

**KENAI CITY COUNCIL – REGULAR MEETING
JULY 8, 2026 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
MAYOR HENRY H. KNACKSTEDT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai City Council was held on July 8, 2026, in City Hall Council Chambers, Kenai, AK. Mayor Knackstedt called the meeting to order at approximately 6:00 p.m.

1. Pledge of Allegiance

Mayor Knackstedt led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Henry Knackstedt, Mayor

Sovala Kisenia

Deborah Sounart

Phil Daniel (*remote participation*)

Victoria Askin, Vice Mayor

Bridget Grieme

Glenese Pettey

A quorum was present.

Also in attendance were:

Terry Eubank, City Manager

Scott Bloom, City Attorney

Kevin Buettner, Planning Director

Lee Frey, Public Works Director

Ryan Coleman, Police Sergeant

Dave Ross, Police Chief

Shellie Saner, City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

Vice Mayor Askin **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 Knackstedt 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 - None.

E. PUBLIC HEARINGS

- 1. Ordinance No. 3531-2026** - Increasing Estimated Revenues and Appropriations in the Kenai Recreation Center Improvements Capital Project Fund and Accepting a Grant from the Energy Efficiency and Conservation Block Grant Program to Replace Lighting in the Kenai Recreation Center. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3531-2026. Council Member Sounart **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Ordinance No. 3531-2026 was provided.

There was discussion regarding better lighting outdoors at the Recreation Center.

VOTE:

YEA: Sounart, Knackstedt, Daniel, Grieme, Askin, Pettey, Kisen

NAY: None.

MOTION PASSED.

- 2. Ordinance No. 3532-2026** - Determining that the Proposed Subdivision of Dena'ina Point Estates Serves Other City Purposes, Authorizing the City to Share in Subdivision Costs, and Increasing Estimated Revenues and Appropriations in the General Fund - Lands Administration in the Amount of \$54,219. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3532-2026. Council Member Sounart **SECONDED** the motion.

Mayor Knackstedt opened the floor for public comment.

Ryan Tunseth addressed the Council in support of the proposed development; requesting that adjacent property owners be notified of future issues affecting neighboring properties; noted concerns related to the property disposition process, proposed layout, bluff erosion impacts and utility availability; he thanked the administration for their work and discussion on the matter.

Eric Downs, representing Tidewater LLC, addressed the Council in support of the proposed development, noting he was available for questions.

Mr. Downs in response to questions from the Council, clarified the design did not include a frontage road; the replat would allow responsible development of the properties while taking erosion into consideration; the lot values will depend on market conditions at the time; and the bluff lots were proposed to ensure appropriate setbacks and sufficient room to build with bluff erosion in mind.

There being no one else wishing to be heard, the public comment period was closed.

Clarification was provided that the Ordinance would appropriate funds so the City could work with Tidewater LLC on the replatting; an overview of the subdivision and existing development constraints was provided; and the proposed layout was conceptual, future development would require additional approvals and infrastructure agreements.

VOTE:

YEA: Knackstedt, Daniel, Grieme, Askin, Pettey, Kisen, Sounart

NAY: None

MOTION PASSED.

3. **Ordinance No. 3533-2026** - Increasing Estimated Revenues and Appropriations for the Senior Center Canopy Roof Replacement and Authorizing a Contract Award for the Animal Control and Senior Center Canopy Roof Replacement 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 Askin **MOVED** to introduce Ordinance No. 3533-2026. 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 Askin **MOVED** to conduct the second reading on Ordinance No. 3533-2026. 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 Askin **MOVED** to enact Ordinance No. 3533-2026. Council Member Sounart **SECONDED** the motion.

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

A summary overview of the memorandum as attached to Ordinance No. 3533-2026 was provided; it was clarified that both projects were bid together; and the project completion date as established within the contract was October 31, 2026.

VOTE:

YEA: Daniel, Grieme, Askin, Pettey, Kisen, Sounart, Knackstedt

NAY: None

MOTION PASSED.

4. **Resolution No. 2026-51** - Authorizing the City Manager to Execute a Memorandum of Understanding with Tidewater, LLC Regarding the Planning, Replatting, and Potential Phased Development of Dena'ina Point Estates Subdivision. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-51. Council Member Sounart **SECONDED** the motion.

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

Clarification was provided on the details and requirements of the Memorandum of Understanding.

UNANIMOUS CONSENT was requested.

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

5. **Resolution No. 2026-52** - Authorizing a Contract Award for the Kenai Municipal Airport Concessions. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-52. Council Member Sounart **SECONDED** the motion.

Mayor Knackstedt 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.**

6. **Resolution No. 2026-53** - Authorizing a Contract Award for the Park Pavilion Construction Project and Redirecting Capital Funds in the Parks Improvement Capital Project Fund for the Project. (Administration)

MOTION:

Vice Mayor **MOVED** to adopt Resolution No. 2026-53. Council Member Sounart **SECONDED** the motion.

Mayor Knackstedt 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 June 17, 2026. (City Clerk)

Approved by the consent agenda.

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. ***Action/Approval** - Special Use Permit for Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin. (Administration)

Approved by the consent agenda.

4. ***Action/Approval** - Approving the Official Bond Amounts for City Manager, City Clerk and Finance Director. (Administration)

Approved by the consent agenda.

5. ***Action/Approval** - Non-Objection to the Issuance of a Retail Marijuana Store License for Fat Tops, LLC DBA Fat Tops, LLC - License No. 42816. (City Clerk)

Approved by the consent agenda.

6. ***Ordinance No. 3534-2026** - Amending Kenai Municipal Code 7.25.030 - Unbudgeted Appropriations, to Allow the City Manager to Appropriate Donations and Grants Under Ten Thousand Dollars. (Askin, Grieme)

Introduced by the consent agenda and Public Hearing set for August 5, 2026.

7. ***Ordinance No. 3535-2026** - Removing Public Purpose Designations on Kenai Peninsula Borough Parcel Numbers 04711308, 04711309, 04711310, 04711311, 04711312, and 04108003, to Accommodate Disposal Recommendations in the City of Kenai Land Management Plan. (Administration)

Introduced by the consent agenda and Public Hearing set for August 5, 2026.

I. COMMISSION / COMMITTEE REPORTS

1. Council on Aging Commission

No report, next meeting July 9, 2026.

2. Airport Commission

Council Member Sounart that the July 9, 2026 meeting was canceled, next meeting August 13, 2026.

3. Parks and Recreation Commission

No report, next meeting September 3, 2026.

4. Planning and Zoning Commission

Council Member Daniel reported on the June 24, 2026 meeting, next meeting July 15, 2026.

5. Beautification Commission

No report, next meeting September 8, 2026.

J. REPORT OF THE MAYOR

Mayor Knackstedt reported on the following:

- Participating as a judge in the Kenai 4th of July Parade.
- A total of 16,674 lbs. of food was donated in the "Food Fight" food drive competition between the City of Kenai vs. Soldotna. Soldotna won the competition and Mayor Whitney would be throwing the first pitch at the July 11, 2026 Oilers game.
- Participating in the Central Peninsula Hospital ribbon cutting ceremony for the return of laboratory services in Kenai.
- Attended Fox Air Grand Opening event on June 29, 2026; United Cook Inlet Drift Association meeting on June 27, 2026; and providing a presentation on June 19, 2026 at the Alaska Christian College.
- Thanked Police Chief Dave Ross for his 25-years of service.

K. ADMINISTRATION REPORTS

1. City Manager - City Manager Eubank reported on the following:

- Staffing update: Airport Manager interviews completed and optimistic about the outcome; and listed other current vacant positions.
- Congratulated Levi Russell on his promotion to Police Sergeant.
- Update on the Small Community Air Service Development Grant, a total of 60 applications were submitted this year.

- A retroactive lease payment of \$225,000 was received from the Federal Aviation Administration following the execution of the Flight Service Station lease.
- Personal Use fishery opens on Friday.
- Kenai Animal Fair will be held on Saturday, July 18, 2026.
- Congratulated Planning Director Buettner on his appointment as Vice President of the Alaska Chapter of the American Planning Association.
- Congratulated Gabe Boyle for receiving the Calm Voice Award from Gold Line Support in recognition of his response to a bear mauling incident that occurred in August 2025, noting it was the first time the Calm Voice Award was given.
- Thanked Police Chief Dave Ross for his 25-years of service.

2. City Attorney - No report.

3. City Clerk - No report.

L. ADDITIONAL PUBLIC COMMENTS

1. Citizen Comments (*Public comments limited to (5) minutes per speaker*) - None.

2. Council Comments

Council Member Daniel reported his participation in the Dunk Tank for the 4th of July celebrations, noting the first kid to throw dunked him.

Council Member Sounart thanked Police Chief Dave Ross for his 25-years of service and wished America a Happy Birthday.

Vice Mayor Askin wished America a Happy Birthday; reported attending the Senior Center Choir performance; thanked Police Chief Dave Ross; and congratulated Planning Director Buettner and Gabe Boyle.

Council Member Grieme stated the 4th of July Parade is her favorite event and thanked everyone for all their work making it happen; wished America a Happy Birthday; and reminded everyone how great it was to have the Oilers back and encouraged everyone to attend the games.

Council Member Kisena thanked Police Chief Dave Ross; congratulated incoming Police Chief Ryan Coleman; thanked the Chamber for all their work on the 4th of July Parade; and wished the Kenai Kicks Soccer team good luck in their upcoming competition in the National Championships.

Council Member Pettet noted she celebrated the 4th of July in Seward, Alaska watching loved ones participate in Mount Marathon Race; thanked Police Chief Dave Ross; thanked Tidewater LLC for proposed development in the City; and welcomed visitors for the upcoming personal use fishery.

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 7:10 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of July 8, 2026.



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.*