

**KENAI CITY COUNCIL – REGULAR MEETING
AUGUST 7, 2019 – 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 7, 2019, 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	Robert Molloy
Henry Knackstedt	Tim Navarre
Jim Glendening	Robert Peterkin
Glenese Pettey	

A quorum was present.

Also in attendance were:

Terry Eubank, Acting City Manager
Scott Bloom, City Attorney
Jamie Heinz, City Clerk

3. Agenda Approval

Mayor Gabriel noted the following revisions to the packet:

Add to item G.7. Special Use Permit for Kenai Chamber of Commerce and Visitor Center

- Letter from Kenai Chamber of Commerce and Visitor Center

MOTION:

Council Member Molloy **MOVED** to approve the agenda with the requested revisions to the packet and requested **UNANIMOUS CONSENT**. Council Member Knackstedt **SECONDED** the motion.

VOTE: There being no objections, **SO ORDERED**.

4. Consent Agenda

MOTION:

Council Member Knackstedt **MOVED** to approve the consent agenda and requested **UNANIMOUS CONSENT**. Council Member Molloy **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: There being no objections, **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 PUBLIC COMMENTS – None

C. UNSCHEDULED PUBLIC COMMENTS – None.

D. PUBLIC HEARINGS

1. **Resolution No. 2019-54** - Designating Management Authority for Tract 2, Baron Park Subdivision to Reflect that Revenues and Expenses Associated with the Property are Allocated to the Airport Fund. (Administration)

MOTION:

Council Member Molloy **MOVED** to adopt Resolution No. 2019-54 and Council Member Knackstedt **SECONDED** the motion.

Mayor Gabriel opened for public hearing; there being no one wishing to be heard, the public hearing was closed.

Appreciation was expressed for the Resolutions.

An overview of the transactions since the early 1990's was provided. Clarification was provided that the Airport purchased assets from a former lease with the University of Alaska Anchorage which was terminated. It was suggested the payment for the assets extinguished the lease and was essentially like buying the property back.

Management authority for each of the tracts was provided as Tract 1 – General Fund, Tract 2 – Airport Fund, Tract 3 – Airport Fund, Tract 4 – General Fund, Tract 5 – General Fund, so long as this resolution and the next resolution were adopted.

It was noted the intent was that if any land was sold or any revenue derived, it would remain with the fund with management authority. Clarification was provided that no Federal Aviation Administration deed restrictions were on any of the properties. Clarification was also provided that this action did not encumber another Council's actions on the property such as building trails or parks.

MOTION TO AMEND:

Council Member Knackstedt **MOVED** to amend Section 1 to read, "that management authority for tract 2 Baron Park Subdivision is designated to the Airport Fund and revenue, including future sales and associated expenses are allocated to the Airport Fund and Airport Land Sale Permanent Fund as appropriate and Council Member Molloy **SECONDED** the motion.

Clarification was provided that the property had been surveyed, the boundaries were known, and the City intended to take further platting action in the future.

VOTE ON THE AMENDMENT:

YEA: Knackstedt, Glendening, Pettey, Navarre, Peterkin, Gabriel, Molloy
NAY:

MOTION PASSED UNANIMOUSLY.

VOTE ON THE MAIN MOTION AS AMENDED:

YEA: Knackstedt, Glendening, Pettey, Navarre, Peterkin, Gabriel, Molloy
NAY:

MOTION PASSED UNANIMOUSLY.

- 2. **Resolution No. 2019-55** - Designating Management Authority for Tract 3, Baron Park Subdivision to Reflect That Revenues And Expenses Associated With The Property Are Allocated To The Airport Fund. (Administration)

MOTION:

Council Member Knackstedt **MOVED** to adopt Resolution No. 2019-55 and Council Member Glendening **SECONDED** the motion.

Mayor Gabriel opened for public hearing; there being no one wishing to be heard, the public hearing was closed.

MOTION TO AMEND:

Council Member Knackstedt **MOVED** to amend Section 1 to read, "that management authority for tract 2 Baron Park Subdivision is designated to the Airport Fund and revenue, including future sales and associated expenses are allocated to the Airport Fund and Airport Land Sale Permanent Fund as appropriate and Council Member Molloy **SECONDED** the motion. **UNANIMOUS CONSENT** was requested.

Clarification was provided that code and/or charter was what required funds from the sale of properties to go to permanent funds, not these resolutions.

VOTE ON THE AMENDMENT: There being no objections, **SO ORDERED.**

VOTE ON THE MAIN MOTION AS AMENDED:

YEA: Knackstedt, Glendening, Pettay, Navarre, Peterkin, Gabriel, Molloy
NAY:

MOTION PASSED UNANIMOUSLY.

E. MINUTES

1. *Regular Meeting of July 3, 2019

Approved by the consent agenda.

F. UNFINISHED BUSINESS – None.

G. NEW BUSINESS

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

Approved by the consent agenda.

2. *Action/Approval – Purchase Orders Over \$15,000. (Administration)

Approved by the consent agenda.

3. **Ordinance No. 3072-2019** - Renaming, Repealing and Re-Enacting Kenai Municipal Code Title 22-General Fund Lands, Renaming Title 21-City Airport and Airport Lands, and Repealing Kenai Municipal Code Chapter 21.15-Lease and Sale of Airport Lands Outside of the Airport Reserve to Encourage Responsible Growth and Development to Support a Thriving Business, Residential, Recreational and Cultural Community through Responsible Land Policies and Practices. (Administration)

MOTION:

Council Member Molloy **MOVED** to introduce Ordinance No. 3072-2019 and Council Member Knackstedt **SECONDED** the motion.

MOTION TO AMEND:

Council Member Molloy **MOVED** to refer to the Airport Commission for recommendation at their August 8 meeting, the Harbor Commission for recommendation at their August 19 meeting, the Planning and Zoning Commission Meeting for recommendation at their August 14 meeting and set for Public Hearing before City Council on August 21. Council Member Knackstedt **SECONDED** the motion and requested **UNANIMOUS CONSENT**.

VOTE ON THE AMENDMENT: There being no objections, **SO ORDERED**.

UNANIMOUS CONSENT was requested on the main motion.

VOTE ON THE MAIN MOTION AS AMENDED: There being no objections, **SO ORDERED**.

4. ***Ordinance No. 3073-2019** - Accepting and Appropriating a Grant from the State of Alaska for the Purpose of Purchasing Books. (Administration)

Introduced by the consent agenda and public hearing set for August 21.

5. ***Ordinance No. 3074-2019** - Increasing Estimated Revenues and Appropriations by \$1,504.82 in the FY2019 General Fund - Police Department for State Traffic Grant Overtime Expenditures. (Administration)

Introduced by the consent agenda and public hearing set for August 21.

6. ***Ordinance No. 3077-2019** - Increasing Estimated Revenues and Appropriations in the Water & Sewer Special Revenue and Water & Sewer Improvements Capital Project Funds for Engineering and Design Services to Relocate Well House #1 which was Damaged by the November 30, 2018 Magnitude 7.0 Southcentral Alaska Earthquake. (Administration)

Introduced by the consent agenda and public hearing set for August 21.

7. **Action/Approval** - Authorizing a Special Use Permit for the Kenai Chamber of Commerce and Visitor Center for the Use of the "Moose Meat John" Cabin. (Administration)

MOTION:

Council Member Knackstedt **MOVED** to authorize a Special Use Permit for the Kenai Chamber of Commerce and Visitor Center for the Use of the "Moose Meat John" Cabin. Vice Mayor Navarre **SECONDED** the motion and requested **UNANIMOUS CONSENT**.

Clarification was provided that the cabin sat on a 100 ft. by 100 ft. piece of property within a parcel and subdivision would be required to allow for a lease. Clarification was also provided that the current practice for Special Use Permits was one year and Ordinance No. 3072-2019, currently being considered, restricted Special Use Permits to one year.

VOTE: There being no objections, **SO ORDERED**.

H. COMMISSION/COMMITTEE REPORTS

1. Council on Aging – It was reported the July 11 meeting was cancelled.
2. Airport Commission – It was reported the Commission heard the presentation regarding the Land Sale and Leasing Policies and Procedures and heard updates on the Airfield Marking Project, the certification inspection, Field of Flowers sign, and wildlife display at the terminal; next meeting August 8.
3. Harbor Commission – No report; next meeting August 19.
4. Parks and Recreation Commission – It was reported the Commission met on August 1 and discussed locations for placement of bike racks; next meeting September 5.
5. Planning and Zoning Commission – It was reported that at their July 24 meeting the Commission heard the presentation regarding the Land Sale and Leasing Policies and Procedures, approved a plat, a Conditional Use Permit for a guide service, and the transfer of a Conditional Use Permit for a gravel pit; next meeting August 14.

6. Beautification Committee – No report; next meeting September 10.
7. Mini-Grant Steering Committee – No report.

I. REPORT OF THE MAYOR

Mayor Gabriel reported on the following:

- Attended the Fourth of July festivities;
- Attended the final meeting for the Election Stakeholder Group who was recommending the Vote-by-mail system for the Borough;
- Had spent time fishing; and
- Was attending upcoming Alaska Municipal League meetings.

J. ADMINISTRATION REPORTS

1. City Manager – Acting City Manager T. Eubank reported on the following:
 - Dipnet operations and financials noting the City was within 95% of projected revenues; thanked the staff that made the fishery successful;
 - The Cemetery Expansion Project was ongoing;
 - The Airfield Crack Sealing Project was ongoing; noted an ordinance for supplemental appropriation should be expected;
 - The Terminal Rehabilitation Project was ongoing;
 - Replacement blowers for the Wastewater Treatment Plant were onsite and ready for installation;
 - Expressed appreciation for the US Coast Guard's presence during the Dipnet Fishery.
2. City Attorney – No Report.
3. City Clerk – City Clerk J. Heinz noted the Candidate Filing Period for the Regular Election was open, the deadline for registering to vote or changing voter registration was September 1 for the October 1 election, and would be watching the Borough Assembly as they considered the recommendations of the Election Stakeholder Group recommendations.

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments (*Public comment limited to five (5) minutes per speaker*)

None.

2. Council Comments

Vice Mayor Navarre noted the upcoming Alaska Municipal League meetings in Soldotna, the Alaska Gasline Development Corporation Advisory Council was focusing on finalizing the feasibility study and scaling back with state budget cuts, also provided a reminder of the upcoming Industry Appreciation Day.

Council Member Pettey noted good reports regarding Dipnet Fishery operations and thanked staff; also noted the City looked clean and the flowers looked nice and thanked staff for that as well.

Council Member Glendening noted the Kenai Peninsula Borough Alaska LNG Project Advisory Committee had an upcoming meeting and the group was focusing on finalizing the Environmental Impact Study and getting the project permitted as the permit was then good for five years.

Council Member Peterkin noted upcoming travel.

Council Member Molloy thanked administration and the departments for successful Dipnet Fishery operations.

Council Member Knackstedt noted the Dipnet Fishery went very well; attended the Fourth of July Parade and thanked the Chamber of Commerce President for the festivities; noted Beaver Loop was under construction; thanked Kenai Police Department for their work in apprehending the suspect in the recent double homicide.

L. **EXECUTIVE SESSION** – None.

M. **PENDING ITEMS** – None.

N. **ADJOURNMENT**

There being no further business before the Council, the meeting was adjourned at 7:32 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of August 7, 2019.


Jamie Heinz, CMC
City Clerk

