



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *MB*

DATE: April 11, 2017

SUBJECT: Ordinance 2016-19-34; An ordinance authorizing the acquisition of Real Property located at 354 Tyee Street, Soldotna, Alaska on behalf of Central Peninsula Hospital for a Withdrawal Management Services Facility, appropriating \$750,900 from the Central Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase and Remodel of the property, and authorizing an Amendment to the CPGH, Inc., Lease and Operating Agreement.

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled April 10, 2017 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2016-19-34, authorizing the acquisition of real property located at 354 Tyee Street, Soldotna.

In the ordinance, please make the following amendment to the last WHEREAS statement:

WHEREAS, the borough Planning Commission, at its regular meeting of April 10, 2017 recommended approval by unanimous consent.

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM F. PUBLIC HEARINGS

1. Ordinance 2016-19-34; An ordinance authorizing the acquisition of Real Property located at 354 Tye Street, Soldotna, Alaska on behalf of Central Peninsula Hospital for a Withdrawal Management Services Facility, appropriating \$750,900 from the Central Peninsula Hospital Plant Replacement and Expansion Fund for the Purchase and Remodel of the property, and authorizing an Amendment to the CPGH, Inc., Lease and Operating Agreement.

Memorandum & Staff Report given by Max Best

PC Meeting: 4/10/17

Central Peninsula General Hospital, Inc. ("CPGH") has evaluated a 4,380 square foot building located at 354 Tye Street, Soldotna for conversion to a withdrawal management services facility. The purchase price of the property with closing costs is \$504,000. The administration has conducted property inspections and due diligence work. A remodel of the space is required to support the withdrawal services programming and to address identified maintenance items. The cost of remodel is budgeted at \$240,900 based on CPGH estimates. A \$6,000 processing fee is being applied to this project for cost recovery to the Land Trust Fund.

A letter from Bruce Richards, Director of External Affairs, Marketing and Foundation was included in the packet which describes the purpose, scope of work and the need for the hospital's acquisition. This is grant money from the State of Alaska that was coming through the Borough to the hospital for the purchase of this property.

There is a three year, \$3,000,000 grant appropriation for these types of facilities. They anticipate that the fees will help support the facility once it was purchased and remodeled.

CPGH is seeking borough approval to move forward with the acquisition, remodel and use of funds, which requires assembly approval under the Lease and Operating Agreement.

END OF MEMORANDUM & STAFF REPORT

Chairman Martin opened the meeting for public comment. Seeing and hearing no one wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Carluccio moved, seconded by Commissioner Isham to recommend approval of Ordinance 2016-19-34; authorizing the acquisition of Real Property located at 354 Tye Street, Soldotna.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	ECKLUND ABSENT	ERNST YES	FOSTER YES	GLENDENING YES	ISHAM YES	LOCKWOOD ABSENT
MARTIN YES	MORGAN YES	RUFFNER YES	VENUTI YES	WHITNEY YES		10 YES 2 ABSENT

~~AGENDA ITEM F. PUBLIC HEARINGS~~

- ~~2. Vacate a portion of Anderson Way, a right-of-way along the southeast boundary of Lot 3, Block 20, originally dedicated on Waterfront Resubdivision No. 2, Plat SL 67-31. The portion of right-of-way being vacated is undeveloped and located within the NW1/4 SW1/4 of Section 32, T8S, R14W, S.M., AK, within the City of Seldovia and the KPB; KPB File 2017-036.~~

~~Staff Report given by Max Best~~

~~PC Meeting: 4/10/17~~

~~Purpose as stated in petition: The goal of this project is to combine the two HEA parcels into one lot to allow for future improvements to the property. It will include a right of way dedication as well as a right of way vacation.~~