
From: Adam Greenwald <greasycummins06@gmail.com>
Sent: Wednesday, August 13, 2025 7:58 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER> Ninilchik recreational service area

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

To the Mayor and Borough Assembly members,

Please submit my opposition to Borough Ordinance 2025-17-AN ORDINANCE ESTABLISHING THE NINILCHIK RECREATIONAL SERVICE AREA.

Failure to appropriately budget on the state's part does not constitute a need to rob taxes from property owners in an effort to save the Ninilchik pool. Drain the pool if needed, until the state and Borough can begin paying the bills they already have.

The pool and this so called "recreational service area" are completely unrelated. This is a clear attempt to circumnavigate existing fiduciary responsibilities that have not been met by the state or Borough by creating, out of thin air, a new income stream... once again, on the backs of property owners.

This is akin to me telling my credit card company that I'm going to open a new account to pay off the old one... then sending the new bill to my kids! It's ludicrous and exactly how government spending has gotten out of hand.

I strongly urge the Assembly to withdraw this ordinance from being voted on and, since I'm sure you'll force it to vote anyway, I ask for a vote NO from all representatives.

Thank you,
-Adam Greenwald

From: Thomas Ray <tommyjay@gmail.com>
Sent: Monday, August 11, 2025 7:08 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Caribou Hills Landowner

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To the Mayor and Borough Assembly members,

I have some concerns in response to Borough Ordinance 2025-17 "AN ORDINANCE ESTABLISHING THE NINILCHIK RECREATIONAL SERVICE AREA".

The geographic area boundaries that comprise the proposed service area and taxation base to support this ordinance include a community commonly known as the "Caribou Hills". This area is serviced by Oilwell Road. The first approximately 7 miles of Oilwell Road are paved, and within an area generally accepted to be included as 'Ninilchik' by proximity. However, beyond the paved portion of Oilwell Road, it becomes very sparsely populated, with very few privately owned parcels for the next 6 miles. Between Milepost 13 and 18 – which is the end of the road – there are many privately owned properties, but very few of them are established as primary residences. This area between Milepost 13 – 18 is generally known as 'The Caribou Hills', and is known overwhelmingly as a recreational area, with the properties reflecting that. Most dwelling units on most properties are cabins that see infrequent, occasional or part-time use by Alaskan residents with primary residences in other areas of the Peninsula.

To include the area of the Caribou Hills in the proposed "Ninilchik Recreational Service Area" specifically for the purpose of funding a community pool would be nothing more than a tax grab. A pool in Ninilchik does not serve the landowners in this area well, namely because it would stand to benefit so few of them.

Of further concern to me is that I am not aware of a mechanism for property owners of the Caribou Hills (or anywhere within the proposed service area) who do not claim that area as their primary residence, to be able to vote on the upcoming ordinance. Unless there is a special ballot mailed specifically to all property owners within the affected proposed service area, I don't understand the mechanism in which a vote reflective of the landowners of the service area could be taken. Without a means to be able to vote on this ordinance this literally becomes taxation without representation.

This isn't just property owners trying to skirt more taxation – the Caribou Hills community already dutifully pays into the Western Emergency Services fund – but the key difference is that they are occasionally the beneficiaries of those services. There is very little chance that anyone in the Caribou Hills community will stand to benefit from a Ninilchik Recreational Service Area pool.

I strongly urge the Assembly to withdraw this ordinance from being voted until they are able to ensure ALL affected parties will be able to cast their vote on this issue.

Thank you,
Thomas Ray

From: Brad Brown <bradbrownre@gmail.com>
Sent: Monday, August 11, 2025 1:12 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Public Comment regarding Ordinance 2025-17

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Please forward to the Mayor and Borough Assembly members:

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The geographic area boundaries that comprise the proposed service area and taxation base to support this ordinance include a community commonly known as the "Caribou Hills". This area is serviced by Oilwell Road. The first approximately 7 miles of Oilwell Road are paved, and within an area generally accepted to be included as 'Ninilchik' by proximity. However, beyond the paved portion of Oilwell Road, it becomes very sparsely populated, with very few privately owned parcels for the next 6 miles. Between Milepost 13 and 18 – which is the end of the road – there are many privately owned properties, but very few of them are established as primary residences. This area between Milepost 13 – 18 is generally known as 'The Caribou Hills', and is known overwhelmingly as a recreational area, with the properties reflecting that. Most dwelling units on most properties are cabins that see infrequent, occasional or part-time use by Alaskan residents with primary residences in other areas of the Peninsula.

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Of further concern to me is that I am not aware of a mechanism for property owners of the Caribou Hills (or anywhere within the proposed service area) who do not claim that area as their primary residence, to be able to vote on the upcoming ordinance. Unless there is a special ballot mailed specifically to all property owners within the affected proposed service area, I don't understand the mechanism in which a vote reflective of the landowners of the service area could be taken. Without a means to be able to vote on this ordinance this literally becomes taxation without representation.

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services. There is very little chance that anyone in the Caribou Hills community will stand to benefit from a Ninilchik Recreational Service Area pool.

I strongly urge the Assembly to withdraw this ordinance from being voted until they are able to ensure ALL affected parties will be able to cast their vote on this issue.

Thank you,

-Brad Brown

Brad Brown
907-690-4663

BradBrownRE@gmail.com

Please note - My email address has recently changed. Please update your information for me accordingly. Thanks!

From: Ashley Soares <ashley.soares22@gmail.com>
Sent: Friday, August 15, 2025 10:22 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Borough ordinance for Ninilchik Rec Service area

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Please forward to the Mayor and Borough Assembly members

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I strongly urge the Assembly to withdraw this ordinance from being voted until they are able to ensure ALL affected parties will be able to cast their vote on this issue.

Thank you,
-Ashley Soares
Sent from my iPhone

From: Morgan Nelson <morgann.akrider@gmail.com>
Sent: Friday, August 15, 2025 11:28 AM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>caribou hills taxation

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I strongly urge the Assembly to withdraw this ordinance from being voted until they are able to ensure ALL affected parties will be able to cast their vote on this issue.

I do ask that this email be forwarded to the Mayor and all Borough Assembly Members.

Thank you,

From: hdduncan@acsalaska.net
Sent: Friday, August 15, 2025 2:51 PM
To: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>Ninilchik Recreational Service Area Proposal

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Dear assembly members,

I am writing in concern for the proposed Ninilchik Recreational Service Area. While I understand that the Ninilchik Pool is important to the residents of Ninilchik, I feel they need to explore other funding options instead of trying to raise property tax rates.

As a landowner in the Caribou Hills, I am very concerned about the landowners in the hills property tax rates. We already pay higher tax rates as we are in the south peninsula zoning.

The landowners in the Caribou Hills do not get to vote on this proposition. The town of Ninilchik could vote this in, then we are all stuck paying higher taxes for a pool that we don't use. We already fund numerous services for Homer and cannot afford to have our property taxes raised again.

Please consider another option for the Ninilchik community. In a time of economic hardship, raising property taxes could be very difficult for many families.

Thank you,
Diane Duncan