

NON-CODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 06/07/16
Public Hearing: 06/21/16
Adopted: 06/21/16

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-085**

AN ORDINANCE RELATING TO THE CONSTRUCTION, ACQUISITION, IMPROVEMENT, AND EQUIPPING OF PARKS AND RECREATIONAL CAPITAL FACILITIES AND RELATED CAPITAL IMPROVEMENTS IN THE MATANUSKA-SUSITNA BOROUGH, AUTHORIZING THE ISSUANCE OF AREAWIDE GENERAL OBLIGATION BONDS OF THE BOROUGH, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$22,160,000, TO FINANCE THE COST, IN WHOLE OR IN PART, OF SUCH PARKS AND RECREATIONAL CAPITAL FACILITIES AND RELATED CAPITAL IMPROVEMENTS, AND PROVIDING FOR THE SUBMISSION TO THE VOTERS OF THE BOROUGH OF A PROPOSITION RATIFYING THE AUTHORIZATION OF SUCH BONDS AT THE OCTOBER 4, 2016, BOROUGH REGULAR ELECTION.

WHEREAS, the Borough exercises parks and recreation powers on an areawide basis, except as otherwise provided by ordinance;

WHEREAS, the Palmer and Wasilla pools as well as the Brett Memorial Ice Arena have reached the end of their useful lives and need substantial improvements to continue operations; and

WHEREAS, the continued population growth has placed increasing demands for recreational amenities such as trails and bridges as well as improvements to existing recreational facilities; and

WHEREAS, under the provisions of AS 29.47.190, a municipality may incur general obligation debt only after a bond authorization ordinance is approved by a majority of those voting on the question at a regular or special election;

NOW THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE
MATANUSKA-SUSITNA BOROUGH:

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

Section 2. Purpose. It is hereby determined to be for a public purpose and in the public interest of the Matanuska-Susitna Borough (the "Borough") to incur general obligation bonded indebtedness, in an amount not to exceed Twenty-Two Million One Hundred Sixty Thousand Dollars (\$22,160,000), for the purpose of financing the construction, acquisition, improvement, and equipping of the parks and recreational capital facilities and related capital improvements in the Borough described in Section 4.

Section 3. Pledge. The Borough is authorized to borrow the principal amount of not to exceed \$22,160,000 to finance the capital improvements described in Section 4, and the borrowing shall be evidenced by the issuance of general obligation bonds of the Borough in one or more series. The full faith and credit of the Borough is pledged for the payment of the principal of and interest on the bonds, and ad valorem taxes upon all taxable property in the Borough shall be levied without limitation as to rate or amount to pay the principal of and interest on the bonds when due.

Section 4. Proposition. The Borough shall submit the following proposition to the qualified voters of the Borough at the October 4, 2016, Borough regular election. The proposition must receive an affirmative vote from a majority of the qualified voters voting on the question to be approved.

PROPOSITION NO. _____

PARKS AND RECREATIONAL FACILITIES

AND RELATED CAPITAL IMPROVEMENT BONDS

Shall the Matanuska-Susitna Borough incur debt and issue general obligation bonds, in one or more series, in the aggregate principal amount of not to exceed Twenty-Two Million One Hundred Sixty Thousand Dollars (\$22,160,000), to finance the construction, acquisition, improvement, and equipping of parks and recreational capital facilities and related capital improvements in the Borough, including without limitation the projects described below?

<u>Project</u>	<u>Estimated 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

Total \$22,160,000

The bonds shall be secured by a pledge of the full
faith and credit of the Borough. (Ordinance Serial
No. 16-085.)

Section 5. Ballot. The proposition, both for paper
ballots and machine ballot, shall be printed on a ballot that
may set forth other general obligation propositions, and the
following words shall be added as appropriate and next to a
space provided for marking the ballot for voting by hand or
machine:

PROPOSITION NO. _____ Yes
No

Section 6. Effective Date. Sections 2 and 3 of this
ordinance shall become effective only if the proposition
described in Section 4 is approved by a majority of the
qualified voters voting on the proposition at the Borough
regular election on October 4, 2016. The remaining sections of
the ordinance shall become effective upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this
21 day of June, 2016.


VERN HALTER, Borough Mayor

ATTEST:


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

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

SUBJECT: Issuance of General Obligation Bonds in the amount of \$22,260,000 to finance the Construction, Acquisition, Improvement and Equipping of Recreation Capital Facilities and related Capital Improvements and placing the question of issuance at the regular election on October 4, 2016.

AGENDA OF: June 7, 2016

ASSEMBLY ACTION:

OK 16-085 was adopted with Assemblymember Nickel opposed 6-21-16

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN M. Moosey, BOROUGH MANAGER

Route To:	Department/Individual	Initials	Remarks
	Originator-T. Clayton & E. Phillips	<i>TC</i>	
1	Community Development Director	<i>CD</i>	
2	Finance Director	<i>TC</i>	
3	Borough Attorney	<i>NS</i>	Reviewed by bond counsel
4	Borough Clerk	<i>JMM</i>	<i>5/27/16</i>

ATTACHMENT (S) :

Fiscal Note: Yes X No
 Ordinance Serial No. 16-085 (5 pp)

SUMMARY STATEMENT:

The attached ordinance has been prepared which would authorize the issuance of general obligation bonds for Recreation Projects. Additionally it would authorize the submittal of the

question of the issuance to the voters.

The composition of the proposition is shown below. Also shown is the estimated cost to the taxpayers. The amount shown is per \$100,000 of assessed value

Recreation and Related Capital Improvements

<u>Project Description</u>	<u>Cost</u>	<u>Cost to Taxpayer</u>
Palmer and Wasilla Pool Improvements	\$12,830,900	\$12.22
Brett Memorial Ice Arena Improvements	3,744,700	3.57
Nine Trail Projects	2,128,500	2.03
Talkeetna and Willow Outdoor Ice Rinks	1,530,000	1.46
Willow Community Park Improvements	325,900	.31
Big Lake Area Trail Bridges	1,250,000	1.19
Fish Lake Parking (Talkeetna)	100,000	.10
Trapper Creek Park and Community Center Improvements	75,000	.07
Meadow Lakes Sports Complex Improvements including Parking Lot Paving	<u>175,000</u>	<u>.17</u>
Total	<u>\$22,160,000</u>	<u>\$21.12</u>

Total annual debt service is estimated to be \$1,830,000. This would equate to .212 mills per \$100,000 of assessed value. This amount could change as market conditions do change daily. Following is a description of each project.

Palmer and Wasilla Pool Improvements: This project is to complete extensive renovation of both the Palmer and Wasilla Pools. A comprehensive facility evaluation was completed for both facilities. The option selected for the Palmer pool includes a six lane competition pool, leisure pool with a play element, renovation and replacement of surfaces, corrective work to meet code requirements, renovation and remodel of locker

rooms and restrooms, renovation and replacement of mechanical systems including air handling, boilers, pumps, piping, fire suppression sprinklers, duct work, roof work and hydronic systems, and renovation and replacement of electrical systems including panels, lighting, fire alarms, wiring and fixtures. It will also include renovation and replacement of staff areas.

The option selected for the Wasilla pool include a six lane competition pool, leisure pool and seating, renovation and replacement of surfaces, corrective work to meet code requirements, renovation and remodel of locker rooms and restrooms, renovation and replacement of existing mechanical systems including air handling units, boilers, pumps, piping, fire suppression sprinklers, duct work, roof work and hydronic systems and renovation and replacement of existing electrical system including panels, lighting, fire alarms, wiring and fixtures. It will also include renovation and replacement of staff areas.

Brett Memorial Ice Arena Improvements: A comprehensive facility analysis was completed for the Brett Ice Arena. The project will replace the existing rink floor, replace rink heaters, replace the existing R22 refrigeration system with a CO2 system, renovate and replace operating systems and fixtures, renovate and replace mechanical and ventilation systems and corrective work to meet code requirements.

Nine Trail Projects: The nine (9) trails to be reconstructed, improved and/or relocated include the Ridge Trail, Wasilla Creek Headwaters Trail, Menard Sports Complex Trail System, Plumley-Maud, Matanuska Riverfront Trail South, Matanuska Riverfront Trail North, Brasil Springs to Crevasse Moraine, the Haessler-Norris Trail System, and the Herning Trail.

Talkeetna and Willow Outdoor Ice Rinks: Talkeetna ice rink will include renovation and replacement of the asphalt base and replacement of the soils under the northeast corner with non-frost susceptible soils, and improvements to the retaining walls. An open air steel roof will be built to cover the rink and bleachers and stadium lighting will be installed. Willow Ice Rink will include renovation and replacement of the asphalt base and improvements to the retaining walls. An open air steel roof will be built to cover the rink and bleachers and stadium lighting will be installed.

Willow Community Park Improvements: Improvements to Willow Park will include installation of the West side driveway and gate,

the parking area, a vault toilet and a trail head with informational kiosk and picnic tables. A short trail segment with a raised boardwalk over wetlands to a pond and pavilion will also be constructed.

Big Lake Area Trail Bridges: Project includes construction of trail bridge crossings over Groomer Gully Bridge on the Iron Dog Trail and construction over Fish Creek on the Fish Creek Trail.

Fish Lake Parking: Construct parking area for Fish Lake access in the Talkeetna area.

Trapper Creek Park and Community Center Improvements: Miscellaneous improvements and upgrades to community park and adjacent community center.

Meadow Lakes Sports Complex Improvements including Parking Lot Paving: Pave parking areas at Meadow Lakes Sports complex.

It should be noted that the issuance costs are not included in the propositions. The bonds will be sold at a premium which will be utilized to pay the issuance costs. These issuance costs include amounts estimated to be paid for the printing of the official statements, paying agent fees, fees to obtain our bond ratings, bond insurance, underwriter's discount, bond counsel, financial advisor fees and other miscellaneous costs.

Following assembly approval of the ordinances, these projects will be submitted to the qualified voters of the borough at a regular borough election on October 4, 2016.

RECOMMENDATION OF ADMINISTRATION: Submit to Assembly for consideration.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: June 7, 2016

SUBJECT: Issuance of General Obligation bonds in the amount of \$22,160,000 to finance the Parks and Recreational Capital Facilities Improvements and placing the question of issuance at the regular election on October 4, 2016.

ORIGINATOR: Tammy E. Clayton, Director of Finance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED 22,160,000	FUNDING SOURCE Bond Proceeds
FROM ACCOUNT # 440-000-000-4xx	PROJECT # Various
TO ACCOUNT : 440-000-000-3xx	PROJECT #
VERIFIED BY:	CERTIFIED BY:
DATE:	DATE:

T. E. Clayton
5/26/16

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	22,160	→	→			
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REVENUE	22,160	→	→			
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FUNDING: (Thousands of Dollars)

General Fund		1,830	1,830	1,830	1,830	1,830
State/Federal Funds						
Other						
TOTAL		1,830	1,830	1,830	1,830	1,830

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *T. E. Clayton* DATE: 5/26/16