petroleum.
 - Kenai Classic Roundtable meeting regarding king salmon.

K. ADMINISTRATION REPORTS

1. City Manager - City Manager Eubank reported on the following:
 - Staffing update: Airport Manager Ables last day is Friday; ongoing recruitment for Airport Manager, Building Official, Chief Animal Control Officer and two-part time Rec Center attendants; and welcomed new employees Animal Control Officer Teller Knutson and Deputy City Clerk Logan Parks.
 - Currently under review are the appraisal reports for city-owned parcels; Parks & Recreation Master Plan; and the Airport Master Plan.
 - Fourteen proposals were received for the Community Survey RFP.
 - Meeting with Kenai Peninsula Economic Development District regarding housing shortages.
 - Meeting with the Kenai Watershed Forum and Council Member Kisenia.
 - The Kenai Golf Course application for a U.S. Fish and Wildlife grant for replacement of the bridge next to hole one.
 - There were about 150 attendees at the Old Timers Luncheon.
 - Spur Highway Phase II, from Eagle Rock Drive to Sport Lake Road was bid and QAP was the low bidder.
2. City Attorney - City Attorney Bloom reported on the following:
 - The Kenai Kicks girl's soccer team won the State Championship for the second year in a row and will compete in a National Championship next year.
3. City Clerk - City Clerk Saner reported on the following:
 - Welcomed Deputy Clerk Parks.
 - Absentee Voting would begin on September 22, 2025.
 - Increased number of Public Records Requests this fiscal year.
 - Multiple vacancies and the City Commissions and Personnel Board.

L. ADDITIONAL PUBLIC COMMENTS

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

Marion Nelson, Kenai Art Center Board Member provided an update on the current show; and noted donations were still being accepted for the upcoming auction.

2. Council Comments

Vice Mayor Knackstedt noted the Field of Flowers were in bloom and encourage the public to visit; attended the Old Timers Luncheon; reported upcoming events were Industry Appreciation Day and the Food Bank fundraiser.

Council Member Kisenia thanked Airport Manager Ables for his work with the City; welcomed Deputy Clerk Parks; and stated his appreciation for being able to attend the previous Council meeting remotely.

Council Member Daniel welcomed Deputy Clerk Parks; thanked Airport Manager Ables and wished him well; and reminded everyone that school started.

Council Member Askin congratulated the Kenai Kicks on their Championship and the Set Net Fishers for getting an opening to fish; welcomed Deputy Clerk Parks; reported attending the Old Timers Luncheon; and wished Airport Manager Ables best of luck.

Council Member Sounart thanked Airport Manager Ables for his service; welcomed Deputy Clerk Parks; congratulated the Kenai Kicks and the Set Net Fishers; and stated her appreciation for the Field of Flowers.

Student Representative Tanner provided an update on upcoming Kenai Central High School sports.

Council Member Douthit reported attending an Alaska Oil and Gas Association luncheon and that the 10-year forecast has increased production statewide; noted that thanks to a local fundraiser, one of his kids on the first day of school got to ride on the Fire Truck, he thanked the Fire Department for their donation; and reminded everyone about the upcoming Industry Appreciation Day, noting that the Chamber would be giving out watermelon again.

M. EXECUTIVE SESSION - None.

N. PENDING ITEMS


1. **Ordinance No. 3482-2025** - Amending the Official Zoning Map and Land Use Table by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District Per Parcel, Tract, or Government Lot. (Douthit) *[On August 6, 2025 this item was referred to the Planning & Zoning Commission's August 27, 2025 meeting, and postponed to the September 3, 2025 City Council meeting.]*

O. ADJOURNMENT

P. INFORMATIONAL ITEMS - None.

There being no further business before the Council, the meeting was adjourned at 7:27 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of August 20, 2025.



Michelle M. Sauer, MMC
City Clerk

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