



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Blaine Gilman, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *mb*

DATE: June 15, 2016

SUBJECT: Resolution 2016-037; Authorizing the Borough to enter into a One-Year lease agreement with Four One-Year renewal options with SeaView Community Services for the occupancy of the Seward Bear Creek Flood Service Area in Seward

The Kenai Peninsula Borough Planning Commission reviewed the subject resolution during their regularly scheduled June 13, 2016 meeting.

A motion passed by unanimous consent to recommend approval of Resolution 2016-037, authorizing the Borough to enter into a one-year lease renewal option with a four one-year renewal options with SeaView Community Services for the occupancy of the Seward Bear Creek Flood Service Area in Seward.

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

WHEREAS, the Planning Commission at its regularly scheduled meeting of June 13, 2016, the Planning Commission recommended approval by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

4. Resolution 2016-037; Authorizing the Borough to enter into a One-Year lease agreement with Four One-Year renewal options with SeaView Community Services for the occupancy of the Seward Bear Creek Flood Service Area in Seward

Memorandum given by Max Best

PC Meeting: 6/13/16

The Seward Bear Creek Flood Service Area (SBCFSA) has leased office space in the SeaView Plaza building on Railway Avenue in Seward since 2004 for the purpose of providing flood protection services for the service area. The current lease at the SeaView Plaza Building expires June 30, 2016.

The borough competitively requested quotes for office space in the Seward area. Two quotes were received and considered responsive. SeaView Community Services was the successful respondent with a proposal to lease the same facility that the SBCFSA currently occupies for \$828.58/month for 440 square feet of office space, subject to a four percent increase in years three and five.

This resolution would authorize the Kenai Peninsula Borough, on behalf of the SBCFSA, to enter into a one-year lease agreement, with automatic renewals for up to four additional one-year periods, with SeaView Community Services. The administration respectfully requests your consideration of this resolution.

END OF MEMORANDUM

Chairman Martin opened the meeting for public comment. Seeing and hearing no one wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Holsten moved, seconded by Commissioner Whitney to recommend approval of Resolution 2016-037, authorizing the Borough to enter into a one-year lease renewal option with a four one-year renewal options with SeaView Community Services for the occupancy of the Seward Bear Creek Flood Service Area in Seward.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS YES	ECKLUND ABSENT	ERNST YES	FOSTER YES	GLENDENING YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	VENUTI YES	WHITNEY YES	12 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

5. Resolution 2016-20; Authorizing a Negotiated Lease at Less Than Fair Market Value with SAH Soccer, Inc. dba Soccer Association of Homer of Approximately 3.5 Acres of Borough Land Adjacent to the Homer Middle School for the Development, Management and Maintenance of a Year-Round Indoor Field AKA "South Peninsula Athletic and Recreation Center"

Memorandum given by Max Best

PC Meeting: 6/13/16

The Kenai Peninsula Borough and Kenai Peninsula Borough School District were approached by the Soccer Association of Homer with an inquiry regarding allowing for the development of a year-round indoor field on land owned by the borough and partially integrated in the Homer Middle School campus. The resulting stakeholder process led to the proposal contained in the attached ordinance. This proposal involves platting a self-contained tract of land embracing an old softball field and leasing that parcel to the Soccer