

**JOINT WORK SESSION  
KENAI CITY COUNCIL, PARKS & RECREATION  
AND THE KOOL SUBCOMMITTEE  
MARCH 3, 2016 – 6:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
VICE MAYOR GABRIEL, PRESIDING**

**NOTES**

**EVENT PARK WITH PERMANENT STAGE  
FEASIBILITY REPORT**

Council present: P. Porter, T. Navarre, R. Molloy, H. Knackstedt, B. Gabriel,  
Others present: C. Parker, A. Hull, M. Smith, S. Merry, B. Shiflea, C. Stephens, M.  
Lindeman, City Manager R. Koch, Parks & Rec Director Bob Frates and  
City Clerk S. Modigh

Vice Mayor Gabriel provided an introduction of all members in attendance and an overview the evening's proceedings.

It was noted that the Subcommittee was established by City Council via Resolution No. 2015-67 on August 19, 2015, to accomplish a Feasibility Study as is it relates to an expanded and/or new park design to host current events and anticipated future events.

Formation of the Subcommittee was created for the purposed of exploring the feasibility and cost for the phased construction of a park facility including a permanent stage in the city.

The Subcommittee named itself the "Kenai Outdoor Opportunity Location" (KOOL Subcommittee and met on average every three weeks. Member consist of:

- Vice Mayor Gabriel, Chairperson
- Chris Parker – Registered Architect
- Al Hull – Kenai Parks & Recreation Commission
- Megan Smith – Kenai Chamber of Commerce
- Brendyn Shiflea – Kenai Chamber of Commerce/Finance
- Phil Morin – Kenai Performers
- Scot Merry – Live Music Production
- Tim Elder – KCHS Auditorium

The KOOL Subcommittee thanked City Manager Koch and Parks & Recreation Director Frates for their assistance throughout the process.

The Subcommittee focused on site selection, site planning, phasing plans/costs as directed by City Council.

Site selection criteria were based on the following:

- Available space
- Proximity of utilities
- Neighborhood compatibility
- Natural features proximity of supporting facilities & businesses

Out of the 17 different properties reviewed by the Subcommittee, it was narrowed down to two locations: Millennium Square and Evergreen & Kenai Spur Highway. Based on the Subcommittee's analysis of all properties, their preferred location was a 15.16 acre parcel of property known as Millennium Square. Decision was based on the proximity to downtown, available utilities, traffic accessibility, walkability to town center & planned bluff trail system, Shk'ituk't Village Historic Site, view of the Kenai River and inlet, bluff overlook, topography and available parking, and existing park.

The Subcommittee identified and prioritized components of the park as such:

1. Stage
2. Permanent Restrooms with Utilities & Site Work
3. Parking Lot
4. Utilities for Vendor Areas

Implementing the full event park design concept would require a capital budget close to \$1,200,000 with additional costs for miscellaneous items such as paved pathways and roadways, signage, picnic shelters, picnic tables, benches, garbage receptacles, trees and other general landscaping.

It was recommended the design of the park proceed in four phases:

Phase I	Stage Construction	\$238,000-\$400,000
Phase II	Permanent Restrooms with Utilities, Spectator and Event Area	\$279,000
Phase III	Parking Lot	\$200,000-\$550,000
Phase IV	Utilities for Vendors	\$166,000

The Subcommittee recommended the following:

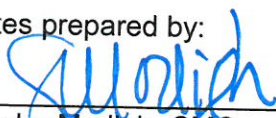
- Include a budget item in the amount of \$35,000 in the City of Kenai Fiscal Year 2017 to contract with a consultant to provide 35% design documents so that the scope and costs can be more accurately defined.
- Consider providing the budgetary resources, as available to construct this project over the next 5-7 years.
- City Administration should continue exploring grant opportunities.

It was discussed that the purpose of this was to enhance quality of life for our community and residents.

Council thanked the KOOL Subcommittee and Administration for their hard work on this project and Feasibility Report presentation.

The work session was adjourned at 7:20 p.m.

Notes prepared by:



Sandra Modigh, CMC  
City Clerk

