

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

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

THRU: Charlie Pierce, Mayor *CP*
Brandi Harbaugh, Finance Director *BH*
John Hedges, Purchasing and Contracting Director *JH*
Robert Ruffner, Planning Director *RR*
Marcus A. Mueller, Land Management Officer *RRFMM*

FROM: Aaron Hughes, Land Management Agent *AH*
Roy Browning, Chief, Central Emergency Service *RB*

DATE: June 9, 2022

RE: Resolution 2022-039, Authorizing the Acquisition of Real Property Located in Soldotna, Alaska on Behalf of Central Emergency Services for the Purpose of a Replacement Site for CES Station 1 (Mayor)

Central Emergency Services ("CES") provides fire and emergency medical response services to protect lives and property of more than 24,000 residents, businesses, seasonal visitors and other property owners. Station 1 is central to the entire operation of CES. Its initial construction dates back to 1957 with major additions in 1971 and 1982. The existing location is unsuitable for further upgrades necessary to meet operational needs going forward.

With the purpose and need for a new fire station established, a site selection committee was formed in 2017 to evaluate sites which included review of the existing site and surrounding borough properties. Over eleven sites were formally evaluated and several others considered by the committee composed of members with various viewpoints including Purchasing & Contracting, CES, Land Management, GIS, and the City of Soldotna. The highest-ranking sites have been evaluated to ensure soundness in the site selection committee's recommendation.

The subject parcels have been determined to support operational and site design criteria for CES Station 1, in conjunction with adjacent land currently in borough ownership. The land currently owned by the borough contains the Emergency

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Operations Center which houses the Office of Emergency Management and dispatch along with CES administration. Should other adjacent properties become available to purchase, more design options could be considered.

The proposed land acquisition involves two different property owners comprising eight individual parcels of land. The agreement reached with the respective property owners is based on fair market valuations determined by third-party appraisals.

The acquisition of a project site is an important step for CES's project planning, facility design, and pursuit of funding. As a part of the fiscal year 2020 budget process, CES appropriated \$900,000.00 for land acquisition for the location of the replacement CES Station 1 facility. This resolution authorizes the acquisitions at a total price of \$788,000 plus surveying, title and closing costs, and due diligence fees not to exceed \$50,000.

Your consideration of this resolution is appreciated.

**FINANCE DEPARTMENT
ACCOUNT / FUNDS VERIFIED**

Acct. No. 443-51610-20461-49999

Amount: Not to exceed \$838,000.00

By:  Date: 6/7/2022