

NON-CODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 05/07/19  
Public Hearing: 05/21/19  
Adopted: 05/21/19

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 19-042**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF \$1,285,000 FROM CENTRAL MAT-SU FIRE SERVICE AREA FUND BALANCE, FUND 250, TO PROJECT NO. 10187, FUND 435, AS A LOAN TO EMERGENCY SERVICES ADMINISTRATION, FUND 100, TO PURCHASE THE REAL PROPERTY AND IMPROVEMENTS THEREON LOCATED AT 501 NORTH TOMMY MOE DRIVE IN WASILLA; AND AUTHORIZING THE BOROUGH MANAGER TO ACQUIRE SAID PROPERTY (MSB007456).

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WHEREAS, the Department of Emergency Services has leased the property located at 501 North Tommy Moe Drive in Wasilla for dive rescue equipment storage and associated operations since 2007 on a month-to-month basis, and now has opportunity to purchase this much needed space to ensure a permanent location for dive rescue operations; and

WHEREAS, the current facility provides a centralized and secure location with the ability to provide a quicker emergency response without delay by eliminating the time it would otherwise take to connect the dive rescue boat to the truck; and

WHEREAS, the steel frame building was built in 2007 and has 11,680 square feet of useable area, adequate parking, city water and sewer with backup water source on site, and has future added value for use as an emergency operations center, if needed, to include offices and classrooms; and

WHEREAS, fair market value was determined by a third party appraisal to be \$1,300,000; and

WHEREAS, the price of \$1,285,000 is for purchase of the property, closings costs, roof resurfacing with 10-year warranty, building inspection, and insurance; and

WHEREAS, funding for purchase of the property and all associated costs will be through a loan from Central Mat-Su Fire Service Area fund balance, fund 250, to the Department of Emergency Services, fund 100, over a 10-year term at an interest of .25 percent, which is the Borough approved rate for interfund loans; and

WHEREAS, the Department of Emergency Services will make 10 annual loan payments from fund 100 in the amount of \$128,500 plus the interest to Central Mat-Su Fire Service Area fund 250, with option to pay the outstanding loan balance prior to end of term, without penalty, through Assembly approved appropriation; and

WHEREAS, Central Mat-Su Fire Service Area Board of Supervisors adopted Resolution Serial No. 19-001 on April 8, 2019, in support of the loan and the terms stated above; and

WHEREAS, public notice was provided in accordance with MSB 23.05.25, and Borough interdepartment review was obtained, with no objections received from noticing or review; and

WHEREAS, pursuant to MSB 23.10.275 the Manager may acquire property through negotiation when for public purpose; and

WHEREAS, the scope of work and budget requires approval by the Assembly by resolution.

BE IT ENACTED:

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

Section 2. Appropriation Source. The Assembly hereby approves an appropriation of \$1,285,000 from the Central Mat-Su Fire Service Area fund balance, fund 250, to project no. 10187, fund 435, as a loan to Emergency Services Administration, fund 100, to purchase the real property and improvements thereon, located at 501 North Tommy Moe Drive, Wasilla, legally described as Block 2, Lot 1, Wasilla Airpark Industrial Subdivision, according to Plat No. 74-33, Palmer Recording District, Third Judicial District, State of Alaska.

Section 3. Authorization to Purchase. The Assembly hereby authorizes the Manager to enter into a contract to acquire said property.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day  
of May, 2019.

  
VERN HALTER, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Sykes, Beck, McKee, Leonard, Mayfield, Sumner,  
and Boeve