

Rasor, Jessica

Subject: FW: <EXTERNAL-SENDER>Chapman parking

From: Sara Barrowcliff <saranmorgan@hotmail.com>

Sent: Monday, November 11, 2024 12:03 AM

To: Turner, Michele <MicheleTurner@kpb.us>

Subject: <EXTERNAL-SENDER>Chapman parking

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To Whom it may concern,

I'm writing in support of the property expansion for Chapman school. I'm a kindergarten parent who is concerned with the current parking/pickup situation and lack of space for generalized vehicle parking. The elementary exits onto a narrow road off the side of the school, is almost one lane and very hard to turn around. Snow berms make this even tighter and seeing parents trying to turn around with kids everywhere is absolutely terrifying.

The main pickup backs up into the sterling highway after less than 10 vehicles line up. It may be even closer to 5-6 vehicles. Chapman is closer to the highway than any school ive been too and is located in a 45 mph area.

Chapman school keeps growing as Homer becomes more unaffordable even for middle class families. My husband and I both grew up in Homer and even with double income we can't afford to live there and decided to move to Anchor Point and start a family. This school desperately needs space to grow. I am told we are over capacity and class sizes are becoming large.

Please consider buying this property for the future and safety of our kids.

Sincerely,

Sara

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Rasor, Jessica

Subject: FW: <EXTERNAL-SENDER>Support for the land purchase for Chapman School

-----Original Message-----

From: Heather VanO <iceblue_12@hotmail.com>

Sent: Sunday, November 10, 2024 11:42 PM

To: Turner, Michele <MicheleTurner@kpb.us>

Subject: <EXTERNAL-SENDER>Support for the land purchase for Chapman School

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To Whom it may Concern,

My name is Heather Van Ostrand and I live in Anchor Point. I would like to send a letter in support of the purchase of land adjacent to Chapman School in order to expand the school.

I have two kids in Chapman School. The school has continued to grow enrollment for years and it is bursting at the seams. The classrooms are all full as well as every storage closet, nook and cranny in the school. Two of the portables being used have serious mold and ventilation problems and my oldest child would come home daily last year relating stories of rodents living underneath them, heating issues, or safety hazards walking to and from them between classes.

The parking lot is small and even with expanding the parking lot and taking up playground space there isn't enough room to safely drop off and pick up children. It isn't a matter of "if" someone is going to get hurt but "when." It is time that the school is expanded and it would be unfortunate if the opportunity to purchase the adjacent land was not taken.

Anchor Point is a growing community and the climbing enrollment numbers reflect this. In order to have strong communities we need strong schools. I sincerely hope that the Borough will purchase the adjacent land in order to support our school.

Heather Van Ostrand
PO Box 215
Anchor Point

Rasor, Jessica

Subject: FW: <EXTERNAL-SENDER>Ord 2024-19-18 Chapman School expansion public comment

From: mary griswold <mgrt@xyz.net>
Sent: Saturday, November 9, 2024 7:05 PM
To: Turner, Michele <MicheleTurner@kpb.us>
Subject: <EXTERNAL-SENDER>Ord 2024-19-18 Chapman School expansion public comment

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Please include as a Laydown public comment for the 11.12.24 Assembly meeting.

Re: Ordinance 2024-19-18 Chapman School land purchase

An independent appraisal is the generally accepted standard to establish a fair land purchase price. Paying 4.8 times the assessed value for these properties, without a supporting appraisal is fiscally irresponsible. However, I am distressed even more by the process that got us here. It lacks transparency and honesty.

The borough assessing department insists property assessments are at fair market value. These four parcels are assessed at \$164,000. The memo attached to the ordinance claims the proposed purchase price of \$800,000 is fair because it is "consistent with market comparables in this area." These two assertions are inconsistent. Property owners in the vicinity would choke and revolt if their property assessments jumped 480%. The comparable Aaron Hughes cited to the Planning Commission was the borough purchase of land, at inflated prices, adjacent to the Anchor Point fire station for Western Emergency Service Area. This is hardly an ordinary land transaction reflecting true market comparables.

One of the parcels has a huge hole in the ground from past gravel extraction. Why was this not disclosed in the memo? This is a liability and will cost a lot of money to fill to make a playground or parking lot.

Did the borough look for other suitably sized parcels for a new Anchor Point school? Perhaps farther from the busy Sterling Highway, allowing this old facility to be repurposed? One that could be purchased at fair market value established by an independent appraisal?

Why is the borough not honest? If these are the only appropriate properties to provide for adequate school expansion, why not say so? Admit that the landowners have the borough over the barrel and will not agree to sell based on an independent appraisal? Please help me understand why the purchase of these parcels at this price is a responsible decision for the school and borough taxpayers.

Mary Griswold
Homer

Rasor, Jessica

Subject: FW: <EXTERNAL-SENDER>Chapman pickup dilemma

From: Tony Barrowcliff <alaska.botanical.herb.teas@gmail.com>

Sent: Friday, November 8, 2024 6:33 PM

To: Turner, Michele <MicheleTurner@kpb.us>

Subject: <EXTERNAL-SENDER>Chapman pickup dilemma

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Hello, I am a Chapman grandparent and parking along the main Sterling highway to pick up kids is absolutely ridiculous. The elementary exit is also on the side of a very narrow road and hard to turn around. We need a better place to park and pick up children. This land purchase would be beneficial to the school and give the community an option for changing these problems in the future.

Thanks for listening.

Toni Barrowcliff

Rasor, Jessica

Subject: FW: <EXTERNAL-SENDER>Letter of support for Chapman School Expansion
Attachments: Chapman Property Purchase.docx

From: jeanette@horizonsatellite.com <jeanette@horizonsatellite.com>
Sent: Monday, November 11, 2024 12:48 PM
To: Turner, Michele <MicheleTurner@kpb.us>
Subject: <EXTERNAL-SENDER>Letter of support for Chapman School Expansion

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Dear KPB Assembly,
Please see the attached letter of support for Chapman School.
Thank you,
Jeanette Shafer

11/10/2024

Kenai Peninsula Borough Assembly

144 North Binkley St

Soldotna, AK 99669

Kenai Peninsula Borough Assembly,

I'd like to submit this letter in support of purchasing land to expand Chapman School. I'm a taxpayer, I believe in brainstorming options and searching for the most logical, cost-efficient path forward. Our community is growing and school enrollment is climbing, which is wonderful but does present some growing pains. The opportunity to acquire land adjoining the current school property uniquely provides the opportunity to utilize the current space, address safety problems, and plan something better.

Student pick-up and drop-off have been an ongoing, twice daily traffic safety hazard for years. Purchasing this property offers a relatively quick solution to a dangerous problem, and might even offer space for the high school bus stop, which currently is completely off campus.

Student enrollment at Chapman continues to climb, and portable classrooms are an expensive, mediocre fix at best as they do not include restrooms or even a sink. Students crammed into shared space without even the facilities to wash hands in is pretty gross, and middle school science class without a sink is extra challenging.

Chapman School is in the "sweet spot" of a growing community with a small town feel, benefiting from an extraordinary amount of volunteer involvement and community partnering. The parents, staff, and volunteers are engaged, and that's keeping the kids engaged. A huge percentage of students k-8th grade are involved in extracurricular, largely volunteer-led, activities ranging from sports, chess club, basketball club, cheer, violin, breakfast with buddies, 3D printing, and an ambitious trip to Yellowstone National Park. Volunteers raise money with an annual carnival, our new booster club banner program and many other events. All this activity requires an immense amount of staff flexibility, schedule juggling, and some pretty creative use of building space. In other words, we're doing our part to make our school the best it can be.

Bottom line, the community of Anchor Point supports Chapman School and I hope the assembly will too. The current school leadership and climate are outstanding, the community support is remarkable, the opportunity to purchase property right next door is rare. Chapman is the kind of school the Kenai Peninsula Borough wants to have, lets fuel it.

Thank you,

Jeanette Shafer

(Parent Group member, Site Council Member, 3D printing elective volunteer, Soccer, basketball, cross country skiing and track volunteer, swim lesson volunteer, field trip driver/volunteer, Yellowstone trip fundraising volunteer....)