

**KENAI CITY COUNCIL – REGULAR MEETING
MAY 20, 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 May 20, 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	Victoria Askin, Vice Mayor
Sovala Kisena	Bridget Grieme
Deborah Sounart	Glenese Pettey
Phil Daniel	

A quorum was present.

Also in attendance were:

- **Josh Bolling, Student Representative
- Terry Eubank, City Manager
- Scott Bloom, City Attorney
- David Swarner, Finance Director
- Kevin Buettner, Planning Director
- Lee Frey, Public Works Director
- Mary Bondurant, Interim Airport Manager
- Ryan Coleman, Police Sergeant
- Dave Ross, Police Chief
- Shellie Saner, City Clerk

3. Agenda and Consent Agenda Approval

Mayor Knackstedt noted the following additions to the Packet:

Add to item B. 1. **Scheduled Administrative Reports**

- Presentation Materials

Add to item E. 3. **Public Hearing - Ordinance No. 3520-2026**

- Amendment Memo

Add to item H. 6. **New Business - *Ordinance No. 3523-2026**

- Amendment Memo

Add to item H. 11. to
The Consent Agenda **New Business - *Action/Approval** - Purchase Orders and Purchase
Order Amendments Requiring Council Approval in Accordance with
KMC 7.15.020

- PO Increase - Bluff Erosion Mitigation Design.

MOTION:

Vice Mayor Askin **MOVED** to approve the agenda and consent agenda with the requested revisions. 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

- 1. Citywide Streetlight Assessment, Brian Gaze, CEO, Evari Consulting.

Mr. Gaze presented the completed Streetlight Assessment summarizing the City’s lighting infrastructure, inventory findings and planning recommendations; he identified infrastructure deficiencies including aging fixtures, wiring issues, damaged components and billing discrepancies; recommended potential improvement projects, phased implementation priorities; and possible grant funding opportunities.

Adam Miles, Project Engineer provided additional information regarding streetlight design, fixture standardization and lighting specifications; recommended standardized fixture families, lower color temperature lighting and interchangeable pole base design.

There was discussion regarding coordination with schools for bus stop lighting and considerations for long-term maintenance access and reliability.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. PUBLIC HEARINGS

- 1. **Ordinance No. 3518-2026** - Amending Kenai Municipal Code Title 6 - Elections, Chapters 6.05, 6.15 and 6.40 Relating to Election Dates, Candidate Filing, Compensation of Election Officials, and Canvassing of Elections. (City Clerk)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3518-2026. Council Member Daniel **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 included in the packet and attached to Ordinance No. 3518-2026 was provided.

Clarification was provided regarding instances where a recount may be needed and the benefits to the City when having the option to pay a flat stipend rate to election workers.

VOTE:

YEA: Daniel, Grieme, Askin, Pettley, Kisen, Sounart, Knackstedt
NAY: None

**Student Representative Bolling: Yea

MOTION PASSED.

- 2. Ordinance No. 3519-2026** - Accepting and Appropriating Grant Funds from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures (Administration)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3519-2026. 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.

VOTE:

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

NAY: None

**Student Representative Bolling: Yea

MOTION PASSED.

- 3. Ordinance No. 3520-2026** - Amending Kenai Municipal Code Chapter 14.10 - Subdivision Regulations and Amending Kenai Municipal Code Section 18.10.030 - Street Improvements to Remove Road Design Standards from Code and Replace them with a Street Design Standards Manual. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to enact Ordinance No. 3520-2026. Council Member Sounrt **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.

MOTION TO AMEND:

Vice Mayor Askin **MOVED** to amend Ordinance No. 3520-2026 as follows:

Seventh whereas clause to read, “[at] the Planning and Zoning Commission during their May 13, 2026 Meeting recommended the City Council enact this Ordinance; and,”

Council Member Pettey **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to amend.

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

MOTION TO AMEND:

Vice Mayor Askin **MOVED** to amend Ordinance No. 3520-2026 as follows:

Section 4, subsection (d), by deleting the existing paragraph (5) in its entirety, and replacing with a new paragraph (5) as follows:

[(5) IN SUBDIVISIONS WHERE SEPTIC TANKS OR OTHER INDIVIDUAL SEWAGE DISPOSAL DEVICES ARE TO BE INSTALLED, THE SIZE OF ALL LOTS INCLUDED IN SUCH SUBDIVISION [SHALL] MUST BE SUFFICIENT TO MEET ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REQUIREMENTS.]

(5) In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of all lots included in such subdivision must be a minimum of forty thousand (40,000) square feet. If engineered plans are developed at the time of subdivision and depict where all wells and septic systems are to be placed and are sufficient to meet Alaska Department of Environmental Conservation requirements, smaller lots may be approved.

Council Member Pettey **SECONDED** the motion.

Clarification was provided that the proposed standards were intended to align with Borough best practices and ensure adequate separation between wells and septic systems.

UNANIMOUS CONSENT was requested on the motion to amend.

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

MOTION TO AMEND:

Vice Mayor Askin **MOVED** to amend Ordinance No. 3520-2026 as follows:

Section 5, be deleting existing paragraph (e) in its entirety and replacing with a new paragraph (e) as follows:

[(E) IN SUBDIVISIONS [OF TEN (10) OR MORE LOTS], AN APPROVED [PUBLIC] WATER SUPPLY [SHALL] MUST BE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION AREA. [WATER MAINS SHALL BE BURIED AT LEAST EIGHT (8) FEET DEEP WITH THE DEPTH TO BE DETERMINED BY MEASURING FROM THE GRADE LINE OF THE PLANNED PRELIMINARY FUTURE STREET GRADES OR, IF THERE ARE NO PLANNED FUTURE STREET GRADES, FROM THE NATURAL GRADE OF THE ADJACENT RIGHT-OF-WAY TO THE TOP OF THE MAIN BEING INSTALLED. FIRE HYDRANTS SHALL ALSO BE INSTALLED IN ALL SUBDIVISIONS AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NATION BOARD OF FIRE UNDERWRITERS. (IN SUBDIVISIONS OF TEN (10) LOTS OR LESS, THE SUBDIVIDER WILL INCLUDE A COVENANT ON THE RECORDED PLAT THAT WHEN AN IMPROVEMENT DISTRICT IS FORMED, THE REAL PROPERTY INVOLVED WILL BE A PART OF THE IMPROVEMENT DISTRICT WITHOUT FURTHER ACTION BY THE THEN OWNER OF THE PROPERTY IN QUESTION.)]

(e) In subdivisions of ten (10) or more lots, or where ten or more minimum sized lots could be created, an approved water supply must be provided for each lot within the subdivision area. All public water mains must be extended and constructed in accordance with regulations and requirements of, and under the supervision of the Public Works Director's office or their equivalent under contract by the City if such water mains are available for connection by the said subdivider and are located within one thousand five hundred (1,500) feet of the subdivider's nearest lot line.

Council Member Pettey **SECONDED** the motion.

Clarification was provided that the proposed amendment aligns water connection requirements with existing sewer connection requirements; there was no current appeal or variance process for the subdivision requirement; and subdivision development provided an opportunity for extending water and sewer mains without City funding or establishment of a local improvement district.

UNANIMOUS CONSENT was requested on the motion to amend.

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

VOTE ON MAIN MOTION AS AMENDED:

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

NAY: None

**Student Representative Bolling: Yea

MAIN MOTION AS AMENDED PASSED.

4. Resolution No. 2026-35 - Authorizing a Contract Award for 2026 Waste Water Treatment Plant Dumpster Services. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-35. 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.**

- 5. Resolution No. 2026-36** - Approving a Lease Utilizing a Non-Standard Lease Form on Airport Reserve Lands Between the City of Kenai and the Federal Aviation Administration for the Automated Flight Service Station and Satellite Communication Network Facilities on Lot 7A-1 FBO Subdivision No. 5. (Administration)

MOTION:

Vice Mayor Askin **MOVED** to adopt Resolution No. 2026-36. 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 included in the packet and attached to Resolution No. 2026-36 was provided.

UNANIMOUS CONSENT was requested.

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

F. MINUTES

1. *Regular Meeting of May 6, 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** - Special Use Permit to Jeremy Mastre, DBA: River Rock Outdoors, LLC for Commercial Operations at the Kenai Municipal Airport Float Plane Basin. (Administration)

Approved by the consent agenda.

3. ***Action/Approval** - Special Use Permit to Crowley Fuels LLC for Aircraft Fueling Service on the Apron. (Administration)

Approved by the consent agenda.

4. ***Ordinance No. 3521-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the US Department of Transportation Passed Through the State of Alaska Department of Transportation and Public Facilities for Traffic Enforcement Overtime Expenditures. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

5. ***Ordinance No. 3522-2026** - Accepting an Alaska Division of Forestry Volunteer Fire Assistance Grant in the Amount of \$8,602.97 and Appropriating Funds for the Purchase of Wildland and Firefighting Equipment for the City of Kenai Fire Department. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

6. ***Ordinance No. 3523-2026** - Adopting the Annual Budget, Salary Schedule and Employee Classification Plan for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Committing \$4,584,359 of General Fund, Fund Balance for Future Capital Improvements. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

7. ***Ordinance No. 3524-2026** - Amending Kenai Municipal Code Section 23.25.065 - Shift Differential Pay, to Update Shift Hours and to Clarify Eligibility; and Section 23.55.030 Qualification Pay, to Ensure Appropriate Compensation and Benefits to City Employees Comparable to Other Places of Public Employment Which Allows the City to Recruit and Retain Qualified Employees. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

8. ***Ordinance No. 3525-2026** - Enacting Kenai Municipal Code Section 14.20.246 - Tent Camping on Private Property, Amending Kenai Municipal Code Section 14.20.320 - Definitions to Provide Definitions Regarding Tents and Campgrounds, Amending Kenai Municipal Code Section 13.10.060 - Sanitary Facilities for Camping on Private Property, and Amending Kenai Municipal Code Section 14.22 - Land Use Table. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

9. ***Ordinance No. 3526-2026** - Amending the Official Zoning Map by Rezoning Parcel 04106318, with a Physical Address of 6575 Kenai Spur Highway, from a Split Zone of Rural Residential (RR) and General Commercial (CG) to the Zoning District of General Commercial (CG). (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

10. ***Ordinance No. 3527-2026** - Determining that an Approximately 7,682 Square Foot Portion of City-Owned Property Described as that Portion of Govt Lot 10 Lying Southwest of Bridge Access Rd & Lying North & Northwest & Northeast of USS 4563 Amended, is Not Needed for a Public Purpose and Authorizing the Sale and Exchange of the Property to Rabuf, LLC. (Administration)

Introduced by the consent agenda and Public Hearing set for June 3, 2026.

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

Approved by the consent agenda.

I. **COMMISSION / COMMITTEE REPORTS**

1. Council on Aging Commission

Vice Mayor Askin reported on the May 14, 2026 work session, next meeting June 11, 2026.

2. Airport Commission

Council Member Sounart reported on the May 14, 2026 meeting, next meeting June 11, 2026.

3. Parks and Recreation Commission

Council Member Kisena reported on the May 7, 2026 meeting, next meeting June 4, 2026.

4. Planning and Zoning Commission

Vice Mayor Askin reported on the May 13, 2026 meeting, next meeting May 27, 2026.

5. Beautification Commission

Council Member Pettey reported on the May 12, 2026 meeting, next meeting September 8, 2026.

J. **REPORT OF THE MAYOR**

Mayor Knackstedt reported on the following:

- Participation in Police Memorial Week; met with Police Officers and the widow of Officer John Watson.
- Meeting with Glenfarne representatives, investors, contractors and developers regarding a potential project in the Kenai area.
- Thanked Director Best and the Parks and Recreation Commission for their work on the Parks and Recreation Master Plan.

K. ADMINISTRATION REPORTS

1. City Manager - City Manager Eubank reported on the following:
 - Staffing update: welcomed Ryan Coleman as the next Police Chief and reported open position recruitments.
 - Meeting with Glenfarne Alaska LNG.
 - Fox Air has been confirmed to be operating in good standing.
 - Kahtnu Area Transit is preparing to expand public bus service operations with several potential bus stop locations in the City.
 - Mission Avenue has been closed due to sluffing that has created unsafe conditions.
 - KPEDD recently released its 2026 Housing Assessment Report.
 - Bridge Access Pavement Preservation & Bike Path Project bidding is expected later this summer with construction in summer 2027.
 - Wildwood Drive DOT project although not guaranteed may be completed in July when the Spur job closes for the PU Fishery.
 - Airport staff is working on advertising the Airport Restaurant Concession with the goal of getting a new provider.
 - Upcoming Events: Memorial Day Ceremonies; Library Summer Reading Program; and Planting Day.
2. City Attorney - No report.
3. City Clerk - City Clerk Saner reported on the following:
 - Mobile Food Vendor licensing traffic is picking up and Taxi license expiration reminders were being sent.

L. ADDITIONAL PUBLIC COMMENTS

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

Student Representative Bolling congratulated the Class of 2026.

Vice Mayor Askin congratulated Ryan Coleman on his appointment as Police Chief and thanked staff for the Parks and Recreation Master Plan.

Council Member Grieme congratulated the KCHS 2026 graduates; reminded everyone you could still sign up for the summer reading program; stated her appreciation for all who have served and reminded everyone of the importance of the Memorial Day Ceremonies.

Council Member Kisena congratulated Ryan Coleman on his appointment as Police Chief.

Council Member Pettey recognized the sacrifice of our service members.

Council Member Daniel reminded everyone to have a safe Memorial Day weekend.

Council Member Sounart congratulated Ryan Coleman on his appointment as Police Chief; thanked Chief Ross for his service; noted her appreciation for the work on the Parks and Recreation Master Plan; and wished everyone a safe Memorial Day weekend.

M. EXECUTIVE SESSION - None.

N. PENDING ITEMS

1. **Ordinance No. 3510-2026 (Substitute)** - Amending the Official Zoning Map by Rezoning a Portion of the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)

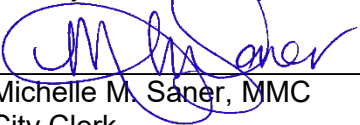
[Clerk's Note: March 18, 2026 postponed to April 1, 2026; April 1, 2026 postponed to May 6, 2026; May 6, 2026 referred to the Planning & Zoning Commissions May 27, 2026 meeting and postponed to June 3, 2026.]

O. ADJOURNMENT

P. INFORMATIONAL ITEMS - None.

There being no further business before the Council, the meeting was adjourned at 7:21 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of May 20, 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.*