

Date: Feb. 22 2020

To: Local Boundary Committee

From: Patricia Patterson

I oppose "Annexation By the City of Soldotna". I own property with two businesses in "area 7" on Irons Ave. Lucky Raven Tobacco and High Bush Buds.

1. Annexation should not break up established neighborhoods.

My property is located at the most northern tip of area 7. The annexation line is a straight line until it reaches the Kenai Spur Highway and then makes a sharp turn north to annex a few properties then makes a sharp turn south. I call it the "Lucky Raven Bump" and reaches my two businesses. This "bump" does not annex my neighbors, it only includes the worthwhile commercial properties, which means, my neighborhood will be cut in half.

The annexation line only includes the first 40 feet of Irons Ave, which means that my property will be in Soldotna but Irons Ave will be not be in Soldotna. When I exit my business on Irons Ave, I will leave my property which will be in Soldotna city proper, drive on to Irons Ave which will be in the borough, then when turning onto the Kenai spur Highway I will be back into city limits. This makes no sense.

This annexation line has cut almost all family homes in my neighborhood out and only includes businesses. Businesses owners often do not live on their property which means we cannot vote in Soldotna. I estimate that annexing entire Area 7 will add only 6 voters. The lack of voters and lack of neighborhood will give us no representation. The city of Soldotna has treated our comments and protest with no regard and I suspect this will not change.

1. This annexation is a sales tax "money grab"

One of the businesses is a marijuana retail store. Soldotna had a lengthy moratorium on all marijuana licenses. Once they identified annexation of area 7 would include a marijuana manufacturer and a marijuana retail store, they remove the moratorium on manufacturing and retail only, then added a 1.5% additional tax on marijuana. This means will I have an additional 3% Soldotna sales tax and additional 1.5% marijuana sales tax. These additional taxes will make it extremely difficult to compete against the other marijuana stores.

Soldotna has stated in their proposal that they need a broader tax base to help pay for their free services such as parks and the library. Yet area 7 annexation is mostly businesses. Businesses rarely use those services. The question "why did they not annex the homes who are using these services". I sat in a city council annexation meeting last year and city council identified a large area next to area 7 that include a significant amount of homes who use all their free services. This area has mostly lower income homes, trailers, hand-built homes. Linda murphy who was a council member at the time said out loud "We don't want those people", and everyone on the council agreed.

Soldotna has a "vision" for their city and is ignoring the fact the city is surrounded by the neediest people in our community. The annexation of area 7 is based entirely on property wealth and those who "look prosperous". The city of Soldotna should be ashamed at their blatant prejudice. This maneuver

reminds me of the 1950's and 1960's when our community borders excluded minorities and the "unwanted" poor. Area 7 is all about how much money can they make without serving anyone.

2. No new services only more cost

This annexation has no benefit to me. Soldotna cannot provide water and sewer to all their current residents and does not plan to provide water and sewer to area 7. I have no need for Soldotna fire or police. I have no need for Soldotna city planner and city engineer. I am serviced very well by the borough.

I am a rural business. My buildings were built to state code. Soldotna's excessive codes and cost to those implement codes will be outrageous. The city has not introduced or adopted any plans to treat us any differently than city businesses. I haven't added up all the cost, but just the required parking lot paving will be close to \$100,000. I cannot afford it.

This board must ask the question. How does this annexation benefit the affected properties? I have read through the proposal and I can only see how this annexation benefits Soldotna, not the people affected.

Please consider my opposition.

Thank you
Patricia Patterson
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