

**KENAI CITY COUNCIL – REGULAR MEETING  
SEPTEMBER 3, 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 September 3, 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:

Dave Ross, Acting City Manager  
Scott Bloom, City Attorney  
David Swarner, Finance Director  
Dan Castimore, IT Manager  
Kevin Buettner, Planning Director  
Lee Frey, Public Works Director  
Shellie Saner, City Clerk

**3. Agenda and Consent Agenda Approval**

**MOTION:**

Vice Mayor Knackstedt **MOVED** to approve the agenda and consent agenda. Council Member Sounart **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 - None.**

**C. SCHEDULED PUBLIC COMMENTS - None.**

#### **D. UNSCHEDULED PUBLIC COMMENTS**

Marion Nelson provided an update to Council regarding activities of the Kenai Art Center, noting the upcoming Harvest Auction and activities of the Potters Guild.

#### **E. PUBLIC HEARINGS**

- 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 the public hearing was scheduled for September 3, 2025 City Council meeting.]*

##### **MOTION:**

Council Member Douthit **MOVED** to enact Ordinance No. 3482-2025. 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.

##### **MOTION TO AMEND:**

Council Member Douthit **MOVED** to amend Ordinance No. 3482-2025 as follows:

The eight whereas clause to read, "at their regularly scheduled meeting held on August 27, 2025 the City of Kenai Planning and Zoning Commission recommended the subject properties be rezoned as proposed [ABOVE] below."

Council Member Askin **SECONDED** the motion.

**UNANIMOUS CONSENT** was requested on the motion to amend.

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

Planning Director Buettner presented the slideshow as included in the packet, highlighting the changes to each property.

There was discussion in support of the changes and staff was requested to monitor the zoning of the smaller parcel located on Beaver Loop Road.

##### **VOTE ON MOTION AS AMENDED:**

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

NAY: None

##### **MOTION AS AMENDED PASSED.**

- 2. Ordinance No. 3484-2025** - Increasing Estimated Revenues and Appropriations in the Airport Improvements Capital Project Fund and Accepting a Grant from the Federal Aviation Administration for the Kenai Municipal Airport Rehabilitate Runway 02L/20R; Reconstruct Runway 02L/20R Edge Lighting System 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. 3484-2025. 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. 3484-2025. Council Member Sounart **SECONDED** the motion.

**VOTE ON MOTION FOR SECOND READING:**

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

NAY: None

**MOTION FOR SECOND READING PASSED.**

**MOTION:**

Vice Mayor Knackstedt **MOVED** to enact Ordinance No. 3484-2025. 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 this would accept the grant and authorize the City Manager to sign the agreement; the main runway would be closed during the project; however, the taxi way would be reconfigured for use as a temporary runway.

**VOTE:**

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

NAY: None

**MOTION PASSED.**

3. **Resolution No. 2025-56** - Authorizing the Use of the Equipment Replacement Fund for Datacenter Equipment and Awarding a Contract for the Purchase of Datacenter Equipment. (Administration)

**MOTION:**

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-56. Council Member Daniel **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.**

4. **Resolution No. 2025-57** - Amending City of Kenai Student Representative Policy No. 20.100 to Remove the City Residency Requirements for Student Representatives to Council and to Include Sophomores as Eligible Applicants. (City Clerk)

**MOTION:**

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-57. 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.

It was reported that if approved the application period would be extended until later in September and new applications would be distributed to the schools.

**UNANIMOUS CONSENT** was requested.

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

**5. Resolution No. 2025-58 - Authorizing an Agreement for Rehabilitation of the Airfield Lighting at the Kenai Municipal Airport. (Administration)**

**MOTION:**

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-58. 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.

It was reported that the Federal Aviation Administration (FAA) was the only one authorized to do this work and this would contract directly with the FAA.

**UNANIMOUS CONSENT** was requested.

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

**6. Resolution No. 2025-59 - Authorizing a Contract Award for the Kenai Municipal Airport - Rehabilitation Runway 02L/20R Project. (Administration)**

**MOTION:**

Vice Mayor Knackstedt **MOVED** to adopt Resolution No. 2025-59. 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.

**UNANIMOUS CONSENT** was requested.

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

**7. Action/Approval - Amending Previously Adopted Resolution No. 2025-53 Authorizing A Contract Award for the City Dock Floats Purchase. (Administration)**

**MOTION:**

Vice Mayor Knackstedt **MOVED** to amend previously adopted Resolution No. 2025-53 as follows:

Second whereas clause to read, "four bids were received

<i>Contractor</i>	<i>Cost</i>
Dock Builders Supply	\$[47,787.92] <u>49,787.92</u>
Alaska efficient Energy Solutions, LLC	\$59,874.00
Alaska Docks	\$66,420.00
Clear Water Docks, LLC	\$77,593.20; and"

Third whereas clause to read, "Dock Builders Supply was the lowest bidder with a cost of \$[47,787.92] 49,787.92 for new dock floats; and,"

Section 1 to read, "That the City Manager is authorized to execute a contract with Dock Builders Supply in the amount of \$[47,787.92] 49,787.92 for the 2025 City Dock Floats purchase."

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 20, 2025. (City Clerk)

**G. UNFINISHED BUSINESS** - None.

**H. NEW BUSINESS**

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

Approved by the consent agenda.

2. \***Ordinance No. 3485-2025** - Accepting and Appropriating a Grant from the State of Alaska for the Purchase of Library Materials. (Administration)

Introduced by the consent agenda and Public Hearing set for September 17, 2025.

3. **Discussion/Action** - Scheduling a Board of Adjustment Meeting for the Purpose of Approving Minutes. (City Clerk)

Direction was provided to schedule a Board of Adjustment meeting for September 17, 2025 immediately following the regular City Council meeting.

**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 cancelled.

4. Parks and Recreation Commission

No report, next meeting September 18, 2025.

5. Planning and Zoning Commission

Council Member Askin reported on the August 27, 2025 meeting, next meeting September 10, 2025.

6. Beautification Commission

Council Member Askin reported on the August 26, 2025 Work Session - Tour, next meeting October 14, 2025.

**J. REPORT OF THE MAYOR**

Mayor Gabriel reported on the following:

- Attending a meeting with Senator Sullivan regarding the "Big Beautiful Bill".
- Attending Industry Appreciation Day noting the City was awarded the "Perseverance Award" in recognition of the decades committed to bringing the Bluff Stabilization project to reality.

**K. ADMINISTRATION REPORTS**

1. City Manager - Acting City Manager Ross reported on the following:

- Thanked exiting staff members Allen Young, Utility Operator II and Elizabeth Kleweno, Library Assistant for their years of service to the City.



- Welcomed new employees Trevor Hamilton, Police Officer and Firefighters Jacob Vigue and Emile Wadman.
  - Continued recruitment for Airport Manager, Building Official and Chief Animal Control Officer.
  - Parks & Recreation Department received 720 seedlings through a State of Alaska grant, which were planted in multiple City Parks.
  - Store Front Improvement application period closes on September 14, 2025.
2. City Attorney - No report.
  3. City Clerk - City Clerk Saner reported on the following:
    - Absentee Voting would be open September 22, 2025 through Election Day.
    - Last day to register to vote or update your voter registration is September 7, 2025.

#### **L. ADDITIONAL PUBLIC COMMENTS**

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

Samantha Springer, Executive Director of the Kenai Chamber of Commerce & Visitor Center provided an update to the City Council on the 9<sup>th</sup> Annual Silver Salmon Derby, noting a sponsorship from Alaska Airlines promoting the Club 49; the upcoming annual fundraiser; and the Kenai River Marathon.

2. Council Comments

Council Member Douthit noted he was looking forward to the Chamber fundraiser; and reported he would be absent for the September 17, 2025 City Council meeting.

Council Member Sounart noted she was looking forward to Fall.

Council Member Askin reported attending Industry Appreciation Day; and noted she was also looking forward to Fall.

Council Member Daniel reported attending Industry Appreciation Day and the Mayoral debates.

Council Member Kisena wished everyone luck on their campaigns.

Vice Mayor Knackstedt noted the Council debates would be next week; reported attending Industry Appreciation Day; and commented on the contractor working on the Bluff project being willing to adjust lighting for the residents at Vintage Pointe.

#### **M. EXECUTIVE SESSION** - None.


#### **N. PENDING ITEMS**

#### **O. ADJOURNMENT**

#### **P. INFORMATIONAL ITEMS** - None.

There being no further business before the Council, the meeting was adjourned at 7:03 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of September 3, 2025.

  
Michelle M. Saner, MMC  
City Clerk

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