

NON-CODE ORDINANCE

Sponsored By: Assembly Member Boeve
Introduced: 04/02/19
Public Hearing: 05/02/19
Adopted: 05/02/19

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 19-033**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO ENTER INTO AN AGREEMENT WITH M. STITT BARNS AND RESTORATIONS TO RESTORE THE WILLOW LOG CABIN, FUND 435, PROJECT NO. 10182, AND TO EXTEND THE COMPLETION DATE OF PROJECT NO. 10182, AND TO APPROVE A REAPPROPRIATION OF \$65,500 FROM THE FISCAL YEAR 2019 COMMUNITY DEVELOPMENT DEPARTMENT, LAND MANAGEMENT OPERATING BUDGET 203.170.141 TO FUND 435, PROJECT NO. 10182.

WHEREAS, the Assembly adopted Ordinance Serial No. 16-063 which appropriated \$200,000 from the Land Management Permanent Fund, fund 203, to the Willow Log Cabin Rehabilitation Project, fund 435, project no. 10182, for the purpose of renovating the Willow Log Cabin (aka Old Willow Community Center and Old Hall); and

WHEREAS, availability of the renovation funds was contingent upon delivery of quitclaim deeds in favor of the Borough from both Willow Area Community Organization ("WACO") and Willow Historical and Wildlife Foundation ("WHWF"); and

WHEREAS, the Borough entered into litigation with WHWF regarding the Willow Log Cabin, wherein the lawsuit was settled in June 2018 providing the path for clear, title transfer of the Willow Log Cabin from WHWF and WACO to the Borough; and

WHEREAS, the Borough obtained a facility condition survey in September 2018 which revealed serious structural deficiencies to include problems with the roof framing and the log walls inability to sustain snow loads and wind load requirements prevalent in the Willow area; and

WHEREAS, the renovations to the Willow Log Cabin are necessary to provide a safe facility for a museum and community meeting place in the Willow area and the additional funding is required to bring the cabin up to code and complete the rehab project; and

WHEREAS, the Borough has consulted with WACO and WHWF wherein both organizations support renovations with sensitivity to the historic nature of the Willow Log Cabin; and

WHEREAS, from the \$200,000 appropriation in 2016, approximately \$6,000 for the facility condition survey was expended, and another \$7,500 is budgeted for special inspections during the restoration process; and

WHEREAS, a Willow-based contractor, M. Stitt Barns and Restorations, specializes in renovating historic log cabins and barns and the estimate came in at \$252,000 (rounded), therefore an additional \$65,500 is needed to fulfill the restoration project; and

WHEREAS, notwithstanding MSB 3.08.210-3.08.230, foregoing the competitive bid process may be deemed as a practical measure when

such specialized knowledge and experience regarding historic preservation is needed for this specific project; and

WHEREAS, by entering into an agreement with M. Stitt Barns and Restorations, renovation of the Willow Log Cabin will ultimately save the Borough money with respect to the otherwise significant maintenance needs of the structure in the near and far term; and

WHEREAS, after renovations are complete, it is the intent of the Borough to enter into a management agreement with WACO to manage the Willow Log Cabin as a public museum and community meeting space for the benefit of the Willow community; and

WHEREAS, in order for the restoration project to be completed, the current project funding will need to be extended through June 30, 2020, and the project budget amended.

BE IT ENACTED:

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

Section 2. Authorizing the Borough Manager to enter into an agreement with M. Stitt Barns and Restorations. Notwithstanding MSB 3.08.210-3.08.230, the Manager is hereby authorized to enter into an agreement with M. Stitt Barns and Restorations for the purpose of restoring the Willow Log Cabin (Old Willow Community Center).

Amended Scope of Work

Completion of reconstruction of the Willow Cabin (aka Willow Community Center) as outlined in the draft proposal submitted by M Stitt Barns and Restorations and Big Timber Creations.


Amended Budget

Fiscal Year 2016 Land Management Permanent Fund Appropriation	\$200,000.00
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Community Development Department, Land Management, Fiscal Year 2019 operation budget to Fund 435, Project No. 10182	\$65,500.00
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Total Budget for Project No. 10182	\$265,500.00
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ADOPTED by the Matanuska-Susitna Borough Assembly this 2 day
of May, 2019.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

YES: Sykes, Beck, Leonard, Mayfield, and Boeve

NO: McKee and Sumner