

# CES Station #1 Replacement Site

# CES Station #1 Background

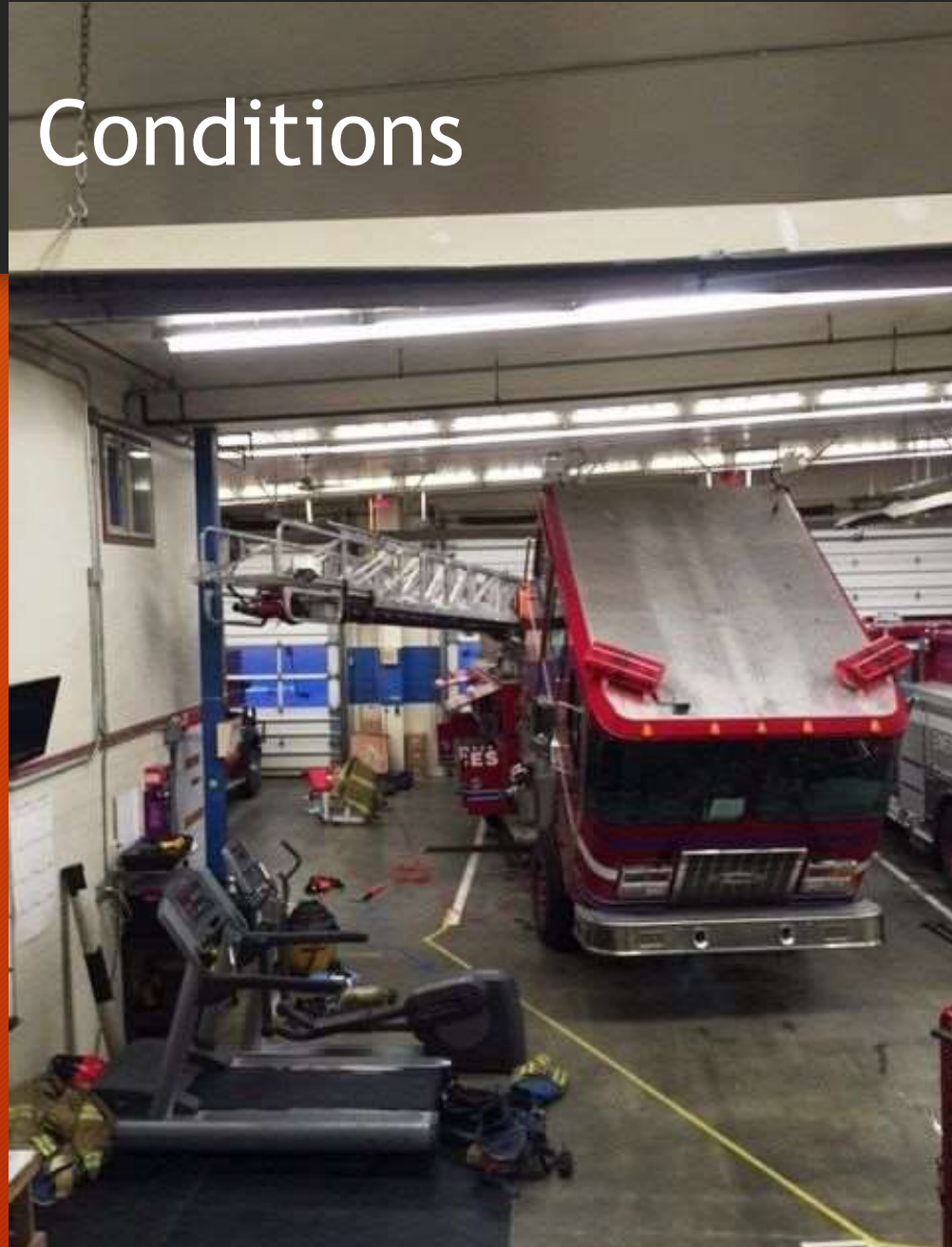
- Site dates back to 1960's as Soldotna Volunteer Fire Department with a Water Tank, Jeep & a 1956 Cadillac Ambulance, prior to that, the original building was used for recreation
- City of Soldotna transferred the 0.81acre property to KPB upon establishment of the Service Area in 1992





# Currently Operating Conditions

- Aged
- Undersized
- No longer to code
- No further expandable or adaptable



# Planning Toward Replacement

- Need to replace CES Station #1 has been discussed for years
- Number of Alternatives considered
  - Add-on, Renovate, and/or Rebuild in place
  - Retrofit other local real estate
  - Find a building site\*
- Developing a capital project plan
- Identify savings, efficiencies, and surplusable property



# Important Aspects of a Site

- Considers all operational needs
- Begins the capital project plan scoping process
- Contains essential ingredients
  - Suitable soils
  - Reliable highway access
  - Central location to response area
  - Sufficient Area for Parking, Staging & Hub Operations
  - Maximizes Capital & Operating Efficiency

# Important Aspects of Securing & Designating

- Securing & Designating a Site is Required for Engineering & Design
- Site Control is Required for many Capital Grants
- Provides the Tax Payers a Clear View of the Intent

# Site Selection Process

- An eight member team gathered lots of information
- Site criteria was documented to guide the process
- More than eleven sites were considered
- A site analysis mapping application was developed by GIS along with a story map
- Detailed site information was gathered on highest ranking sites
- Progress presentations were made to Planning Commission, City of Soldonta, Service Area, Assembly, & others



# Overview of Recommended Site

- Contains approximately 4 acres
- Accesses the Highway at the “Y”
- Would create a connection to Redoubt Avenue
- Currently vacant land
- Across the street from Petco, diagonal from Walgreens
- Involves two property owners, and moving part of a street
- Was independently appraised for acquisition





**PLANNING LEVEL  
ILLUSTRATION**  
February 2018



Kenal Peninsula Borough  
CENTRAL EMERGENCY SERVICES & PLANNING DEPARTMENT  
**REPLACEMENT FIRE STATION NO. 1**  
Soldotna, Alaska



Professional Services By:





# CENTRAL EMERGENCY SERVICES STATION 1 PROPOSED SITE (after survey)



This illustration shows parcels based on after-survey conditions. Existing parcel lines are not shown.





# Next Steps

- Seeking approval to Acquire (Ordinance 2018-19-07)
- Fund by Loan to CES from Land Trust at Prime Rate
- Refine Project Estimates and Summary Scopes
- Developing Capital Funding requests & alternatives
- Design & Engineering to be included in capital requests
- Public information campaign to keep tax payers engaged

# August 8, 2018 Finance Committee

## THANK YOU

Roy Browning, Chief Central Emergency Services  
Brandi Harbaugh, Finance Director  
Marcus Mueller, Land Management Officer