

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

2. Resolution 2025-XX: Authorizing the correction of title to a parcel of land originally acquired by Peninsula General Hospital (*Staff Person Land Management Officer Aaron Hughes*)

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Peter Ribbens, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*

FROM: Aaron Hughes, Land Management Officer *AH*

DATE: June 5, 2025

RE: Resolution 2025-____, Authorizing the Mayor to Resolve Title Matters Related to a Parcel of Land Owned by the Kenai Peninsula Borough (Mayor)

Resolution 69-032 authorized a transfer of the Peninsula General Hospital from Peninsula General Hospital Association, Inc. to the KPB. The Peninsula General Hospital Association, Inc. appears to have dissolved shortly thereafter and no longer exists.

On August 10, 1971, at DNR Document Number 1971-001828-0, Thomas R. and Gail A. Smith recorded a quit claim deed of 5 acres of land in the Nikiski area to Peninsula General Hospital. In 1971, the KPB owned Peninsula General Hospital, also known as Central Peninsula General Hospital.

The purpose of this resolution is to resolve any title issues related to the 1971 conveyance from Mr. and Mrs. Smith.

Your consideration is appreciated.

Introduced by:

Mayor

Date:

06/17/2025

Action:

Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2025-XXX**

**A RESOLUTION AUTHORIZING THE MAYOR TO RESOLVE TITLE MATTERS
RELATED TO A PARCEL OF LAND OWNED BY THE KENAI PENINSULA
BOROUGH**

WHEREAS, the Kenai Peninsula Borough (KPB) owns and manages land for municipal and service area purposes; and

WHEREAS, Ordinance 69-03 established, subject to voter approval, the Central Kenai Peninsula Hospital Service Area (Service Area); and

WHEREAS, Resolution 69-032 authorized a transfer of the Peninsula General Hospital from Peninsula General Hospital Association, Inc. to the KPB; and

WHEREAS, on August 10, 1971, at DNR Document Number 1971-001828-0, Thomas R. and Gail A. Smith recorded a quit claim deed of 5 acres of land in the Nikiski area to Peninsula General Hospital; and

WHEREAS, it is appropriate to integrate this property into the KPB's land management program; and

WHEREAS, the KPB Planning Commission, at its regular meeting of June 9, 2025, recommended _____;

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

SECTION 1. That the Assembly finds that accepting a fee simple conveyance interest to the following described real property pursuant to KPB 17.10.040 is in the best interest of the KPB:

S½NW¼SW¼NW¼ of Section 01, Township 7 North, Range 12
West, Seward Meridian, Alaska. (Assessor Parcel No. 01208040)

SECTION 2. That the transfer will be conveyed by quitclaim deed for \$1.00 and other consideration. The purpose of this acquisition is for the KPB to hold the property and manage it in accordance with the applicable provisions of KPB Chapter 17.10. The above-described land is not currently classified.

SECTION 3. That the Mayor is authorized to execute any and all documents necessary to effectuate the intent and purpose of this resolution.

SECTION 4. That this resolution is effective immediately.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY
* 2025.**

Peter Ribbens, Assembly President

ATTEST:

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

QUITCLAIM DEED

The Grantor, the KENAI PENINSULA BOROUGH as successor in interest to Peninsula General Hospital, for one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to KPB Resolution 2025-____, adopted on _____, 2025, conveys all rights, title, and interest, if any, to Grantee, KENAI PENINSULA BOROUGH, whose address is 144 North Binkley Street, Soldotna, AK 99669, the following described real property located in the Kenai Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

The S½NW¼SW¼NW¼ of Section 1, Township 7 North, Range 12 West, Seward Meridian, Alaska. (Parcel 01208040)

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, conditions, covenants, easements, rights-of-way, and encroachments of record.

GRANTOR:
KENAI PENINSULA BOROUGH

Peter A. Micciche, Mayor

NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Peter A. Micciche, the Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for and on behalf of the corporation.

Notary Public in and for Alaska
My commission expires: _____

RECORD IN THE KENAI RECORDING DISTRICT

Return To:
Land Management Division
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, AK 99669

KENAI PENINSULA BOROUGH

RESOLUTION 69-32 R

BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. The offer of the Peninsula General Hospital Association and Central Peninsula Development Corporation to sell to the Kenai Peninsula Borough the hospital building owned by them in Soldotna, Alaska, for the sum of \$61,373.04 and the assumption of the existing obligation to Small Business Administration as said offer is more fully described in the Associations letter to the borough dated June 11, 1969 is hereby accepted and approved.

Section 2. The chairman is hereby authorized to perform the necessary acts to accomplish said transfer.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH

THIS 18 DAY OF November, 19 69.

/s/ F. J. "Fritz" Hall

Assembly President

ATTEST:

Frances Brymer
/s/ Frances Brymer

Borough Clerk

Introduced: February 4, 1969
Hearing: March 4, 1969
Adopted: March 4, 1969

KENAI PENINSULA BOROUGH

ORDINANCE 69-3

AN ORDINANCE ENTITLED: AN ORDINANCE ESTABLISHING THE
CENTRAL KENAI PENINSULA HOSPITAL
SERVICE AREA AND PROVIDING FOR
AN APPOINTED HOSPITAL BOARD.

WHEREAS, the Assembly finds that hospital services are needed within the Central Peninsula area and that such services can best be provided by the establishment of a service area of the borough and cannot be better provided by annexation to another service area or city or by the incorporation of a city.

BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. Title 27 of the Kenai Peninsula Borough Code of Ordinances is amended to add a new chapter to read:

CHAPTER 15. CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA

Section 27.15.010. Boundaries. There is hereby established pursuant to AS 07.15.050 a service area within the borough designated the "Central Kenai Peninsula Hospital Service Area", including that portion of the borough described as follows:

As a point of beginning, begin at the N.W. corner of T15N, R23W (projected), Seward Meridian, State of Alaska;
THENCE East to the N.E. Corner of T15N, R12W (projected);
THENCE South to the N.W. corner of T13N, R11W (projected);
THENCE East to the N.E. corner of T13N, R10W (projected);
THENCE South to the S.E. corner of T13N, R10W (projected);
said corner being in Cook Inlet at longitude 150° 58'18"W, latitude 61°10'00"N;
THENCE Southeasterly to the S.E. corner of T12N, R9W (projected), said corner being in Cook Inlet at longitude 150°46'37"W, latitude 61°04'49"N;

THENCE Northeasterly to the N.E. corner of T12N, R7W (projected), said corner being in Cook Inlet at longitude 150°26'01"W, latitude 61°10'01"N;
 THENCE Southeasterly to the N.E. Corner of T11N, R6W (projected), said corner being in Turnagain Arm at longitude 150°14'40"W, latitude 61°04'49"N;
 THENCE East to the N.E. corner of T11N, R5W (projected), said corner being in Turnagain Arm at longitude 150°04'01" W. latitude 61°04'49"N;
 THENCE Southeasterly to the common boundary of the Kenai National Moose Range and the Chugach National Forest and Chickaloon Bay;
 THENCE South along the common boundary of the Kenai National Moose Range and the Chugach National Forest to the intersection with the boundary between election district numbers 9 and 10;
 THENCE Southerly along the boundary line between election district numbers 9 and 10 to an intersection with the Township line between T1N and T2N (Projected);
 THENCE West along the township line between T1N and T2N to a point 3 miles off shore in Cook Inlet;
 THENCE Southwesterly to an intersection with Seward baseline at a point 3 miles offshore in Cook Inlet from the western shore of Cook Inlet;
 THENCE West to the S.W. corner of T1N, R24W (projected);
 THENCE North to the N.W. corner of T4N, R24W (projected);
 THENCE East to the S.W. corner of T5N, R23W (projected);
 THENCE North to the N.W. corner of T8N, R23W (projected);
 THENCE West to the S.E. corner of T9N, R24W (projected);
 THENCE North to the N.E. corner of T12N, R24W (Projected);
 THENCE West to the S.E. corner of T13N, R24W (projected);
 THENCE North to the N.E. corner of T15N, R24W (projected); the point of beginning.

Section 27.15.020. Hospital Board. There is hereby established a hospital board for the Central Kenai Peninsula Hospital Service Area composed of 9 members who shall be nominated by the borough chairman and appointed by the assembly.

Section 27.15.030. Terms and qualifications.

Members of the hospital board shall be qualified voters of the borough who are residents of the service area. Members shall be appointed for a term of 3 years except that the first board shall contain members appointed for lesser periods to provide for staggered terms. Vacancies on the board shall be created and shall be declared by the assembly in accordance with AS 07.30.060.

Section 27.15.040. Powers and duties.

The hospital board shall advise the chairman and assembly concerning the administration and operation of the service area, review the annual budget and make recommendations and perform such additional functions as the assembly may direct.

Section 2. This ordinance becomes effective 30 days after enactment and upon approval of the voters of the service area.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH
THIS 4 DAY OF March, 1969.



Assembly President

ATTEST:


Assembly Clerk