

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Brent Hibbert, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor *ch*

FROM: Melanie Aeschliman, Planning Director *MA*

DATE: January 13, 2021

RE: Ordinance 2021-02, An Ordinance Authorizing the Negotiated Lease of Classroom Space at the Soldotna Prep Building with the Boys & Girls Club of the Kenai Peninsula

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled January 11, 2021 meeting.

A motion passed by unanimous vote (10 Yes, 0 No, 1 Absent) to recommend approval of Ordinance 2021-02.

In the ordinance please amend the last WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of January 11, 2021 and recommended approval by unanimous vote.

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

AGENDA ITEM E. NEW BUSINESS

7. Ordinance 2021-02: An ordinance authorizing the negotiated lease of classroom space at the Soldotna Prep build with the Boys & Girls Club of the Kenai Peninsula

Staff report given by Marcus Mueller.

The Soldotna Prep (SoPrep) building was vacated by the Kenai Peninsula Borough School District (KPBSD) and is under evaluation for long term planning. In the meantime, the Boys and Girls Club of the Kenai Peninsula has proposed use of 10 classrooms and gymnasiums for youth programs. The proposal was evaluated by the administration's SoPrep Interim Facility Management Team and found to be consistent with facility capabilities.

A short-term lease has been negotiated which would extend through the current school year and then continue month-to-month by mutual agreement. The proposed lease rate is based on the building cost for the classroom space, with a monthly flat fee for the gymnasiums on an "as available basis". The "as-available basis" would maintain the ability for the borough to schedule other uses in the gymnasiums, which may arise during the term of the lease. The proposed lease rate structure considers spaces outside the classrooms to be common spaces in which Boys and Girls Club would have management privileges associated with the lease.

Borough code does not specifically address the leasing of building space. Several of the requirements of KPB 17.10 for the leasing of land are not applicable to the leasing of building space. While KPB 17.10.100(I) authorizes this negotiated lease, the ordinance provides that other provisions of KPB 17.10 including land classification, notice of disposition, lease types, lease terms and conditions, and general conditions are not required.

The ordinance would authorize the mayor to lease classrooms and as-available gym use at the Soldotna Prep Building to the Boys and Girls Club of the Kenai Peninsula for youth programs.

Currently the Boys and Girls Club is facing not only the challenge of greater and new demand on their services due to COVID 19 but they have also been displaced from the schools from which they normally operate.

The lease agreement rate is an "at cost rate" of \$.20 a square foot which is based on the budget actuals from the last year.

END OF STAFF REPORT

Chair Martin open the item for public comment.

Kyle Kornelis, Board Treasurer, Boys & Girls Club of the Kenai Peninsula, 705 Frontage Road, #B, Kenai AK, 99611: Mr. Kornelis stated he was there to testify in support of Ordinance 2021-02 and would make himself available to answer any questions the commission may have. He also noted the Borough and the School District are valuable partners in the Boys & Girls Club mission to serve the youth of the Kenai Peninsula.

Seeing and hearing no one else from the public wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner Venuti moved, seconded by Commissioner Ecklund to forward to the Assembly a recommendation to adopt Ordinance 2021-02, an ordinance authorizing the negotiated lease of classroom space at the Soldotna Prep building with the Boys & Girls Club of the Kenai Peninsula.

Commissioner Venuti stated as a child growing up in the urban center of downtown Boston, he and his brothers had the opportunity to attend a local Boys Club in the area. Attending that Boys Club instilled in he and his brother the values of honesty & fair play. He fully supports this organization. In these COVID

times where parents have increased childcare needs the Boys and Girls Club have been able to relieve some the this pressure.

Seeing and hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes	10	No	0	Absent	1
Yes	Bentz, Brantley, Carluccio, Chesser, Ecklund, Fikes, Gillham, Martin, Ruffner Venuti				
No	None				
Absent	Morgan				

AGENDA ITEM G. PLAT COMMITTEE REPORT

Commissioner Carluccio reported that the committee reviewed and approved five preliminary plats and one final plat.

AGENDA ITEM H. OTHER

AGENDA ITEM I. PUBLIC COMMENT/PRESENTATIONS

AGENDA ITEM J. ASSEMBLY COMMENTS

AGENDA ITEM K. LEGAL REPRESENTATIVE COMMENTS

AGENDA ITEM L. DIRECTOR'S COMMENTS

AGENDA ITEM M. COMMISSIONER COMMENTS

AGENDA ITEM N. ADJOURNMENT – Commissioner Carluccio moved to adjourn the meeting at 9:23 p.m.

Ann E. Shirriberg
Administrative Assistant