



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

TO: Dale Bagley, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Marcus Mueller, Land Management Officer *MM*

DATE: July 16, 2015

SUBJECT: Ordinance 2015-19-04, An Ordinance Authorizing the Acquisition of Real Property Located at 254 N. Binkley Street, Soldotna Alaska on Behalf of Central Peninsula Hospital, Appropriating \$_____ from the CPGH, Inc. Plant Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the CPGH, Inc. Lease and Operating Agreement

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled July 13, 2015 meeting. A motion passed by unanimous consent to recommend approval of the ordinance authorizing the acquisition of Real Property located at 254 N. Binkley St., Soldotna, AK.

In the Ordinance, please make the following amendment to the last WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission, at its regular meeting of July 13, 2015 recommended approval by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

- 3. Ordinance 2015-19-04, An Ordinance Authorizing the Acquisition of Real Property Located at 254 N. Binkley Street, Soldotna Alaska on Behalf of Central Peninsula Hospital, Appropriating \$ _____ from the CPGH, Inc. Plant Replacement and Expansion Fund for the Purchase, and Authorizing an Amendment to the CPGH, Inc. Lease and Operating Agreement

Memorandum given by Marcus Mueller

PC MEETING: July 13, 2015

The Kenai Peninsula Borough provides for health and medical services through the Central Kenai Peninsula Hospital Service Area by the ownership of health care facilities and operation of health care services through a lease and operating agreement with the nonprofit Central Peninsula General Hospital, Inc. (CPGHI).

CPGHI has recommended the purchase of a medical office property located at 254 N. Binkley, to be financed by the hospital plant expansion and replacement fund. CPGHI at the same time intends to acquire the existing obstetrics and gynecology practice associated with the property to provide for the continuation of those services under CPGHI operations.

The acquisition is proposed at fair market value pending an independent appraisal of the real property. This ordinance would authorize this acquisition of 254 N. Binkley, appropriate funds from the hospital plant expansion and replacement fund, and authorize the Eighth amendment to the Lease and Operating Agreement to add this property to the hospital lease portfolio. Final hearing of this ordinance would be after the independent appraisal has been completed and the purchase price determined.

Consideration of this ordinance is appreciated.

END OF MEMORANDUM

Chairman Martin opened the meeting for public comment but noted no members of the public were in attendance.

MOTION: Commissioner Lockwood moved, seconded by Commissioner Holsten to recommend approval of Ordinance 2015-19-04; an ordinance authorizing the acquisition of real property located at 254 N. Binkley St., Soldotna based on staff recommendations.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS ABSENT	ECKLUND YES	ERNST ABSENT	FOSTER ABSENT	GLENDEING YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER ABSENT	VENUTI YES	WHITNEY YES	9 YES 4 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

- 4. 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

Memorandum given by Marcus Mueller

PC Meeting: 7/13/15

In 2006 the Anchor Point Fire & Emergency Medical Service Area (APFEMSA) started searching for land suitable for two tank fill sites. In 2014 the planning department conducted an analysis in the APFEMSA to determine optimal locations for future infrastructure based on ISO 5 mile response criteria. Existing fire service infrastructure, existing road networks, and properties served with fire protection were reviewed. A privately owned property at the corner of Resch Road and the Sterling Highway was found to meet the locational and operational objectives for a water tank fill site and is well suited to serve the long term needs of the service