
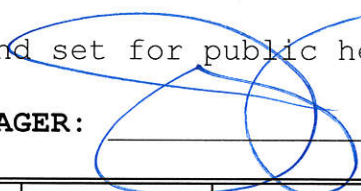



**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE ACQUISITION OF REAL PROPERTY (MSB TAX PARCELS 18N02E34B005 AND 18N02E34B006) FOR THE AMOUNT OF \$250,000, AND ACCEPTANCE OF \$223,000 IN CHARITABLE LAND DONATION FROM THE SELLER TO THE BOROUGH FOR THE PURPOSE OF PUBLIC OPEN SPACE AND MATANUSKA RIVERFRONT TRAILS CONNECTIVITY (MSB007276).

**AGENDA OF:** AUGUST 15, 2017

**ASSEMBLY ACTION:**  
*adopted without objection 9-19-17*  


**MANAGER RECOMMENDATION:** Introduce and  set for public hearing.

**APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:** \_\_\_\_\_

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>EM</i>	
	Community Development Director	<i>ED</i>	
	Finance Director	<i>EM</i>	
	Borough Attorney	<i>NS</i>	<i>Deal to attorney will require reverter clause</i>
	Borough Clerk	<i>JMM</i>	<i>8/28/17</i> 

**ATTACHMENT (S) :** Fiscal Note: YES  NO   
 Vicinity Map (1 pp)  
 Bond Appropriation Ordinance 17-036 (3 pp)  
 Ordinance Serial No. 17-109 (5 pp)

**SUMMARY STATEMENT:**  
 The voter approved 2016 Recreation Facilities Bond package included funding for nine trail improvement projects, two of which are the Matanuska Riverfront South and North projects. The South project lies in the floodplain of the river, south of the Old Glenn Highway Bridge, and the North project is located in Matanuska River Park north of the bridge. These two trail systems are currently separated by privately-owned parcels 18N02E34B005 and 18N02E34B006 which the Borough seeks to acquire and appropriate through approval of this legislation.

After the recreation bond measure was approved, the borough assembly adopted Ordinance Serial No. 17-036 on April 4, 2017

whereby appropriating \$22,160,000 to Fund 440, Parks and Recreation Projects (Culture and Recreation Capital Projects). The appropriation was for acquisition, construction, and installation of parks and recreation related capital improvements within the borough. From the appropriation, specific funding for the Matanuska Riverfront South and North trail construction project included a total of \$250,000.

Legal access and trail connectivity are primary objectives of the Community Development Department's trails program. Acquisition of the private parcels will provide needed legal access and connectivity to the Old Glenn Highway paved pathway and Matanuska River Park, and to the trail systems along the Matanuska River. The acquired parcels will also provide additional public open space along the waterfront where none exists.

The public has historically used the proposed acquisition parcels for physical access to the riverfront from informal parking areas. The owner is seeking to sell his property and if the parcels were sold to an entity unwilling to allow public use, access to the trails from the current parking area along the Old Glenn Highway could cease forever. Future trail connectivity might never be acquired.

The borough and the City of Palmer recognize the vast public benefit of acquiring these private parcels for public recreational purposes. The city took the lead to obtain a third party appraisal which determined the fair market value of the acquisition parcels to be \$473,000. The city then entered into negotiations with the land owner but was unable to secure grant funding to acquire the land and turned to the borough for assistance.

Through further negotiations, the owner agreed to gift \$223,000 in charitable land donation to the borough. The remaining balance of \$250,000 is to be paid in cash for the two parcels. The donation and cash amount represent the fair market value total of \$473,000.

The recreation bond package and appropriation of \$250,000 for improvements to the riverfront trails is to come from Project 15043 Fund 440, Culture and Recreation Capital Projects. Of that amount, \$150,000 will be used for trail construction. The remaining \$100,000 from that project account, plus \$150,000 from Fund 203, Land Management Permanent Fund, will be combined to cover the \$250,000 cash portion of the land acquisition.

Upon completion of trail improvements and dedication of a public use easement over the trails, the underlying property will be conveyed in fee to the City of Palmer to manage as the city

already does with all borough land parks within city limits. The city was granted "Parks and Recreation Powers" in 2002 for park and recreation facilities within their boundaries, except Matanuska River Park (Ordinance 02-098).

A Borough inter-department review was conducted and public notice was initiated in accordance with MSB 23.05.025. Public comment included support of the acquisition, question regarding the type of future trail use (motorized or not), and environmental issues. For clarification, the trails downstream of the Old Glenn Highway bridge will continue to be multi-use to include motorized use, and the trails upstream of the bridge will be non-motorized use only. Development of the property will be specifically for trail purposes with minimal surface disturbance to the ground. In accordance with MSB 23.10.275 and the policy and procedures adopted by Assembly resolution, an investigative environmental assessment was conducted through State of Alaska Department of Environmental Conservation (DEC) records which revealed no past or present contamination sites on either of the properties to be acquired.

**AUTHORITY:**

In accordance with MSB 23.10.275 and the policy and procedures adopted by Assembly resolution, the manager may through solicitation or negotiation acquire land or interest therein when for public purpose. Acquisition of parcels 18N02E34B005 and 18N02E34B006 comports with borough code, policy and procedure.

**RECOMMENDATION OF ADMINISTRATION:**

Staff recommends Matanuska-Susitna Borough Assembly approval of the real property acquisition of parcels 18N02E34B005 and 18N02E34B006 in the amount of \$150,000 from Fund 203, Land Management Permanent Fund, and \$100,000 from Project 15043, Fund 440, Culture and Recreation Capital Projects, and acceptance of the \$223,000 donation of land value as a charitable gift from the seller to the borough, for the purpose of public open space and Matanuska Riverfront Trails connectivity and dedication.

MATANUSKA-SUSITNA BOROUGH  
FISCAL NOTE

Agenda Date: August 2, 2017

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly approving the acquisition of real property (MSB tax parcels 18N02E34B005 and 18N02E34B006) for the amount of \$250,000, and acceptance of \$223,000 in charitable land donation from the seller to the borough for the purpose of public open space and Matanuska Riverfront Trails connectivity (MSB007276).

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$ 250,000	FUNDING SOURCE <i>Fund 203 Land Mgt Perm Fund / Bonds</i>
FROM ACCOUNT # <i>203 262,400 \$150,000</i>	PROJECT #
TO ACCOUNT <i>440.000.000.4XX.XXX \$100,000</i>	PROJECT # <i>15043</i>
VERIFIED BY: <i>Barbara Baumgard</i>	CERTIFIED BY:
DATE: <i>8/2/17</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		<i>250</i>				
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		<i>250</i>				
TOTAL		<i>250</i>				

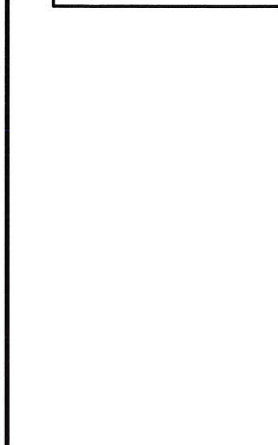
POSITIONS:

Full-Time						
Part-Time						
Temporary						

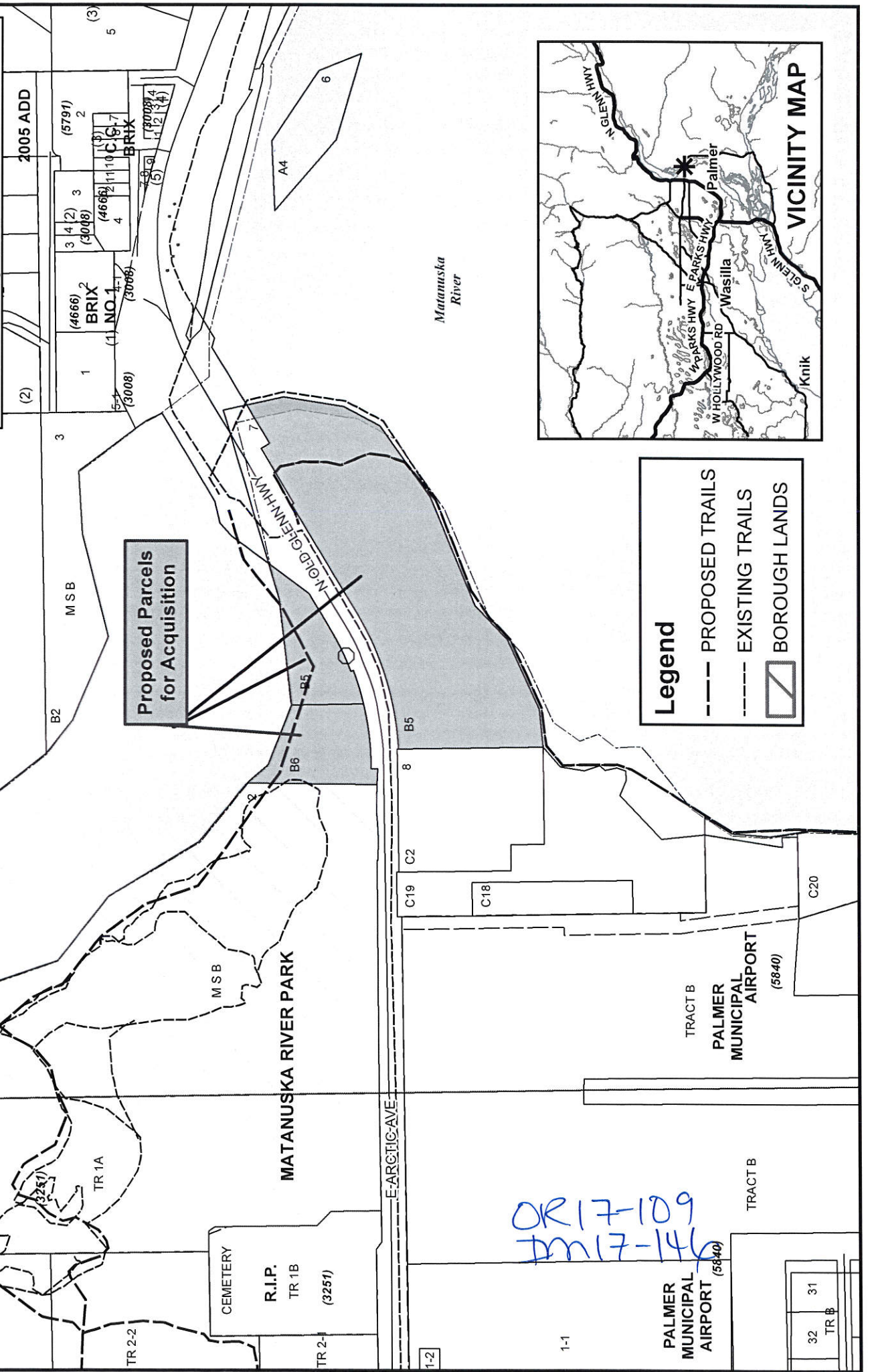
ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 DEPARTMENT: *Chapman Stewart* DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: *8/3/17*

MSB #007276  
 Proposed Parcel  
 Acquisition for  
 Trails and Open Space  
 S T18N R02E Sec. 34  
 MSB Tax Map PA 06  
 MSB/LRMD August, 2017



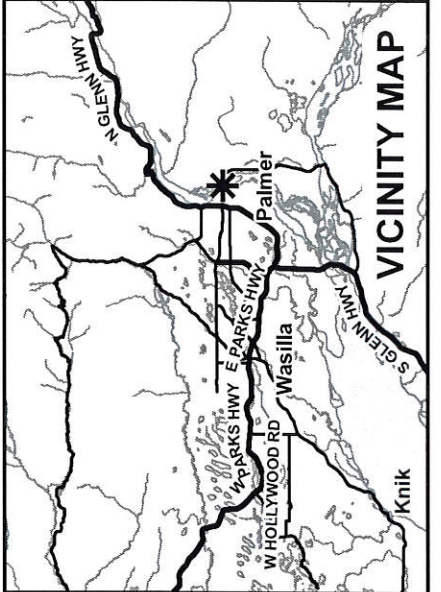
MOUNTAIN 8 7 6-A 11



Proposed Parcels  
 for Acquisition

**Legend**

- PROPOSED TRAILS
- - - EXISTING TRAILS
- ▭ BOROUGH LANDS



OR 17-109  
 17-146

32 31  
 TR B

NON-CODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 03/21/17  
Public Hearing: 04/04/17  
Adopted: 04/04/17

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 17-036**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING \$22,160,000 TO FUND 440, PARKS AND RECREATION PROJECTS, FOR THE ACQUISITION, CONSTRUCTION, AND INSTALLATION OF PARKS AND RECREATION RELATED CAPITAL IMPROVEMENTS WITHIN THE BOROUGH; AND \$257,800 TO FUND 440, FOR RELATED ISSUANCE COSTS FROM THE PROCEEDS OF THE 2017 SERIES "A" GENERAL OBLIGATION PARKS AND RECREATION BONDS.

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WHEREAS, on October 4, 2016, the voters authorized the issuance of general obligation bonds for the purpose of financing the construction, acquisition, improvement, and equipping of parks and recreation capital improvement facilities and related capital improvements within the Borough; and

WHEREAS, the Assembly authorized the issuance of bonds in an amount not to exceed \$22,160,000 on February 7, 2017, through the adoption of Ordinance Serial No. 17-018; and

WHEREAS, the bonds were sold at a premium which will be utilized to pay the estimated issuance costs in the amount of \$257,800; and

WHEREAS, any funds remaining in excess of actual issuance costs shall be transferred respectively to the Parks and Recreation Division debt service fund for future debt service payments; and

WHEREAS, an additional premium will be utilized for debt service in the amount of \$1,627,861; and

OR 17-109  
IM 17-146

WHEREAS, the funds must be appropriated to the cultural and recreation services capital project funds before they can be expended.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Construction and Issuance Cost Appropriation.

There is hereby appropriated \$22,160,000 to fund 440, to the following projects for the purpose of financing the construction, acquisition, improvement, and equipping of parks and recreation capital facilities and related capital improvements within the Borough; and for issuance costs for the 2017 Series "A" General Obligation Parks and Recreation Bonds.

<u>Project Description</u>	<u>Cost</u>
Palmer and Wasilla Pool Improvements	\$12,830,900
Brett Memorial Ice Arena Improvements	\$3,744,700
Nine Trail Projects	\$2,128,500
Talkeetna and Willow Outdoor Ice Rinks	\$1,530,000
Willow Community Park Improvements	\$325,900
Big Lake Area Trail Bridges	\$1,250,000
Fish Lake Parking (Talkeetna)	\$100,000
Trapper Creek Park and Community Center Improvements	\$75,000
Meadow Lakes Sports Complex Improvements including Parking Lot Paving	\$175,000

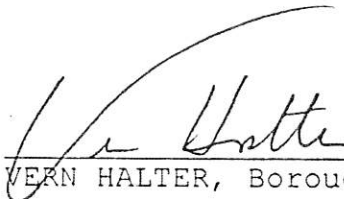
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Issuance Costs	\$257,800
Debt Service	<u>\$1,627,861</u>
Total	<u>\$24,045,661</u>

Section 3. Lapse of Funds. Once all issuance costs have been paid, the unexpended portion of the appropriation for issuance costs for the 2017 Series "A" shall lapse to the Parks and Recreation Division bond debt service fund, fund 320, for future debt service payments.

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day of April, 2017.

  
 VERN HALTER, Borough Mayor

ATTEST:

  
 LONNIE R. McKECHNIE, CMC, Borough Clerk  
 (SEAL)

PASSED UNANIMOUSLY: Sykes, Beck, McKee, Colligan, Mayfield, Doty, and Kowalke

OR 17-109  
 DM 17-146