

1 By: Bryce J. Ward, Mayor
2 Introduced: 06/13/2019
3 Advanced: 06/13/2019
4 Amended: 06/27/2019
5 Referred to the
6 Committee of the Whole: 06/27/2019
7 Substituted: 10/24/2019
8 Amended: 10/24/2019
9 Adopted: 10/24/2019

10
11 FAIRBANKS NORTH STAR BOROUGH

12
13 ORDINANCE NO. 2019 - 29

14
15 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT AT
16 LESS THAN FAIR MARKET VALUE WITH THE INTERIOR BASEBALL LEAGUE FOR USE OF
17 A PORTION OF SECTION 4, T.1S, R.1W, F.M. (FAIRBANKS LIONS AND SUN RISER'S
18 ROTARY FIELDS), PORTIONS OF TRACT A GROWDEN PARK SUBDIVISION (GROWDEN
19 FIELDS 3, 4, 5) AND PORTIONS OF TRACT 3 HATCHERY ROE SUBDIVISION (KIWANIS
20 AND DARIN FRANUS FIELDS) AND PORTIONS OF SOUTHEAST PORTION HAMILTON
21 ACRES SUBDIVISION (NUSSBAUMER AND STOCKTON FIELDS) AND TRACT 1
22 HATCHERY ROE SUBDIVISION (KEN RANKIN AND OPTIMIST FIELDS) AND LOT 5
23 BLOCK 1 KENDALL SUBDIVISION (KENDALL FIELD) AND PORTIONS OF TRACT J1 AND
24 J2 MORNING STAR SUBDIVISION (MORNING STAR FIELDS 1 ,5)

25
26 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and
27 equitable title to the facilities known as Section 4, T.1S, R.1W, F.M. (Fairbanks Lions and
28 Sun Riser's Rotary Fields) and portions of Tract A Growden Park Subdivision (Growden
29 Fields 3, 4, 5) and portions of Tract 3 Hatchery Roe Subdivision (Kiwans and Darin Franus
30 Fields) and portions of Southeast Portion Hamilton Acres Subdivision (Nussbaumer and
31 Stockton Fields) and Tract 1 Hatchery Roe Subdivision (Ken Rankin and Optimist Fields)
32 and Lot 5 Block 1 Kendall Subdivision (Kendall Field) and portions of Tract J1 and J2
33 Morning Star Subdivision (Morning Star Fields 1, 5), and as shown on the attached exhibit
34 maps; and

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36 WHEREAS, The Borough and Interior Baseball League (IBL) entered into
37 their first use agreement in 1986; and

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39 WHEREAS, IBL has provided a quality baseball educational program
40 benefiting the youth of Fairbanks for many decades; and

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42 WHEREAS, IBL and the Borough have agreed on execution of a lease to
43 continue IBL operations in the community with an initial term of two (2) years, and one
44 (1) renewal option of two (2) years; and

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WHEREAS, IBL agrees to provide at its own expense maintenance associated with Infields, Base paths, Fair lines, Pitching mounds and Home plate areas to a safe, playable standard yearly from May 1st through August 31st, and to a neat and presentable standard to the satisfaction of the Borough year round; and

WHEREAS, The Borough agrees to provide at its own expense and during the initial term of the lease, all maintenance associated with turf areas and infrastructure such as fencing, gates, bleachers and dugouts; and

WHEREAS, FNSBC 20.16.020(D) states the Assembly may authorize the Mayor to lease Borough land for less than fair rental value only if the ordinance authorizing the lease contains a finding that the lease is for a compelling public purpose or use and a statement of the facts on which the finding is based; and

WHEREAS, Land Management has reviewed records for the property and there are no existing mining claims or other third-party interests know to Land Management within the proposed lease area which Land Management believes impact or are impacted by the proposed lease; and

WHEREAS, Those with a known land interest in adjoining properties have been notified of the proposed lease.

NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough:

Section 1. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. Determination of a Compelling Public Purpose or Need. The Assembly hereby finds that granting this lease at less than fair market rental value meets the conditions of a compelling public purpose based upon the following facts:

1. IBL has faithfully served the community in partnership with the Borough for over 30 years promoting, developing, supervising, and voluntarily assisting in all lawful ways, the interest of those who participate in PONY Baseball in the Interior of Alaska.
2. Through proper guidance and exemplary leadership, IBL assists youth in developing the qualities of citizenship, discipline, teamwork and physical wellbeing through baseball.

85 Section 3. Authorization. The Borough Mayor or his delegate is hereby
86 authorized to take all actions necessary to enter into a new lease with IBL on a portion
87 of Section 4, T.1S, R.1W, F.M. (Fairbanks Lions and Sun Riser's Rotary Fields) and
88 portions of Tract A Growden Park Subdivision (Growden Fields 3, 4, 5) and portions of
89 Tract 3 Hatchery Roe Subdivision (Kiwanis and Darin Franus Fields) and portions of
90 Southeast Portion Hamilton Acres Subdivision (Nussbaumer and Stockton Fields) and
91 Tract 1 Hatchery Roe Subdivision (Ken Rankin and Optimist Fields) and Lot 5 Block 1
92 Kendall Subdivision (Kendall Field) and portions of Tract J1 and J2 Morning Star
93 Subdivision (Morning Star Fields 1, 5), at a rental rate of one (1) dollar per year, for an
94 initial term of two (2) years with one (1) renewal option of two (2) years. The Borough
95 Mayor is further authorized to provide, during the initial term of the lease, all maintenance
96 associated with turf areas, and infrastructure such as fencing, gates, bleachers and
97 dugouts, contingent on assembly appropriation for said purpose.
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99 Section 4. Effective Date. This ordinance is effective at 5:00 p.m. on the
100 first Borough business day following its adoption.

101
102 ADOPTED THE 24TH DAY OF OCTOBER 2019.
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110 _____
111 Matt Cooper
112 Presiding Officer




113 ATTEST:

114 
115 _____
116 April Trickey, CMC
117 Borough Clerk
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119 Yeses: Lyke, Wildridge, Quist, Lojewski, O'Neill, Williams, Cooper, Tacke
120 Noes: None
121 Other: Sanford (Excused)



Legend

-  Use Areas
-  Amenities
-  Fence/Gates

Key:

- 1. Dugout
- 2. Bleacher

EXHIBIT MAPS



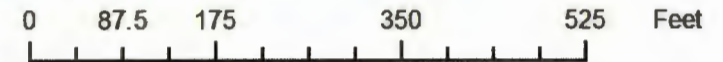
Interior Baseball League - Use Areas
Fairbanks Lions Rec Area and Sun Riser's Rotary



- Key:
- 1. Dugout
 - 2. Bleacher
 - 3. Out-building
 - 4. Condemned restroom, to be removed
 - 5. Sign at Park Entry
 - 6. Concessions
 - 7. Scoreboard
 - 8. Batting Cage

Legend




- Use Areas
- Amenities
- Fence/Gates
- * Concession stand between Growden 1 and 3 to be removed



Interior Baseball League - Use Areas
Growden Fields



Legend

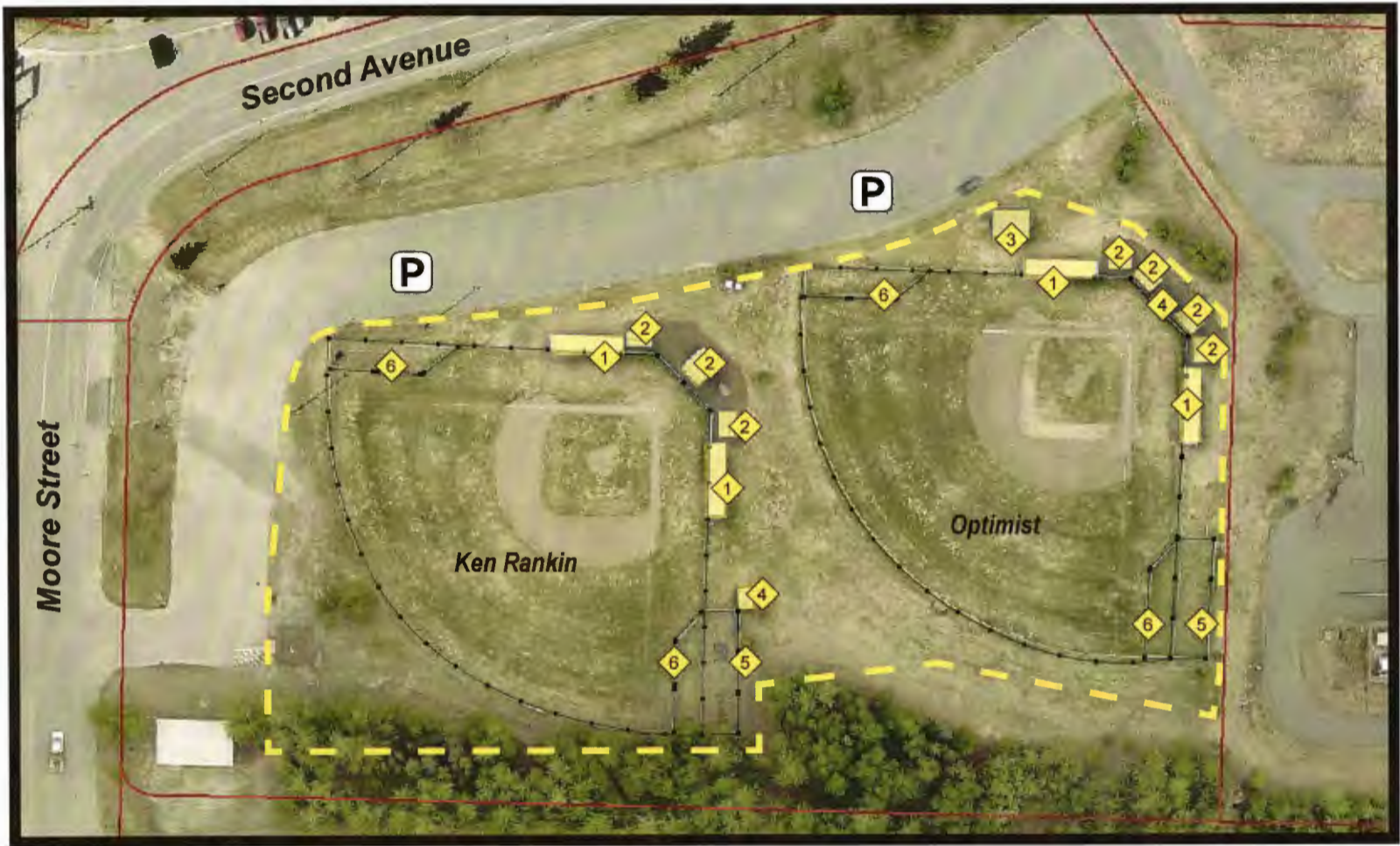
-  Use Areas
-  Amenities
-  Fence/Gates

Key:




- 1. Dugout
- 2. Bleacher
- 3. Concessions
- 4. Storage containers
- 5. Batting cage
- 6. Bull pen



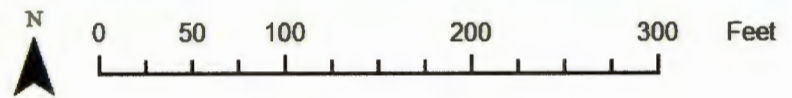
Interior Baseball League - Use Areas
Kiwanis and Darin Franus



Legend

-  Use Areas
-  Amenities
-  Fence/Gates




- Key:
- 1. Dugout
 - 2. Bleacher
 - 3. Concessions
 - 4. Announcer's booth
 - 5. Batting cage
 - 6. Bull pen



Interior Baseball League - Use Areas
Ken Rankin and Optimist



Legend

-  Use Areas
-  Amenities
-  Fence/Gates

Key:

- 1. Dugout
- 2. Bleacher
- 3. Concessions
- 4. Storage
- 5. Batting cage



Interior Baseball League - Use Areas
Morningstar