

Introduced by: Mayor  
Date: 06/21/22  
Action: Adopted  
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2022-039**

**A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED IN SOLDOTNA, ALASKA ON BEHALF OF CENTRAL EMERGENCY  
SERVICES FOR THE PURPOSE OF A REPLACEMENT SITE FOR CENTRAL  
EMERGENCY SERVICES STATION #1**

- WHEREAS,** the Kenai Peninsula Borough’s Central Emergency Service Area & Central Peninsula Emergency Medical Service Area (collectively, “CES”), provide for the operation of fire and emergency medical operations serving more than 24,961 residents; and
- WHEREAS,** CES Station 1 is the hub location for CES operations, serving as the primary point of operational command, equipment servicing, and deployment; and
- WHEREAS,** due to a variety of factors including the size, age and operability of the facility, CES Station 1 must be replaced; and
- WHEREAS,** a site selection committee, comprised of both borough and City of Soldotna officials, was created in 2017 to evaluate potential sites according to design and operational criteria specific to the purpose and need of CES Station 1 replacement; and
- WHEREAS,** after evaluating over eleven potential locations, the proposed parcels were selected as the best-available location by meeting factors important to fire station design, operability, point-of-service, and long-term need; and
- WHEREAS,** the proposal to purchase a site involves appraisal of eight parcels under the ownership of two separate owners; and
- WHEREAS,** the funding for this land acquisition will be supported by funds previously appropriated through CES in the FY2020 budget process; and
- WHEREAS,** obtaining site control is an important step in ongoing project development; and
- WHEREAS,** CES will make efforts to recover land acquisition costs through grants or other funding assistance when eligible; and

**WHEREAS**, the subject site and utilization concepts integrate with adjacent land already owned by the Borough, and the possibility to modify design concepts should other adjacent property become available to acquire; and

**WHEREAS**, the joint Central Emergency Service Area and Central Emergency Medical Service Area Board, at its regular meeting of May 19, 2022, recommended approval of purchasing the properties in the amount of \$788,000.00; and

**WHEREAS**, the Kenai Peninsula Borough Planning Commission, at its regular meeting of June 13, 2022, recommended approval by unanimous consent;

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

**SECTION 1.** That the assembly finds that purchasing the following described real property pursuant to KPB 17.10.040 is in the best interest of the borough:

S&B Properties:

LOT 1 AND LOT 2, BLOCK 2, AIRPORT SUBDIVISION, FILED UNDER PLAT NO. KN-0001325, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO's. 060-111-01, 060-111-02)

LOT "O", BLOCK 2, 1962 AIRPORT SUBDIVISION REPLAT, FILED UNDER PLAT NO. KN-0001500, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO. 060-111-11)

LOT 10, BLOCK 3, HILLCREST SUBDIVISION, FILED UNDER PLAT NO. KN-0001514, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO. 060-115-10)

LOT 8 AND LOT 9, BLOCK 3, HILLCREST SUBDIVISION, FILED UNDER PLAT NO. KN-0001514, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO's. 060-115-09, 060-115-08)

Beer Trust:

LOTS 3 AND 4, BLOCK 3, HILLCREST SUBDIVISION, ACCORDING TO PLAT NO. K-1514, IN THE KENAI RECORDING DISTRICT, STATE OF ALASKA. (PARCEL NO's. 060-115-04, 060-115-03)

**SECTION 2.** That the terms and conditions substantially in the form of the purchase agreements accompanying this resolution are hereby approved. The purchase price shall be \$680,000.00 for the S&B Properties parcels and \$108,000.00 for the Beer Trust parcels, plus surveying, title and closing costs, and due diligence fees not to exceed \$50,000.00.

**SECTION 3.** That this acquisition is for the purpose of siting an emergency response facility, commonly known as CES Station 1 replacement.

**SECTION 4.** That the above-described land is zoned commercial pursuant to City of Soldotna zoning code and therefore is not proposed to be further classified under KPB 17.10.080. The intended use is generally permitted in this zone.

**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 resolution and the accompanying purchase agreements, consistent with applicable provisions of KPB Chapter 17.10.

**SECTION 6.** Previously appropriated funding, not to exceed \$838,000, is available in the Central Emergency Service Area Capital Project Fund account 443.51610.20461.49999, for the acquisition of the properties listed in Section 1.

**SECTION 7.** That this resolution shall take effect immediately upon adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 21ST DAY OF JUNE, 2022.**

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Brent Johnson, Assembly President

ATTEST:

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Johni Blankenship, MMC, Borough Clerk

Yes: Bjorkman, Chesley, Cox, Derkevorkian, Ecklund, Elam, Hibbert, Tupper, Johnson

No: None

Absent: None