

**LAKE AND PENINSULA BOROUGH
ORDINANCE 16-11**

AN ORDINANCE AUTHORIZING A TRANSFER AND TEN YEAR LEASE OF REAL PROPERTY CONTAINING 484 SQ/FT MORE OR LESS TO GCI COMMUNICATION CORP FOR THE PLACEMENT AN ON PREMISE EARTH STATION AT THE NONDALTON CLINIC.

WHEREAS, the Lake and Peninsula Borough is the owner of the lot where the Nondalton clinic is built; and

WHEREAS, it is the best interest of the Village and the Borough for the clinic to have access to modern medical communication technology; and

WHEREAS, GCI Communication Corp will take every precaution to secure the site to prevent any possible harm and will restore site to the original condition on or before the end of lease depending on the needs of the clinic; and

WHEREAS, has submitted a completed lease application and is ready to fulfill all terms set forth by Borough Code 6.80.260; and

THEREFORE BE IT ENACTED by the Assembly of the Lake and Peninsula Borough that:

Section 1. Classification.

This is a Non-Code Ordinance.

Section 2. General Provisions.

The Assembly finds that issuing a 10-year lease located at 22 x 22 plot more or less located on lot 1 block 4 US Survey 3863 containing 484 sq/ft , more or less, to GCI Communication Corp is in the best interest of the Borough. A copy of the completed lease application is attached to this Ordinance as Exhibit "A." The Assembly hereby approves the issuance of a 10-year lease to GCI Communication Corp on premise earth station at the Nondalton clinic for a 10-year term.

Section 3. Rental Rate.

The Assembly determines that it is not cost efficient or practical to obtain an appraisal under Borough Ord. 6.80.140 to determine the fair rental value of the Property. By the best estimate the Borough can obtain, the approximate fair rental value of the Property is \$90 per year. Based upon the Borough's experience, the cost of obtaining an appraisal of the property would be significantly greater than the annual rent. Therefore the foregoing rental rate was determined by examining lease rates charged by the Borough for similar commercial activities on similar properties inside the Borough.

Section 4. Authorization.

The Lake and Peninsula Borough Assembly authorizes the Borough Manager to sign a lease and all other documents deemed necessary to finalize a lease in accordance with Chapter 6.80 of Lake and Peninsula Borough Code.

Section 5. Effective Date.

This ordinance shall become effective upon enactment by the Borough Assembly.

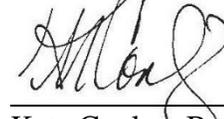
ENACTED by a duly constituted quorum of the Lake and Peninsula Borough Assembly this 12th day of September 2016.

IT WITNESS THERETO:



Glen Alsworth Sr., Mayor

ATTEST:



Kate Conley, Borough Clerk

Introduced: August 23, 2016

Public Hearing: September 13, 2016

Enacted: September 13, 2016

Ayes: Alsworth, Olsen, Pedersen, Ravenmoon, Salmon, Anderson

Nays: none

Not Voting: none

Absent: Alvarez