



## KENAI PENINSULA BOROUGH

Planning Department • Land Management Division  
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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*  
Craig Chapman, Finance Director *C Chapman*  
Scott Walden, Office of Emergency Management Director *SW*  
Pat Malone, Road Service Area Director *PM*  
Max Best, Planning Director *MB*

**FROM:** Marcus A. Mueller, Land Management Officer *MA*

**DATE:** April 6, 2017

**SUBJECT:** Ordinance 2016-19-30, Authorizing the Purchase of a 4.3 Acre Drainage Easement at Karluk Avenue and Appropriating \$60,000 from the Land Trust Fund for the Acquisition (Mayor)

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During the fall flooding in 2013 it became evident that the Karluk Avenue Road ditch system had no outlet except a neighboring property immediately adjacent to the lowest extent of the ditch. The administration communicated with the owners, Paula and Timothy Keohane, who were gracious in permitting use of the property under those circumstances. The location became known as the "Karluk Basin", which was a location that emergency operations were conducted to install a pipe under Kalifornsky Beach ("K-Beach") Road thereby making it possible to mechanically pump water to the Cook Inlet once the Keohane property reached its estimated 3 million gallon capacity to store water. As the water management function on this property was demonstrated to be a low cost alternative to other means of road ditch extension, the acquisition of a drainage easement was identified as being in the long term interests of the borough.

In 2014 a proposal was brought forward under Ordinance 2014-32 which proposed acquiring an easement by means of a land exchange. That ordinance was defeated. The administration has continued discussions with the property owner and has had the proposed easement independently appraised. The appraisal came in at \$51,000. The property owner is willing to accept \$60,000 for the easement. While this exceeds the appraised value it would cost the borough more than this purchase price to pursue other

remedies to address the flooding such as extending the ditch across K-Beach Road so the water can flow into Cook Inlet.

This ordinance would authorize the mayor to acquire the 4.3 acre drainage easement on Karluk Avenue for \$60,000 and would appropriate the funds from the Land Trust Fund for this acquisition. Your consideration of this ordinance is appreciated.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Acct. No:	<u>250.00000.00000.27910</u>
Amount:	<u>\$ 60,000.00</u>
By:	<u>pp</u> Date: <u>4/5/17</u>