

Exhibit G

Affidavit of Petitioner's Complying with the Requirements of 3 AAC 110.425(e) (Which Requires the Petitioner to Hold a Hearing Before Submitting a Legislative Review Annexation Petition).

This Exhibit provides information relevant to the public notice of the pre-submittal public hearing held on September 7, 2019 at the Soldotna High School auditorium in the City of Soldotna. It includes the following items:

- 1) Substitute Resolution 2018-013, authorizing the development of a draft annexation petition;
- 2) Copies of published notices and public service announcements;
- 3) Affidavit of publication and of posting.

The Soldotna City Council approved the development of a draft petition for annexation to the City of Soldotna on June 13, 2018, via Substitute Resolution 2018-013. A copy of the Resolution and the accompanying staff report follows as Attachment 1.

On August 5, 2019, City staff prepared and submitted a public notice and public service announcement (PSA) for the pre-submission hearing to the Local Boundary Commission (LBC) staff for their review and approval. After consultation with LBC staff, the notice and PSA were approved and September 7, 2019 was established as the date for the pre-submission hearing. The notice of the hearing was published in the Peninsula Clarion on the following dates: August 7, 2019, August 25, 2019, and September 4, 2019. A copy of the notice, the publisher's original Affidavit of Publication, and the City Clerk Affidavit of Request are included as Attachment 2 in this Exhibit.

On August 9, 2019, the Soldotna City Clerk submitted a request for Public Service Announcements (PSA) for the pre-submission hearing to radio stations KSRM and KDLL. The request specified that the announcement be broadcast during the 21 days before the pre-submission hearing (from August 17, 2019 through September 7, 2019). The Public Service Announcement is included as Attachment 3 in this Exhibit. The Soldotna City Clerk's Affidavit of Request for the PSAs can be found in Attachment 2 to this Exhibit.

On August 6, 2019, the City's annexation petition, copies of the petition summary, and the pre-submission hearing public notice were made available to the public at Soldotna City Hall, the Kenai Peninsula Borough (Clerk's Office), the Soldotna Public Library, and the Kenai Public Library. The petition, summary and notice were also published on the City of Soldotna's website on the same date. The Affidavit of posting is included in Attachment 2 in this Exhibit.

On or before August 12, 2019, copies of the public notice of the pre-submission hearing were also posted at the following locations:

Alaska Fish and Game Office, 43961 Kalifornsky Beach Rd;

Cooperative Extension Office, 43961, Suite A, Kalifornsky Beach Rd;

Independent Living Center, 47255 Princeton Ave., #8

Small Business Administration Office, 43335 Kalifornsky Beach Rd;

Kenai Peninsula Food Bank, 33955 Community College Rd;

Bridges Community Resources, 3591 Kenai Spur Hwy;

United States Post Office, 175 N. Binkley St;

United States Post Office, 140 Bidarka St., Kenai, AK;

Soldotna Regional Sports Complex, 538 Arena Ave;

Gilman River Center, 514 Funny River Road.

On September 7, 2019, the pre-submission hearing was held at the Soldotna High School Auditorium in the City of Soldotna. The sign-in sheets for the hearing are included in Exhibit H of this petition, along with an audio recording, written transcripts, and written comments submitted to the City before or during the hearing.

Exhibit G

Attachment 1- Substitute Resolution 2018-013,
Directing the Administration to Prepare a Draft Petition
for the Potential Annexation of Areas Adjacent to the City
Limits

Introduced By:
Substitute Introduced:
Resolution 2018-013:
Date:
Action:
Vote:

City Manager
June 13, 2018
See Original for Prior History
June 13, 2018
Adopted as Amended
5 Yes, 0 No, 1 Absent

CITY OF SOLDOTNA
SUBSTITUTE RESOLUTION 2018-013

A RESOLUTION DIRECTING THE ADMINISTRATION TO PREPARE A DRAFT PETITION
FOR THE POTENTIAL ANNEXATION OF AREAS ADJACENT TO THE CITY LIMITS

WHEREAS, residential and commercial growth and development surrounding the City of Soldotna has impacts on City finances, and the ability to efficiently plan for and deliver essential municipal services, and

WHEREAS, Envision Soldotna 2030, the City's comprehensive plan adopted in 2011, identified the need for the City to evaluate annexation, as a high priority goal; and

WHEREAS, the City Administration began meeting with interested stakeholders (inside and outside the City limits) and collecting information about the potential for changing the municipal boundaries in 2014; and

WHEREAS, a fiscal impact analysis, completed in 2016, analyzed the cost of delivering city services to areas near the existing city limits, and estimated the overall fiscal effect on the City, should additional areas be incorporated into the municipality; and

WHEREAS, the Administration has provided numerous opportunities for the public to get information about, and provide feedback on, the issues surrounding annexation and delivery of City services both inside and outside our borders, including a focused public engagement effort in 2017; and

WHEREAS, the City has completed the appropriate studies and public engagement, and it is in the best interest of the public for the City to determine whether to proceed in developing a petition for the potential incorporation of adjacent lands into the City of Soldotna;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the City Manager is authorized to prepare a draft petition for annexation, to include the following areas:





Figure 2. Tsalteshi / Skyview / Arc Lake (Study Area 2)



Figure 3a. South of K-Beach (Study Area 3, as modified)



Figure 4a. K-Beach commercial corridor (Study Area 4, as modified)

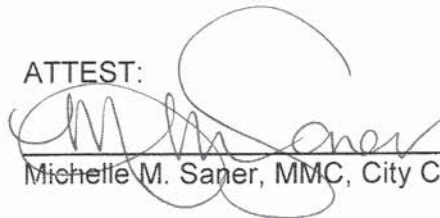
Section 4. The Administration shall conduct additional studies and/or public engagement if needed, and shall further evaluate the lands included in each study area. The Administration may recommend minor changes, for inclusion in the draft petition; and

Section 5. The Administration shall present the draft petition to the City Council for consideration, once completed.

Section 6. This resolution shall become effective immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL THIS 13TH DAY OF JUNE, 2018.

ATTEST:


Michelle M. Saner, MMC, City Clerk


Nels Anderson, Mayor

Yes: Cox, Cashman, Murphy, Whitney, Ruffridge
No: None
Absent: Parker



TO: CITY COUNCIL
FROM: STEPHANIE QUEEN, CITY MANAGER
JOHN CZARNEZKI, DIRECTOR OF ED+P
DATE: JUNE 6, 2018
SUBJECT: ANNEXATION

Resolution 2018-003 and the Substitute Resolution

Resolution 2018-003, introduced on March 28, 2018 but postponed to the June 13th meeting, directs the administration to prepare a draft petition for potential annexation areas. The resolution included the Administration's recommendation to move forward with seven of the nine study areas previously evaluated through the fiscal impact and public engagement processes (Study Areas 5 and 6 were not included in the resolution).

During the work session on May 23, 2018, the Council reviewed all nine areas and discussed several potential modifications.

In order to provide a simplified process which would allow the Council to remove, add, or modify areas from being included in a draft petition, we have brought forward a substitute resolution for your consideration. The overall effect of adopting the substitute would be the same as the original Resolution 2018-003, in that it would direct the Administration to begin the work of preparing a draft petition for annexation by Legislative Review, which would be brought back to the Council once completed for a public hearing and Council decision whether to submit it to the Local Boundary Commission. But there are two important changes to note:

- Whereas the original resolution listed only seven of the study areas to be included in the petition (Study Areas 5 and 6 were excluded), the substitute resolution includes all nine. This is not meant to imply that the Administration is now recommending the City move forward with all nine – only that we thought that it would provide the clearest starting point (for the Council and the public), allowing the Council to propose individual motions to address areas they feel should be removed or modified. Any whole study area(s) could be easily removed through an amendment to the substitute resolution.
- The second change is in how the resolution is formatted. The original Resolution listed out the Study Areas by name in Section 1. of the resolution, identifying which were to be included in a draft petition, and also referred to an attached map. Therefore, in order to make any changes, both the text and the attached map would have to be amended. We felt this process could cause confusion.

The Substitute was re-formatted so that instead, Section 1. of the resolution includes individual maps of each study area, within the body of the resolution itself. These individual figures can easily be removed, or replaced with an alternate version of that study area. Modifications to the boundaries that were discussed at the work session or brought to the Administration by individual Council Members for consideration, are contained in this memorandum.

Study Areas where the Council has discussed making amendments to the boundaries

At the May 23, 2018 work session and in individual conversations with the Administration, there appeared to be some areas of consensus on revised boundaries, and other cases there was not yet a clear preference for how to amend a boundary. For ease of process, we have prepared alternate versions of several of the study areas that were suggested in the work session. These alternatives are presented below, however, the Council is certainly not limited to only those amendments when considering the resolution.

Study Area 3

At the recent work session, a modification to Study Area 3 was discussed which would remove several parcels of agricultural and undeveloped land at the far west end of Study Area 3 along Gas Well Road, totaling close to 135 acres.

As previously mentioned, the substitute Resolution 2018-003(S) includes as a starting point all nine study areas, as they were originally presented in the fiscal impact and public engagement processes. Should the Council wish to move forward with this modified version of Study Area 3, excluding those lands greyed-out in the image below, the substitute resolution could be amended to replace Figure 3 in Section 1 of the Resolution with Figure 3a, as shown below.



Figure 3a. South of K-Beach (Study Area 3, as modified)

Study Area 4

Council Members also discussed a potential modification of Study Area 4, to exclude two residential areas, and is shown in Figure 4a below.

Should the Council wish to exclude those areas in the image, the substitute resolution could be amended to replace Figure 4 in Section 1 of the Resolution with Figure 4a, as shown here:



Figure 5b. (Study Area 5, as modified)



Figure 5c. (Study Area 5, as modified)



Figure 5d. (Study Area 5, as modified)

Study Area 7

The Administration has prepared the following alternate of Study Area 7, for the Council's consideration.

Study area 7a, shown below, would extend the boundaries of this area to Big Eddy Road. The Administration had recommended this may be a more appropriate start of the commercial corridor, than Irons Avenue where Study Area 7 was originally proposed to end.



Figure 7a. (Study Area 7, as modified)

Exhibit G

Attachment 2- Public Notice & Affidavit of Publication



City of Soldotna
Notice of a Pre-Submission Public Hearing for a Petition to Annex to the
City of Soldotna by the Legislative Review Method
Saturday, September 7, 2019 – 2:00 p.m.

The Soldotna City Council will conduct a public hearing on Saturday, September 7, 2019 at 2:00 p.m. at the Soldotna High School Auditorium, 425 W. Marydale Avenue, Soldotna, AK 99669.

The City of Soldotna (petitioner or city), a Home-Rule Municipality in the Kenai Peninsula Borough, intends to file an annexation petition by legislative review with the Local Boundary Commission. The petitioner's representative is Soldotna City Manager Stephanie Queen. The territory proposed by the City for annexation consists of about 3.8 square miles of land, and includes areas adjacent to the existing City boundaries as shown on the map below.

Copies of the petition summary may be obtained free of charge, and the prospective petition and related documents (including a map) are available for public review on the City of Soldotna website at <https://soldotna.org> and at the following locations during the regular business hours of the individual location:

Kenai Peninsula Borough
Borough Clerk's Office
144 N. Binkley Street
Soldotna, Alaska 99669

Soldotna City Hall
City Clerk's Office
177 N. Birch Street
Soldotna, Alaska 99669

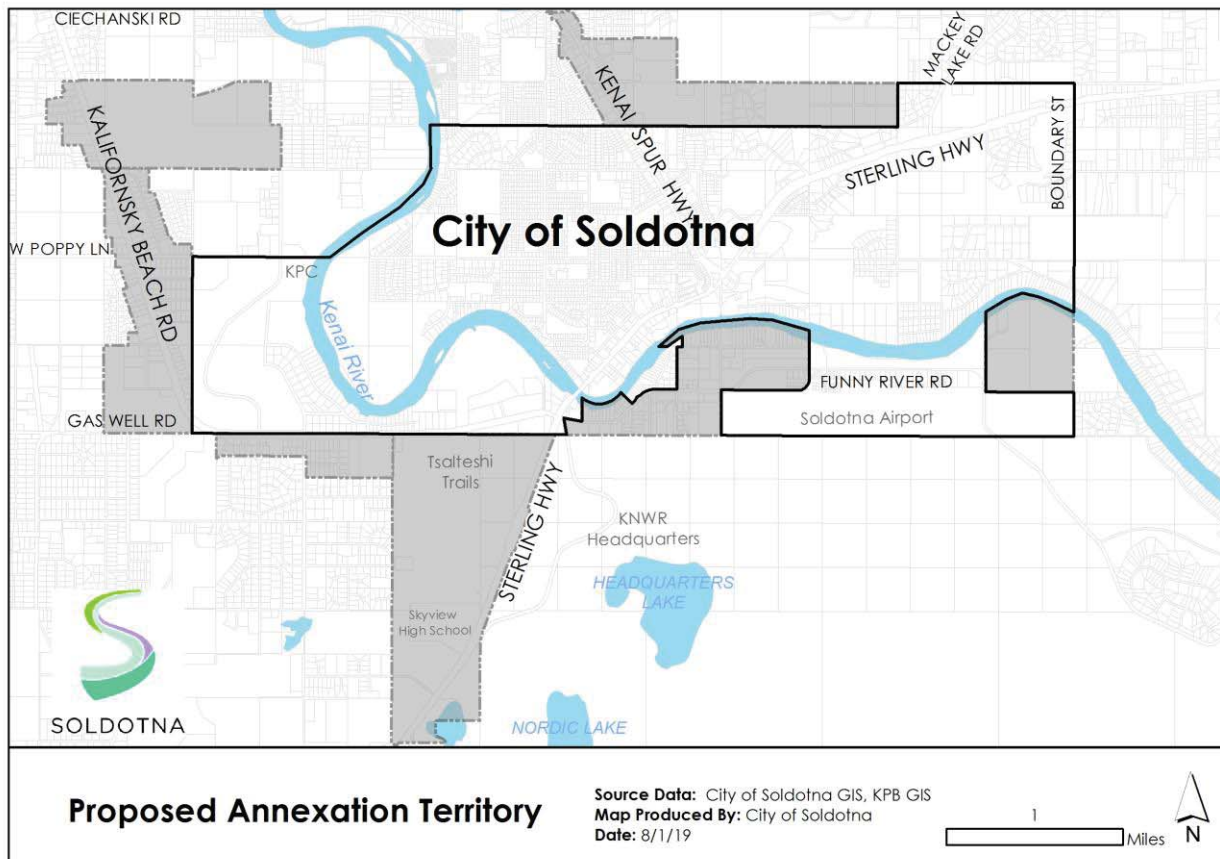
Soldotna Public Library
235 N. Binkley Street
Soldotna, Alaska 99669

Kenai Community Library
163 Main Street Loop
Kenai, Alaska 99611

The public hearing will address the appropriate annexation standards and their application to the annexation proposal, legislative review annexation procedures, the reasonable anticipated effects of the proposed annexation, and the proposed transition plan required under 3 AAC 110.900.

Members of the public may comment during the public hearing. The comment time period may be limited to three minutes per individual speaker. Written comments may also be submitted to the city by the end of the hearing on September 7, 2019 by: Mail: City of Soldotna, Attention: City Clerk, 177 N. Birch Street, Soldotna, Alaska 99669; Email: cityclerk@soldotna.org; Fax: 907-262-4389. Questions can be directed to City Manager, Stephanie Queen at the above contact information, or by phone at 907-262-9107.

The City of Soldotna complies with the Americans with Disabilities Act. If you require special accommodations to attend a meeting, please contact the City sufficiently ahead of the hearing date so that arrangements can be made.



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Map of the territory proposed for annexation.

Publish: 08/07/19; 08/25/19; and 09/04/19 **Display**

PUBLISHER'S

UNITED STATES OF AMERICA,
STATE OF ALASKA

Elizabeth A. Ulricksen being first duly sworn, on oath
deposes and says:

That I am and was at all times here in this affidavit
mentions, Supervisor of Legals of the Sound
Publishing / Peninsula Clarion, a newspaper of general
circulation and published at Kenai, Alaska, that the
advertisement, a printed copy of which is hereto
annexed was published in said paper on the dates
listed below:

Annex petition
08/07/19
08/25/19
09/04/19

X Elizabeth A. Ulricksen

SUBSCRIBED AND SWORN before me on this

11th day of September 2019.

Randalee J. Keaton

NOTARY PUBLIC in favor for the State of Alaska.

My commission expires 07/10/22.

NOTARY PUBLIC
RANDELEE J. KEATON
STATE OF ALASKA
My Commission Expires July 10, 2022

The agency reported Kim



City of Soldotna Notice of a Pre-Submission Public Hearing City of Soldotna by the Saturday, September 7

The Soldotna City Council will conduct a public hearing on Sa
High School Auditorium, 425 W. Marydale Avenue, Soldotna, AK

The City of Soldotna (petitioner or city), a Home-Rule Municipality, is seeking annexation by legislative review with the Local Boundary Commission. The territory proposed by the City of Soldotna is located in the Kenai Peninsula Borough, Alaska, and includes areas adjacent to the existing City boundaries.

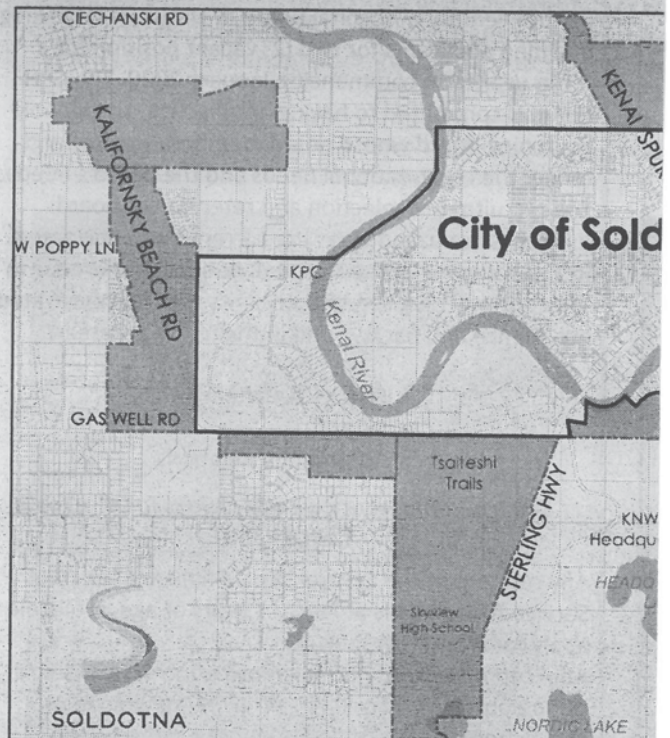
Copies of the petition summary may be obtained free of charge (including a map) are available for public review on the City of Soldotna website during the regular business hours of the individual local offices.

Kenai Peninsula Borough	Soldotna City Hall
Borough Clerk's Office	City Clerk's Office
144 N. Binkley Street	177 N. Birch Street
Soldotna, Alaska 99669	Soldotna, Alaska 99669

The public hearing will address the appropriate annexation statute, legislative review annexation procedures, the reasonable anticipated transition plan required under 3 AAC 110.900.

Members of the public may comment during the public hearing. Comments may be submitted in writing to the City Clerk, 177 N. Birch Street, Soldotna, Alaska 99669, by mail: City of Soldotna, Attention: City Clerk, 177 N. Birch Street, Soldotna, Alaska 99669, or by email: cityclerk@soldotna.org; Fax: 907-262-4389. Questions can be directed to the City Clerk at the contact information, or by phone at 907-262-9107.

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Proposed Annexation Territory

Source:
Map Pro:
Date: 8/

Map of the territory proposed

Publish: 08/07/19; 08/25/19; and 09/04/19 Display



City of Soldotna
Notice of a Pre-Submission Public Hearing for a Petition to Annex to the
City of Soldotna by the Legislative Review Method
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The City of Soldotna (petitioner or city), a Home-Rule Municipality in the Kenai Peninsula Borough, intends to file an annexation petition by legislative review with the Local Boundary Commission. The petitioner's representative is Soldotna City Manager Stephanie Queen. The territory proposed by the City for annexation consists of about 3.8 square miles of land, and includes areas adjacent to the existing City boundaries as shown on the map below.

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 Borough Clerk's Office
 144 N. Binkley Street
 Soldotna, Alaska 99669

Soldotna City Hall
 City Clerk's Office
 177 N. Birch Street
 Soldotna, Alaska 99669

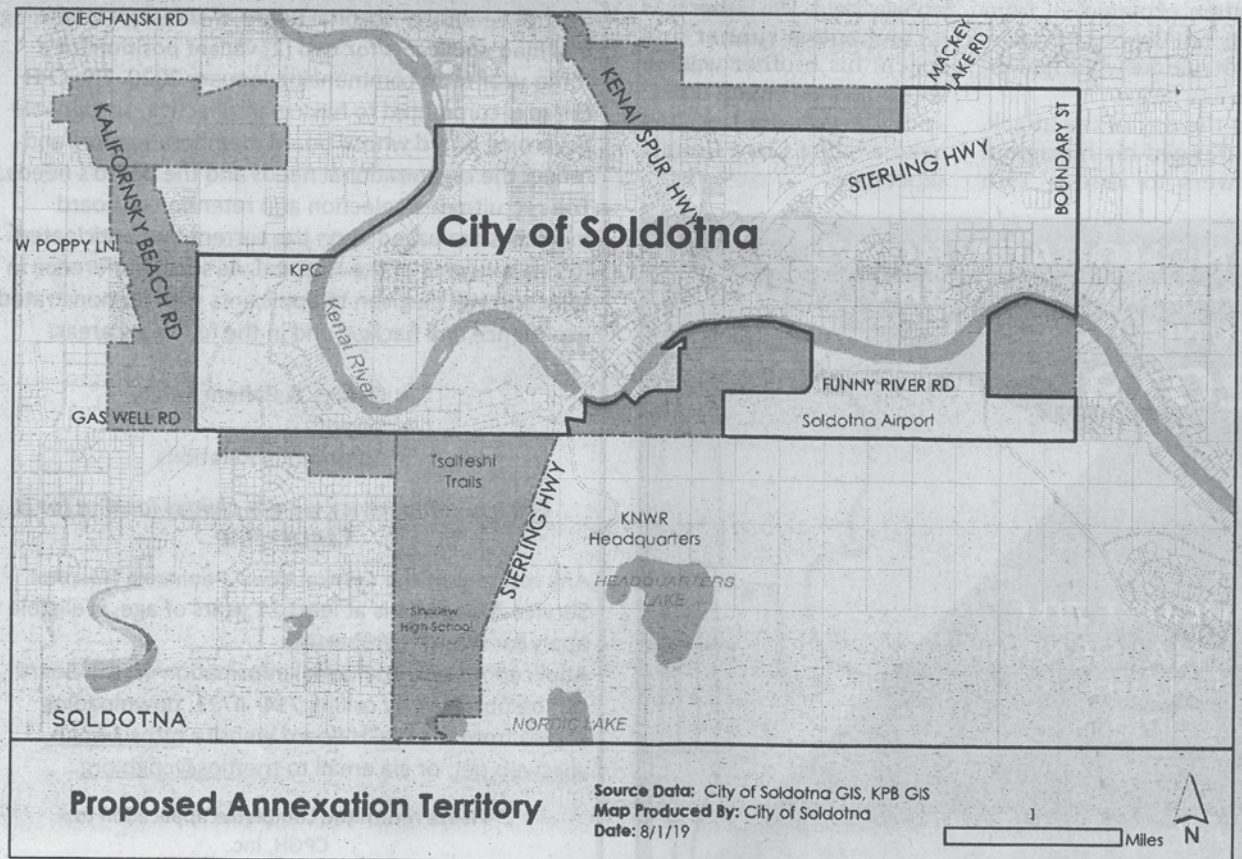
Soldotna Public Library
 235 N. Binkley Street
 Soldotna, Alaska 99669

Kenai Community Library
 163 Main Street Loop
 Kenai, Alaska 99611

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Members of the public may comment during the public hearing. The comment time period may be limited to three minutes per individual speaker. Written comments may also be submitted to the city by the end of the hearing on September 7, 2019 by: Mail: City of Soldotna, Attention: City Clerk, 177 N. Birch Street, Soldotna, Alaska 99669; Email: cityclerk@soldotna.org; Fax: 907-262-4389. Questions can be directed to City Manager, Stephanie Queen at the above contact information, or by phone at 907-262-9107.

The City of Soldotna complies with the Americans with Disabilities Act. If you require special accommodations to attend a meeting, please contact the City sufficiently ahead of the hearing date so that arrangements can be made.



Map of the territory proposed for annexation.

Publish: 08/07/19; 08/25/19; and 09/04/19 Display

AFFIDAVIT OF POSTING FOR THE PRE-SUBMISSION HEARING NOTICE

FOR THE CITY OF SOLDOTNA

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

I, Michelle Saner, upon oath, depose and state:

1. I am the City Clerk for the City of Soldotna,
2. On August 5, 2019, I electronically mailed or caused to be mailed the Notice of a Pre-Submission Public Hearing for a Petition to Annex to the City of Soldotna by the Legislative Review Method to the Peninsula Clarion, and requested that the notice be published as a display ad in the August 7, 25 and September 4, 2019 editions of their newspaper.
3. From August 6 -12, 2019, I posted or caused to be posted the Notice of Pre-Submission Public Hearing for a Petition to Annex to the City of Soldotna by the Legislative Review Method in the following locations:

Soldotna City Hall
177 N. Birch Street
Soldotna, Alaska 99669

Soldotna Public Library
235 N. Binkley Street
Soldotna Alaska 99669

Fish & Game
43961 Kalifornsky Beach Rd.
Soldotna, Alaska 99669

Cooperative Extension
43961 Kalifornsky Beach Rd., Suite A
Soldotna, Alaska 99669

Independent Living Center
47255 Princeton Ave., #8
Soldotna, Alaska 99669

Small Business Administration
43335 Kalifornsky Beach Rd., Suite 12
Soldotna, Alaska 99669

Kenai Peninsula Food Bank
33955 Community College Rd.
Soldotna, Alaska 99669

Bridges Community Resources
3591 Kenai Spur Hwy.
Soldotna, Alaska 99669

United States Postal Service
175 N. Binkley Street
Soldotna, Alaska 99669

United States Postal Service
140 Bidarka Street
Kenai, Alaska 99611

City of Soldotna Website
www.soldotna.org

4. On August 6, 2019, I placed one copy of the City of Soldotna's proposed Annexation Petition, copies of the petition summary and the Notice of Pre-Submission Hearing at the following locations:

Kenai Peninsula Borough
Borough Clerk's Office
144 N. Binkley Street
Soldotna, Alaska 99669

Soldotna City Hall
177 N. Birch Street
Soldotna, Alaska 99669

Soldotna Public Library
235 N. Binkley Street
Soldotna, Alaska 99669

Kenai Community Library
163 Main Street Loop
Kenai, Alaska 99611


City of Soldotna Website
www.soldotna.org

5. On August 9, 2019, I submitted a written Public Service Announcement to the following local radio stations and requested the PSA be broadcast from August 17, 2019 through September 7, 2019:

KSRM/KWHQ/KKIS/KSLD/KFSE/KKNI
40960 Kalifornsky Beach Road
Kenai, Alaska 99611

KDLL
14896 Kenai Spur Hwy.
Kenai, Alaska 99611

Dated at Soldotna, Alaska this 5th day of September, 2019.


Michelle M. Sarner

SUBSCRIBED AND SWORN to me before this 5th day of September, 2019.




Notary Public in and for Alaska

My commission expires: March 13, 2022

Exhibit G

Attachment 3 - Public Service Announcement

Public Service Announcement

(Please broadcast this PSA from August 17, 2019 through September 7, 2019)

City of Soldotna Will Hold a Pre-Submission Hearing on an Annexation Petition

The prospective Petitioner City of Soldotna will file a legislative review petition with the Local Boundary Commission to annex 3.8 square miles of land adjacent to the existing City boundaries. This includes land along K-Beach Road, the Kenai Spur Hwy, the Sterling Hwy and Funny River Road.

The City of Soldotna will hold a public hearing on the petition on Saturday, September 7, 2019 at 2:00 p.m. at the Soldotna High School auditorium, located at 425 W. Marydale Ave., in Soldotna.

The petition may be viewed and a free petition summary may be obtained on the City of Soldotna website, Soldotna City Hall, Soldotna Public Library, the Kenai Peninsula Borough Clerk's Office and the Kenai Community Library during regular business hours. Direct inquiries to City Manager Stephanie Queen at 262-9107.