KENAI PENINSULA BOROUGH

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JOHN J. WILLIAMS
BOROUGH MAYOR

MEMORANDUM

TO: Grace Merkes, Assembly President
           Kenai Peninsula Borough Assembly Members

THRU: John J. Williams, Borough Mayor 〜/ɔ〜

FROM: Max J. Best, Planning Director

DATE: August 29, 2008

SUBJECT: Ordinance 2008-19-17 Authorizing the Acquisition of Certain Real
           Property at Mile 26.5 Kenai Spur Highway for Nikiski Fire Station No. 2

The Planning Commission reviewed the subject ordinance during their regularly
scheduled August 25, 2008 meeting. A motion to recommend adoption of the ordinance
passed by unanimous consent.

Draft, unapproved minutes of the subject portion of the meeting are attached.

<u>AGENDA ITEM F.</u>   PUBLIC HEARINGS

2.   Ordinance 2008-19-17 Authorizing the Acquisition of Certain Real Property at Mile 26.5 Kenai Spur
         Highway for Nikiski Fire Station No. 2

Memorandum reviewed by Marcus Mueller   PC Meeting: 8/25/08

Nikiski Fire Station No. 2 is an aged facility in deterioration on leased land and cannot continue to meet the
needs of the Nikiski Fire Service Area. The Nikiski Fire Service Area and Capital Projects has determined that
construction of a new fire station is the proper way to address Nikiski Fire Service Area needs. A state grant was
awarded under Senate Bill 221 and accepted by the borough by Ordinance 2008-19-01 for the development of
a new fire station site.

A suitable piece of property containing 10.61 acres has been identified for which we have an accepted offer
subject to Assembly approval and appropriation of funds. Nikiski Fire Station wanted the whole 10.61 acres so
that they could use the property for training as well as the fire station.

The property available is larger than what is required by Nikiski Fire leaving a useable remainder. This proposed
acquisition would use Land Trust funds, to be reimbursed by Nikiski Fire Service Area on a value basis upon
resubdivision of the property. Remaining lands would be managed by the Land Management Division for other
future uses or disposal.

This ordinance would authorize the acquisition of the subject property.

END OF MEMORANDUM

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

Commissioner Tauriainen felt he had a conflict of interest due to his involvement with the Nikiski Community
Club. Chairman Bryson asked if he had direct or indirect financial interest. Commissioner Tauriainen replied
his children were involved in the Nikiski Community Club where a scholarship was done every year.   The
primary income was from the leasing of the land, which goes to scholarship kids from Nikiski High School and
his kids would be beneficiaries of that in the future. Chairman Bryson ruled that Commissioner Tauriainen had
no conflict of interest.

MOTION: Commissioner Carluccio moved, seconded by Commissioner Murphy to recommend adoption of
Kenai Peninsula Borough Ordinance 2008-19-17.

Commissioner Isham asked for the rational of having a training facility on this property since there was a multi-
million dollar facility in Kenai. Mr. Mueller wasn't sure he could adequately address that but understood that the
training facility would consist of a pad on which outdoor training could be conducted.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	COLLINS ABSENT	FOSTER YES	GROSS YES	ISHAM YES	JOHNSON YES
LOCKWOOD YES	MARTIN YES	MCCLURE YES	MURPHY YES	PETERSEN YES	TAURIAINEN YES	12 YES 1 ABSENT

<u>AGENDA ITEM G.</u>   ANADROMOUS STREAM HABITAT PROTECTION (KPB 21.18) - None

<u>AGENDA ITEM H.</u>   VACATIONS NOT REQUIRING A PUBLIC HEARING

   1.   Vacate the 20-foot storm drain easements within Tract A, Kenai Municipal Reserve Subdivision No. 1
        (Plat KN 85-92), granted by document recorded in Book 613 Page 803 and Book 399 Page 800; within

UNAPPROVED MINUTES