

A Resolution of the Haines Borough Assembly supporting the proposed Piedad Springs Water Source Upgrades and authorizing the Borough Manager to acquire, in the best interests of the community, a portion of the property legally described as Lot 1A, Meacock Subdivision for use in that project.

WHEREAS, the Haines Borough's Piedad water system has been in use since 1951 and provides 20 percent of the townsite drinking water; and

WHEREAS, in early 2010 the Alaska Department of Environmental Conservation (DEC) determined that the Piedad water system was under the direct influence of surface water; and

WHEREAS, additional testing resulted in DEC making the determination that there may be surface water contamination to the Piedad Springs water source; and

WHEREAS, proposed upgrades to protect the Piedad Springs water source include a collection gallery, a new treatment building, and a storage tank; and

WHEREAS, the Piedad Springs Water Source Upgrades project would be funded with the \$353,775 remaining from a DEC Municipal Matching Grant (MMG) that pays up to 70 percent of the cost for selected projects, and a DEC loan of \$338,760 that includes a \$137,792 subsidy; and

WHEREAS, the design for required upgrades is currently at 65 percent and will need to go out to bid this summer to fully use the MMG funding that will expire June 30, 2016; and

WHEREAS, the design intrudes on a portion of the Arthur Meacock property legally described as Lot 1A, Meacock Subdivision; and

WHEREAS, Mr. Meacock is willing to sell the property for fair market value; and

WHEREAS, the land has been surveyed and the asking price is \$40,000 for 0.75 acres; and

WHEREAS, the Borough Assessor has determined this price to be in line with property values in the area; and

WHEREAS, the Borough Manager recommends proceeding with the Piedad Springs Water Source Upgrades project and acquisition of the Meacock property in the best interests of the community because losing the Piedad water source would lead to treating 20 percent more water at the treatment plant; and

WHEREAS, the proposed 2016 chemical budget is \$34,700, and the chemical cost would increase more than \$6,000 per year if Piedad water were treated at the plant, surpassing the proposed cost of the Meacock property acquisition within seven years; and

WHEREAS, the closing of this transaction is subject to, and dependent upon, the Haines Borough Assembly's appropriation of funds in the amount required for closing this transaction, pending approval of a budget amendment to appropriate \$40,000 of water fund user fees for the purchase; and

WHEREAS, Haines Borough Code Section 14.04.030 states that "[o]nly upon a specific resolution of the assembly, the manager may act on its behalf in the acquisition of real property or interest in real property when the property to be acquired is for a valuable consideration."

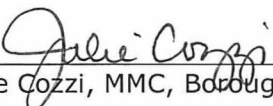
NOW, THEREFORE, BE IT RESOLVED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. The Borough Manager is hereby authorized to acquire the real estate property as described above, from Arthur Meacock for the price hereinabove mentioned; and

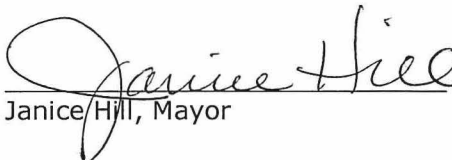
Section 2. Effective Date. On or before the date of closing this transaction, non-code Ordinance 15-04-408 shall be adopted by the borough assembly appropriating sufficient funds for the acquisition.

Adopted by a duly-constituted quorum of the Haines Borough Assembly this 28th day of April, 2015.

Attest:


Julie Cozzi, MMC, Borough Clerk




Janice Hill, Mayor