

**SEPTEMBER 2, 2026
CITY COUNCIL MEETING
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET:

<u>ACTION</u>	<u>ITEM</u>	<u>REQUESTED BY</u>	<u>PAGE</u>
Add to item E. 1.	Ordinance No. 3542-2026 • Public Comments	Clerk	2
Add to item E. 3.	Resolution No. 2026-59 • Request to Postpone Indefinitely	Administration	6
Add to item E. 4.	Resolution No. 2026-60 • Resolution No. 2026-60 (Substitution)	Administration	7

September 1, 2026

Mayor Henry H. Knackstedt
Kenai City Council
City of Kenai
210 Fidalgo Avenue
Kenai, Alaska 99611

Re: Support for Ordinance No. 3542-2026

Dear Mayor Knackstedt and Members of the Kenai City Council:

I am writing to express my support for Ordinance No. 3542-2026 and urge the Council to approve placing the proposed \$75,000 residential property tax exemption before Kenai voters.

This proposal would provide meaningful tax relief to residents who own and occupy their homes as their primary residence. At the City's current mill rate, eligible homeowners could save up to \$326.25 annually. That relief could make a real difference for families, seniors, disabled veterans, and other residents facing rising household costs.

The ordinance is also appropriately targeted. Eligibility would be tied to the Kenai Peninsula Borough's residential property tax exemption, helping ensure that the benefit goes to qualifying permanent residents while using an existing application and assessment process.

I recognize that the exemption would reduce annual City property tax revenue and that this fiscal impact must be considered carefully. However, I believe the proposal strikes a reasonable balance between maintaining essential public services and allowing residents to retain more of their household income. Most importantly, Ordinance No. 3542-2026 gives Kenai voters the opportunity to weigh that balance and decide whether the exemption should be adopted.

Please vote in favor of Ordinance No. 3542-2026 and allow the residents of Kenai to consider Proposition No. 2026-C at the November 3, 2026 election.

Thank you for your service to our community and for considering my comments.

Respectfully,

James Baisden
Kenai City Resident
Kenai, Alaska 99611
baisden@gmail.com
907-598-0911

Rhonda Baisden

City of Kenai, Alaska

September 1, 2026

Mayor Henry H. Knackstedt
and Members of the Kenai City Council
City of Kenai
210 Fidalgo Avenue
Kenai, Alaska 99611

Re: Letter of Support for Ordinance No. 3542-2026 and Proposition 2026-C — Residential Property Tax Exemption of \$75,000

Dear Mayor Knackstedt and Council Members:

I write to express my strong support for Ordinance No. 3542-2026 and for placing Proposition 2026-C before the qualified voters of the City of Kenai on November 3, 2026. I urge the Council to move this ordinance forward and I intend to support a YES vote on the ballot question.

Alaska Statute 29.45.050(a) expressly authorizes a municipality, by ordinance ratified by the voters, to exempt up to \$75,000 of assessed value on residential property occupied as a primary residence. Kenai's proposal is carefully drafted: it piggybacks on the Kenai Peninsula Borough's existing residential exemption, so there is no new City application process and the Borough Assessor's determination controls eligibility. That is efficient government. Residents who already receive the Borough exemption—including seniors and disabled veterans who also receive the mandatory \$150,000 exemption under AS 29.45.030(e)—will receive the additional City relief without extra paperwork.

The corrected estimates provided by the Administration show approximately 1,421 eligible properties and roughly \$99.7 million in assessed value taken off the City roll. At the current 4.35 mill rate, the annual revenue impact is about \$433,885. The maximum savings for any one household is \$326.25 a year. That is a modest, predictable cost for targeted relief that goes to people who actually live in Kenai.

This exemption rewards primary residency. It helps working families, retirees, and disabled veterans stay in their homes. It makes Kenai a more attractive place to put down roots rather than hold property as a second home or investment. Those are the right incentives for a community that wants year-round residents and a stable tax base over the long term.

I appreciate Mayor Knackstedt and Council Member Kisenia for sponsoring the ordinance, the Administration for tightening the fiscal numbers, and Council Member Daniel for asking that the fiscal impact be stated clearly on the proposition summary so voters can decide with eyes open. That transparency is the right way to put a tax question on the ballot.

Please enact Ordinance No. 3542-2026 so Kenai voters can decide this question in November. I support the \$75,000 residential exemption and will vote YES on Proposition 2026-C.

Thank you for your service to the City of Kenai.

Respectfully,

Rhonda Baisden

From: [James Dye](#)
To: [City Clerk](#)
Subject: Property tax exemption proposal
Date: Wednesday, September 2, 2026 10:21:50 AM

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Good morning Mrs. Saner,

I am unable to attend the meeting tonight which has the proposal for a 75k tax exemption for the private home owner within the city of Kenai.

I would like to express my support and implore our council members to pass this proposal and allow it to go to a vote by the city population. Capital projects have been deferred for years and this 400k "cost" should not have any significant impact on this or any budget in the near future in my opinion. Feel free to contact me if you have any questions or concerns.

Sincerely,

James and Jennifer Dye
2550 Watergate Way
Kenai, AK 99611
907-398-4134

From: [Vern Nusunginya](#)
To: [City Clerk](#)
Subject: Property Tax Exemption
Date: Wednesday, September 2, 2026 12:15:13 PM

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

I am encouraging the Kenai City Council to support the current property tax exemption for residents of the city of Kenai.

Thank you,
Vern Nusunginya
1222 Lilac Lane
Kenai, AK 99611
9/02/2026

Sent from my iPhone

MEMORANDUM

TO: Mayor Knackstedt and Council Members
THROUGH: Lee Frey, Acting City Manager
FROM: Kevin Buettner, Planning Director
DATE: August 31, 2026
SUBJECT: **Resolution No. 2026-59** - Request Motion to Postpone Indefinitely.

This memo requests a motion to postpone Resolution 2026-59 indefinitely. Resolution 2026-59 intended to award a project to install water, sewer and road infrastructure in the Sixth Street right of way. One bid was received on August 31, 2026. This bid was over the project funding appropriated and was unable to be awarded.

The following motion is respectfully requested:

Motion 1:

<u>Move to postpone Resolution 2026-59 indefinitely.</u>
--

Thank you for your consideration.

MEMORANDUM

TO: Mayor Knackstedt and Council Members
FROM: Lee Frey, Acting City Manager
DATE: September 1, 2026
SUBJECT: Resolution No. 2026-60 (Substitute) - Requested Motion

This memo requests a motion to amend by substitution Resolution 2026-60. Resolution 2026-60 awards the contract for Strategic Planning Services after eight proposals were reviewed and scored.

The following motion is respectfully requested:

Motion 1:

Move to amend Resolution No. 2026-60 and the supporting memorandum by substitution.

Thank you for your consideration.



Sponsored by: Administration

**CITY OF KENAI
RESOLUTION NO. 2026-60 (SUBSTITUTE)**

A RESOLUTION AUTHORIZING A CONTRACT AWARD FOR THE STRATEGIC PLAN CONSULTING SERVICES.

WHEREAS, a Request for Proposals was released on July 27, 2026 with proposals due on August 27, 2026 for Strategic Plan Consulting Services; and,

WHEREAS, eight proposals were received and proposals were scored by an evaluation committee as follows:

<u>Consultant</u>	<u>Score</u>
University of Kansas	269.1
National Civic League	263.0
Agnew::Beck Consulting, Inc.	226.3
Territory, Inc.	216.2
Strategic Impact Consulting	205.7
OGx Consulting	203.2
Good.Better.Best Solutions, LLC	184.6
Radian Strategies	156.7; and,

WHEREAS, University of Kansas, Center for Workplace Excellence was the highest ranking proposal with a cost of \$54,740 for the Strategic Plan Consulting Services; and,

WHEREAS, the proposals were determined to be responsive and responsible; and,

WHEREAS, the Strategic Plan Consulting Services project will develop a new Strategic Plan for the City of Kenai for incorporation into future budgets; and,

WHEREAS, it is in the best interest of the City to award the contract for Strategic Plan Consulting Services to the University of Kansas, Center for Workplace Excellence; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. That the City Manager is authorized to execute a contract with the University of Kansas, Center for Workplace Excellence in the amount of \$54,740 for Strategic Plan Consulting Services.

Section 1. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 2ND DAY OF SEPTEMBER, 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____

MEMORANDUM

TO: Mayor Knackstedt and Council Members

THROUGH: Terry Eubank, City Manager

FROM: Lee Frey, Public Works Director

DATE: September 1, 2026

SUBJECT: **Resolution No. 2026-60 (Substitute)** - Authorizing a Contract Award for the Strategic Plan Consulting Services.

The Request for Proposals for Strategic Plan Consulting Services was released on July 27, 2026 and eight proposals were received by the due date on August 27, 2026. Proposals were reviewed and scored by an evaluation committee. Proposals received and scores are as follows:

<u>Consultant</u>	<u>Score</u>
University of Kansas	269.1
National Civic League	263.0
Agnew::Beck Consulting, Inc.	226.3
Territory, Inc.	216.2
Strategic Impact Consulting	205.7
OGx Consulting	203.2
Good.Better.Best Solutions, LLC	184.6
Radian Strategies	156.7

University of Kansas, Center for Workplace Excellence was the highest ranking proposal for the project with an associated cost of \$54,740. This project will develop a new Strategic Plan for the City of Kenai through community and stakeholder engagement for incorporation into future budgets.

It is in the best interest of the City to award the contract for Strategic Plan Consulting Services to the University of Kansas, Center for Workplace Excellence.