

Introduced by: Mayor
Date: 10/22/24
Hearing: 11/12/24
Action:
Vote:

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

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 * DAY OF * 2024.

Assembly President

ATTEST:

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent: