

Introduced by: Mayor  
Date: 10/22/24  
Hearing: 11/12/24  
Action: Enacted as Amended  
Vote: 8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-19-18**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED ADJACENT TO THE CHAPMAN SCHOOL CAMPUS IN ANCHOR POINT  
FOR FUTURE SCHOOL USE, AND APPROPRIATING \$850,000 FROM THE  
GENERAL FUND FOR THE PURCHASE**

**WHEREAS,** the Kenai Peninsula Borough School District (KPBSD) currently provides K-8 educational instruction at the Chapman School in Anchor Point; and

**WHEREAS,** the existing school campus consists of a 4.51- acre parcel, bounded by private land holdings, limiting future management and potential expansion of the school facility; and

**WHEREAS,** a need exists for additional land adjacent to the school for potential expansion of the campus; and

**WHEREAS,** the proposed acquisition consists of four parcels comprising a total of 6.6 acres located immediately adjacent to the Chapman School Campus; and

**WHEREAS,** acquisition of the additional properties is necessary to proactively secure adjacent lands for future management options involving this KPB-owned school facility; and

**WHEREAS,** a safety concern has been identified and makes the timing of this more critical; and

**WHEREAS,** the KPB Planning Commission, at its regular meeting of October 28, 2024, recommended approval;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That pursuant to KPB 17.10.040, the assembly finds that purchasing the subject parcel, which is the following-described real property, is in KPB's best interests as it secures additional school campus utility, planning and growth:

LOT 3-A-1 AND TRACTS 3B-2, 3B-3 AND 3B-4, ANCHOR RIVER S.J. CHAPMAN SUBDIVISION, JEPPESEN 2021 REPLAT, ACCORDING TO THE OFFICIAL PLAT THEREIOF, FILED UNDER PLAT NUMBER 2021-41, RECORDS OF THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
(PARCEL NO'S. 16906108, 16906109, 16906110, AND 16906111)

**SECTION 2.** That the terms and conditions substantially in the form of the Purchase Agreement accompanying this ordinance are hereby approved.

**SECTION 3.** That the purchase price will be \$800,000 for the subject parcels, plus closing and due diligence costs, not to exceed \$50,000

**SECTION 4.** That the subject parcels will be classified as "Government" pursuant to KPB 17.10.080.

**SECTION 5.** That the Mayor is authorized to execute any and all documents necessary to purchase the subject parcels described in Section 1 in accordance with the terms and conditions contained in this ordinance and the accompanying Purchase Agreement, consistent with applicable provisions of KPB Chapter 17.10.

**SECTION 6.** That up to \$850,000.00 is appropriated from the General Fund fund balance to be transferred to Account No. 400.71010.CHLND.49999 for the purchase of the subject parcels located in Anchor Point, Alaska, and estimated closing costs.


**SECTION 7.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 12TH DAY OF NOVEMBER, 2024.**

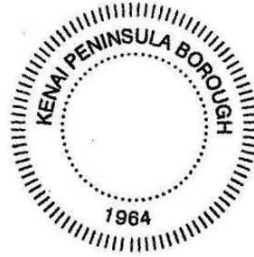


Peter Ribbens, Assembly President

ATTEST:



Michele Turner, CMC, Borough Clerk



Yes: Baisden, Cooper, Cox, Dunne, Ecklund, Johnson, Tunseth, Ribbens

No: None

Absent: Elam