



KENAI PENINSULA BOROUGH

144 North Binkley St., Soldotna, Alaska 99669-7520
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www.kpb.us/land • lmweb@kpb.us



MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Mike Navarre, Borough Mayor

THRU: Max Best, Planning Director *MB*
Marcus A. Mueller, Land Management Officer *ma*

FROM: Dan Conetta, Land Management Agent *D. C.*

DATE: October 13, 2015

SUBJECT: Delegation of Management Authority to Anchor Point Fire & Emergency
Medical Service Area: Resch Road Site

Attached for your approval is a Delegation of Management Authority to the Anchor Point Fire & Emergency Medical Service Area (APF&EMSA).

Pursuant to Ordinance 2015-19-05 the borough acquired a parcel of land that was identified by the APF&EMSA to meet the locational and operational objectives for a water tank fill site and meet the long term needs of the service area as well. Initially the service area will use approximately 1 acre of the 7.5 acre parcel. KPB Capital Projects is now ready to place a cistern tank at this site and will proceed once the delegation of management authority is approved.



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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

COPY TO: Al Terry, Chief, Anchor Point Fire & Emergency Medical Service Area
Kevin Lyon, Capital Projects Director
Max Best, Planning Director
Marcus Mueller, Land Management Officer

FROM: Mike Navarre, Mayor

DATE: October 13, 2015

SUBJECT: Delegation of Management Authority to Anchor Point Fire & Emergency Medical Service Area: Resch Road Site


Pursuant to KPB 17.10.020 and Ordinance 2015-19-05, delegation of management authority is hereby granted to the Anchor Point Fire & Emergency Medical Service Area for the following described real property:

A portion of the North 2/5 of Government Lot 1, Section 30, T3S, R14W, S.M., Alaska, lying east of the Sterling Highway, containing 1 acre ± as shown on Attachment A (KPB Assessor Parcel No. 159-200-02).

Said management authority being limited to that which is required to make use of the land for the public purposes under the jurisdiction of the service area, including the right to construct, maintain, improve, or demolish any structures, driveways, utilities, and other improvements. The service area may use or dispose of all timber or material resources as may be necessary or convenient for the service area's purposes. Management authority includes a limited authority to permit other uses on the land, consistent with the policies of the Kenai Peninsula Borough. The service area is responsible for any liens or assessments levied against the land as well the costs of insurance associated with the uses and improvements on the land.

The Land Management Division retains jurisdiction in the disposition of the fee simple interests and all matters of property title including leases, easements, right-of-ways and subdivision. This assignment shall be valid until the land is no longer required for the service area's purposes or until reassigned by the Borough Mayor.

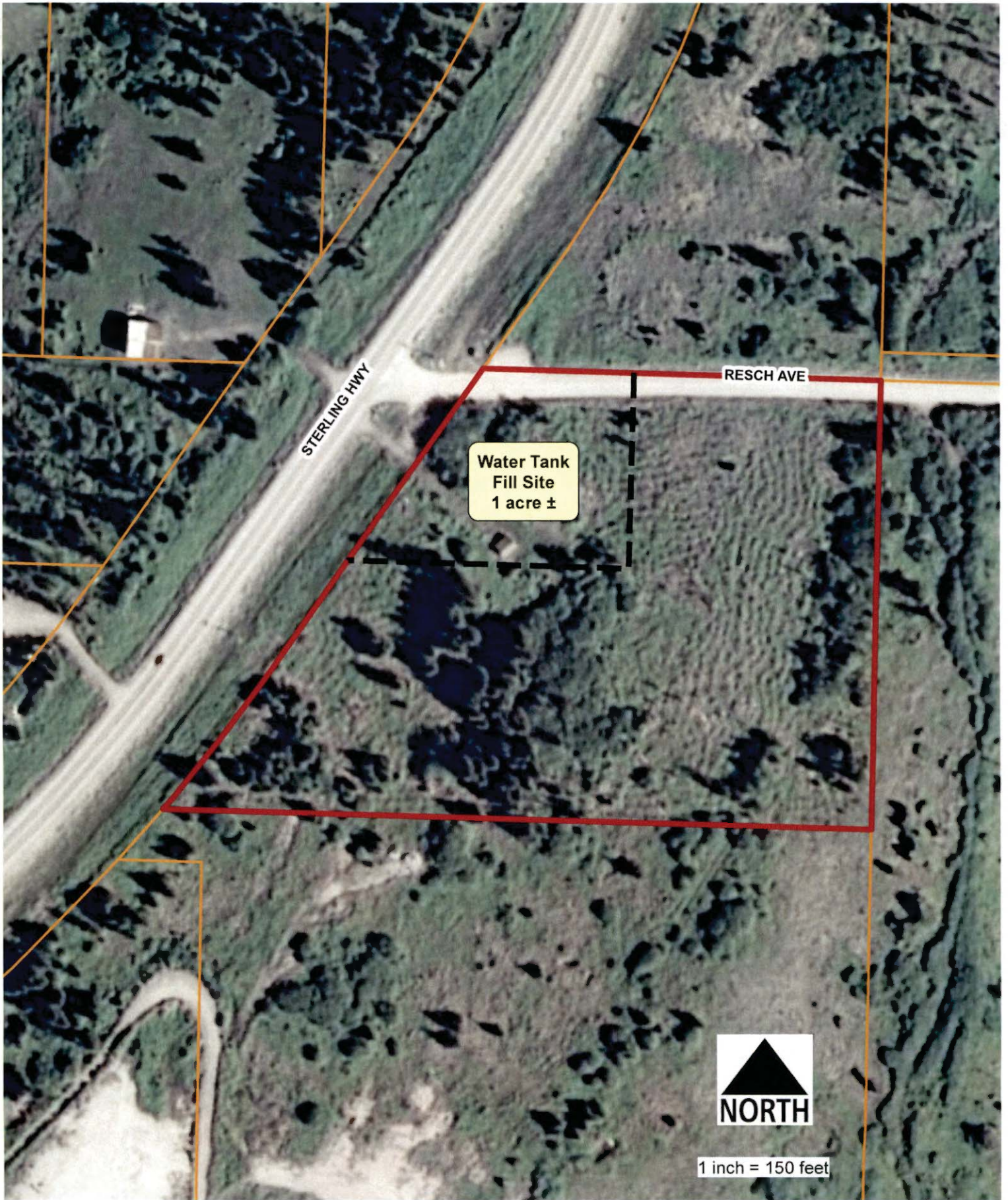
Approved:



Mike Navarre, Mayor



Date



Attachment A

Introduced by: Mayor
Date: 07/07/15
Hearing: 07/28/15
Action: Enacted as Amended
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2015-19-05**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL
PROPERTY AT THE CORNER OF RESCH ROAD AND STERLING HIGHWAY FOR
A FILL SITE AND OTHER FUTURE ANCHOR POINT FIRE AND EMERGENCY
MEDICAL SERVICE AREA USES, APPROPRIATING FUNDS FOR THE
ACQUISITION AND EXPANDING THE AUTHORIZED USES OF THE FUNDS**

- WHEREAS,** Anchor Point Fire and Emergency Medical Service Area (APFEMSA) is planning for the development of a water tank fill site in the northern part of the service area; and
- WHEREAS,** the planning department has conducted an analysis of existing APFEMSA infrastructure locations and has identified optimal target locations for future infrastructure based on ISO 5-mile response criteria; and
- WHEREAS,** Goal 4.3 of the Kenai Peninsula Borough Comprehensive Plan is “to facilitate the provision of cost-effective fire protection and emergency medical services to residents and visitors throughout the borough”; and
- WHEREAS,** a parcel of land has been identified to support the water tank fill site in the northern part of the service area and the parcel furthers Goal 4.3 Objective 1 Action C for “long range planning to avoid unnecessary duplication of services, equipment, and facilities”; and
- WHEREAS,** a purchase agreement has been negotiated with the property owner; and
- WHEREAS,** initially the APFEMSA will only use a portion of the property needed for a water tank fill site and the remainder is intended to be held for future uses, subject to planning and appropriation and other approvals; and
- WHEREAS,** the property will be purchased jointly by the Land Trust Fund and APFEMSA, with APFEMSA providing funding of \$8,267 and the Land Trust Fund providing funding of \$53,733; and
- WHEREAS,** in FY2011, \$50,000 was appropriated for installation of a water tank on the southern end of the Service Area to provide a water source; and

WHEREAS, expanding the scope to include the northern end of the Service Area and the purchase of land where the tank would be located would allow funds previously appropriated through ordinance 2011-19 to be used for the purchase of this property; and

WHEREAS, the Anchor Point Fire and Emergency Medical Service Area Board at its meeting of October 15, 2014 recommended approval by majority consent; and

WHEREAS, the KPB Planning Commission at its regularly scheduled meeting of July 13, 2015 recommended approval by unanimous consent;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the purchase of the following described real property is in the best interests of the borough:

The North 2/5 of Government Lot 1, Section 30, T3S, R14W, Seward Meridian, Alaska, lying East of the Sterling Highway, containing 7.49 acres more or less (KPB Assessor Parcel No. 159-200-02)

SECTION 2. That the terms and conditions substantially in the form of the Purchase Agreement accompanying this ordinance are hereby approved. The purchase price shall be \$60,000 and closing costs shall not exceed \$2,000.

SECTION 3. That this acquisition is for the purpose of supporting the development of a water tank fill site and other future fire and emergency service uses within the Anchor Point Fire and Emergency Medical Service Area and to enhance the borough's land holdings to meet future borough needs.

SECTION 4. That the proposed classification of this land is government.

SECTION 5. That the mayor is authorized to execute any and all documents necessary to purchase the real property described in Section 1 in accordance with the terms and conditions contained in this ordinance and the accompanying Purchase Agreement and consistent with applicable provisions of KPB Chapter 17.10.

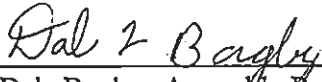
SECTION 6. That the uses of these funds authorized in Ordinance 2011-19 are expanded to include purchasing this property.

SECTION 7. That \$53,733 is appropriated from the Land Trust Fund, fund balance, to account 250.21210.00000.48610 for expenditures associated with this acquisition.

SECTION 8. That a prorated amount up to \$8,267 is charged to the Anchor Point Fire and Emergency Medical Service Area Capital Project Fund, account number 444.51410.11TNK.48520 for expenditures associated with this acquisition.


SECTION 9. That this ordinance shall take effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 28TH DAY OF JULY, 2015.

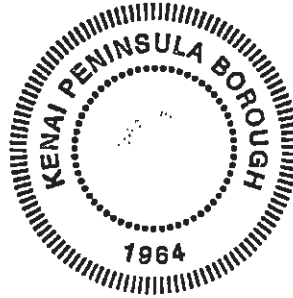


Dale Bagley, Assembly President

ATTEST:



John Blankenship, MMC, Borough Clerk



Yes: Cooper, Haggerty, Gilman, Johnson, McClure, Ogle, Welles, Wolf, Bagley
No: None
Absent: None