

SUBJECT: NOTIFICATION TO THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING FINALIZATION OF THE LAND ACQUISITION FOR FUTURE RELOCATION OF PALMER AMBULANCE STATION 3-9 AS APPROVED UNDER MATANUSKA-SUSITNA BOROUGH ORDINANCE SERIAL NO. 20-008 (MSB007552).

AGENDA OF: July 14, 2020

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY GEORGE HAYS, ACTING BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	MSC	
	Community Development Director	Q	
	Emergency Services Director	KB	
	Finance Director	CX	
	Borough Attorney	AS	
	Borough Clerk	AM 7/7/20 HST	

ATTACHMENT(S): Fiscal Note: YES ☒ NO ☐
 Vicinity Map (1 pp)
 Ordinance Serial No. 20-008 (9 pp)
 with accompanying Resolution Serial No. 20-006,
 IM 20-010, and Fiscal Note

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Assembly adopted Ordinance Serial No. 20-008 and Resolution Serial No. 20-006 on January 21, 2020, approving re-appropriation of \$300,000 in project funds for land purchase and civil prep work for a new ambulance facility for Station 3-9 in Palmer.

The acquisition property identified as Tract 5, Cedar Hills Subdivision is centrally located off the Glenn Highway to service the communities of Palmer, Sutton and the Butte. The purchase

price of \$168,000 is below fair market value and will provide enough land to accommodate pull through bays and adequate size for the new emergency facility and staff. All conditions of the purchase agreement have been met to include: satisfactory Phase I environmental assessment, satisfactory review of site selection criteria by Borough Capital Projects Pre-Design and Engineering Division, completion of public notice without objection, approval of re-zoning by the City of Palmer from Commercial Limited to Public Use, and clear and insurable title. Final costs of the entire transaction remain below the \$300,000 approved under Ordinance 20-008.

Future development of the property will require review and approval by the Palmer Planning and Zoning Commission pursuant to Palmer Municipal Code. Closing on the acquisition is scheduled on or before July 23, 2020, as agreed by the parties.

RECOMMENDATION OF ADMINISTRATION:

Final acceptance of the land acquisition of Tract 5, Cedar Hills Subdivision for future relocation of ambulance Station 3-9 as approved under Matanuska-Susitna Borough Ordinance Serial No. 20-008.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: July 21, 2020

SUBJECT: Notification to the Matanuska-Susitna Borough Assembly accepting finalization of the land acquisition for future relocation of Palmer Ambulance Station 3-9 as approved under Matanuska-Susitna Borough Ordinance Serial No. 20-008 (MSB007552).

ORIGINATOR: Nancy Cameron

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>\$168,000 *</u>	FUNDING SOURCE <u>AMB + EMS Capital Projects</u>
FROM ACCOUNT # <u>425.000.000 4XX.XXX</u>	PROJECT <u>45288</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Unsil Weiland</u>	CERTIFIED BY:
DATE: <u>6/22/2020</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures		<u>168.0 *</u>				
Grants, Claims						
Miscellaneous						
TOTAL OPERATING		<u>168.0 *</u>				

CAPITAL						
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		<u>168.0 *</u>				
TOTAL		<u>168.0 *</u>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Notification of land purchase only. No changes to project scope or fund amounts.

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

Chapman

6/23/2020

Palmer City Limits

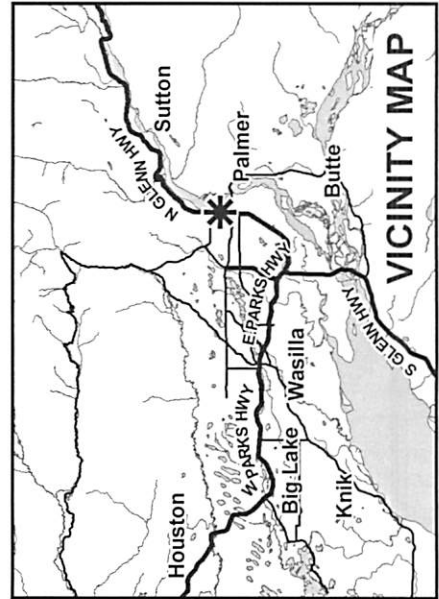
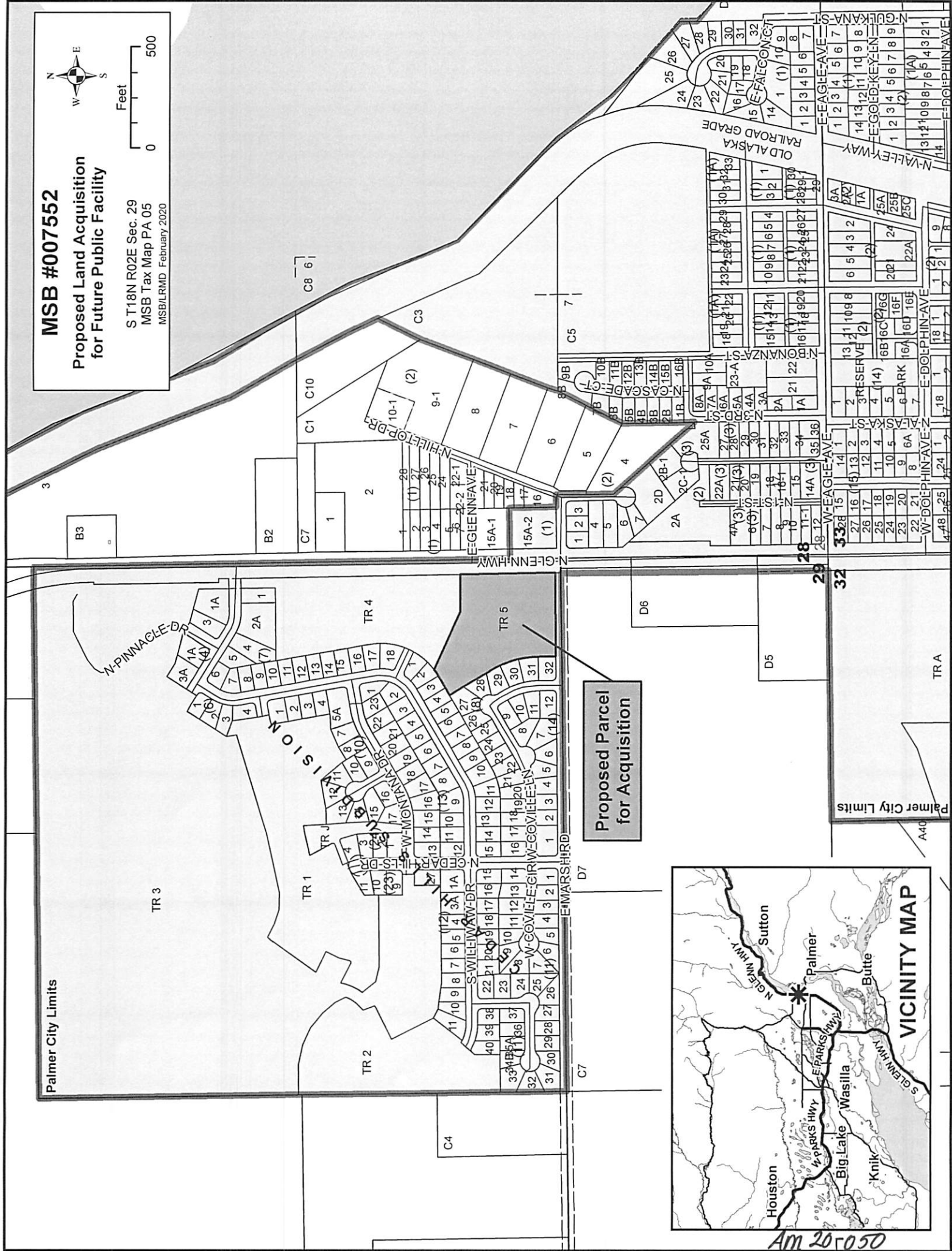
MSB #007552

Proposed Land Acquisition for Future Public Facility

S T18N R02E Sec. 29
MSB Tax Map PA 05
MSB/LRMD February 2020



Feet
0 500



Am 20-050

NONCODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 01/07/20
Public Hearing: 01/21/20
Adopted: 01/21/20

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 20-008**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING
A REAPPROPRIATION OF FUNDS FROM PROJECT NO. 45225, FUND 425, TO
PROJECT NO. 45288, FUND 425, FOR LAND PURCHASE AND CIVIL
PREPARATION WORK FOR A NEW AMBULANCE STATION 3-9.

WHEREAS, in the fiscal year 2019 capital projects budget,
\$300,000 in Areawide funds were appropriated for a new ambulance
station in the Talkeetna/Sunshine area; and

WHEREAS, a new station has been built for Talkeetna/Sunshine
and these funds are no longer needed for that area; and

WHEREAS, the current Palmer Ambulance Station 3-9 is in poor
material condition and its design is not compatible with the
current needed use of the building; and

WHEREAS, the age and design of the building coupled with the
humid conditions created by the needed living spaces and constant
ambulance traffic in and out of the bays has resulted in problems
associated with excess moisture damage; and

WHEREAS, on-going plumbing issues have exacerbated the
problem and with the realization that call volume in the area is
increasing and will most likely result in needing two full-time
crews at the station, the problems will only get worse; and

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WHEREAS, the cost to mitigate the issues along with the normal cost of maintaining an older building warrant replacing the station as soon as possible; and

WHEREAS, the Emergency Medical Services Deputy Director has requested the \$300,000 from the Talkeetna/Sunshine Ambulance Station project be reappropriated to fund the land purchase and civil preparation work for a new Ambulance Station 3-9 in the Palmer vicinity; and

WHEREAS, the scope of work and budget is contained in Resolution Serial No. 20-006.

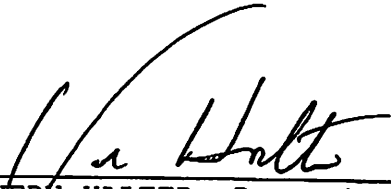
BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.


Section 2. Re-Appropriation Source. The Assembly hereby approves a reappropriation of \$300,000 from project no. 45225, fund 425, to project no. 45288, fund 425, for land purchase and civil prep work for a new ambulance Station 3-9.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this
21 day of January, 2020.


VERN HALTER, Borough Mayor

ATTEST:


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

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Leonard, Mayfield,
Sumner, and Boeve

AM 20-050

Introduced: 01/07/20
Public Hearing: 01/21/20
Adopted: 01/21/20

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 20-006**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET ON PROJECT NO. 45288, FUND 425, FOR LAND PURCHASE AND CIVIL PREPARATION WORK FOR A NEW AMBULANCE STATION 3-9.

WHEREAS, in the fiscal year 2019 capital projects budget, \$300,000 in areawide funds were appropriated for a new ambulance station in the Talkeetna/Sunshine area; and

WHEREAS, a new station has been built for Talkeetna/Sunshine and these funds are no longer needed for that area; and

WHEREAS, the current Palmer Ambulance Station 3-9 is in poor material condition and its design is not compatible with the current needed use of the building; and

WHEREAS, the age and design of the building coupled with the humid conditions created by the needed living spaces and constant ambulance traffic in and out of the bays has resulted in problems associated with excess moisture damage; and

WHEREAS, on-going plumbing issues have exacerbated the problem and with the realization that call volume in the area is increasing and will most likely result in needing two fulltime crews at the station, the problems will only get worse; and

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WHEREAS, the cost to mitigate the issues along with the normal cost of maintaining an older building warrant replacing the station as soon as possible; and

WHEREAS, the Emergency Medical Services Deputy Director has requested the \$300,000 from the Talkeetna/Sunshine Ambulance Station project be reappropriated to fund the land purchase and civil preparation work for a new ambulance Station 3-9 in the Palmer vicinity; and

WHEREAS, these funds were reappropriated from project no. 45225, fund 425, to project no. 45288, fund 425, with Ordinance Serial No. 20-008.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby approves the following scope of work and budget for project no. 45288.

SCOPE OF WORK

Land purchase and civil prep work for a new ambulance Station 3-9.

BUDGET

<u>Project/Account No.</u>	<u>Previously Approved Budget</u>	<u>Amended Budget</u>
Ambulance Station Talkeetna/Sunshine <u>Project No. 45225-1825</u>		
Fiscal Year 2019 Areawide Capital Appropriations	\$300,000	-0-

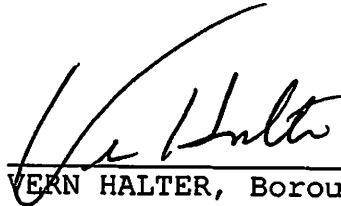
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New Palmer Ambulance Facility
Station 39
Project No. 45288


New Project
Reappropriation from Project
45225-1825 -0- \$300,000

New Palmer Ambulance Facility
Station 39
Project No. 45288 \$300,000 \$300,000
Total:

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day
of January, 2020.


VERN HALTER, Borough Mayor

ATTEST:


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

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Leonard, Mayfield,
Sumner, and Boeve

SUBJECT: RE-APPROPRIATING FUNDS FROM PROJECT NO. 45225, FUND 425, TO PROJECT NO. 45288, FUND 425, AND APPROVING THE SCOPE OF WORK AND BUDGET FOR LAND PURCHASE AND CIVIL PREP WORK FOR A NEW AMBULANCE STATION 3-9.

AGENDA OF: January 7, 2020

Assembly Action:

Adopted without objection

1-21-20 [Signature]

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator - DES	<i>U</i>	
	Emergency Services Director	<i>KB</i>	
	Finance Director	<i>CS</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Jan 10/29/19 KBT</i>	

ATTACHMENT(S): Fiscal Note: YES X NO _____
Ordinance Serial No. 20-008 (3 pp)
Resolution Serial No. 20-006 (3 pp)

SUMMARY STATEMENT:

In the fiscal year 2019 capital projects budget, \$300,000 in Areawide funds were appropriated for a new ambulance station in the Talkeetna/Sunshine area. A new station has been built for Talkeetna/Sunshine and these funds are no longer needed for that area.

The current Palmer Ambulance Station 3-9 is in poor material condition and its design is not compatible with the current needed use of the building. The age and design of the building coupled with the humid conditions created by the needed living spaces and constant ambulance traffic in and out of the bays has resulted in problems associated with excess moisture damage. On-going plumbing issues have exacerbated the problem and with the

realization that call volume in the area is increasing and will most likely result in needing two fulltime crews at the station, the problems will only get worse. The cost to mitigate the issues along with the normal cost of maintaining an older building warrant replacing the station as soon as possible.

The EMS Deputy Director has requested the \$300,000 from the Talkeetna/Sunshine Ambulance Station project be re-appropriated to fund the land purchase and civil prep work for a new Ambulance Station 3-9 in the Palmer vicinity.

RECOMMENDATION OF ADMINISTRATION:

Administration recommends approval of the attached legislation, which will approve a re-appropriation of funds from Project No. 45225, Fund 425, to Project No. 45288, Fund 425, and approve the scope of work and budget for land purchase and civil prep work for a new ambulance Station 3-9.

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**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: January 7, 2020

SUBJECT: Re-appropriating funds from Project No. 45225, Fund 425, to Project No. 45288, Fund 425, and approving the scope of work and budget for land purchase and civil prep work for a new ambulance Station 3-9.

ORIGINATOR: Ken Barkley

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>(YES)</u> NO
AMOUNT REQUESTED <u>\$ 300,000</u>	FUNDING SOURCE <u>AW Budget Approp.</u>
FROM ACCOUNT # <u>425.000.000.4xx,xxx</u>	PROJECT # <u>45225 - 1800 - 1825</u>
TO ACCOUNT: <u>425.000.000.3xx,xxx</u>	PROJECT # <u>45288</u>
VERIFIED BY: <u>Barbara Buehler</u>	CERTIFIED BY:
DATE: <u>12/20/19</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>300</u>					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<u>300</u>					
TOTAL	<u>300</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

Cheryl Skerfving

12/23/19

IM No. 20-010
Ordinance Serial No. 20-008
Resolution Serial No. 20-006

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