



## **KENAI PENINSULA BOROUGH**

Planning Department • Land Management Division  
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**DAVID R. CAREY**  
BOROUGH MAYOR

### **MEMORANDUM**

**TO:** Milli Martin, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** David R. Carey, Mayor *DRC by H&C*  
Craig Chapman, Finance Director *CC*  
*MB* Max Best, Planning Director

**FROM:** *MA* Marcus A. Mueller, Land Management Officer

**CC:** Chris Mokracek, Chief, Central Emergency Services

**DATE:** February 19, 2009

**SUBJECT:** Ordinance 2008-19-43 Authorizing the Acquisition of Certain Real Property at the Corner of K-Beach Road and Ciechanski for a Central Emergency Services Fill Site, a Future Fire Station, and Other Government Purposes and Appropriating Funds for the Acquisition

Central Emergency Services (CES) has developed an Insurance Services Office (ISO) plan to optimize fire response capabilities within the service area. Additionally, the Land Management Division conducted an analysis to determine optimal locations for future fire stations to ensure proper placement for maximum response coverage. CES intends to acquire sites that are appropriate for future fire stations in the long term, and to develop those sites in the near term with high-volume water supply capabilities as implementation of its ISO plan.

CES, Land Management, Capital Projects, and the administration have worked together to identify an appropriate CES site in the Ciechanski Area. The property identified is a 30.3-acre parcel, of which 4 acres are needed for CES's operations. CES will contribute \$195,000 toward the property which is based on a 70/30 size adjustment on the overall land purchase. CES previously budgeted \$120,000 in FY09 for this land purchase; the ordinance would appropriate an additional \$75,000 from the CES Capital Projects Fund. The Land Trust Fund will pay \$330,000 for the remaining 26± acres and hold the property for future borough needs. Land Management intends to dedicate a matching dedication to Phillips Avenue from the parcel. This will allow for the construction of alternative egress for the Willowbrook Subdivision area. Additionally, this property is centrally located on Kalifornsky Beach Road midway between the

business districts of Kenai and Soldotna. The property has excellent potential for community development and to serve future government functions which are goals of the Land Trust as outlined in the FY09 budget document. The acquisition of the acreage is an investment of the Land Trust to enhance the Borough's landholdings in the rapidly developing K-Beach area.

The attached ordinance would authorize the acquisition of a 30.3-acre parcel at the corner of K-Beach Road and Ciechanski from Lynn C. Martinez. The proposed purchase price is \$525,000 which is based on the fair market value appraised by Derry and Associates.

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|------------------------------|----------------------|
| FINANCE DEPARTMENT 333       |                      |
| FUNDS VERIFIED               |                      |
| 443.27900                    | FB \$75,000          |
| ACT # 250.27900 FB \$332,500 |                      |
| BY: <u>CBW</u>               | DATE: <u>2/19/09</u> |

*BA*  
*FOR*  
*CC*