

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Fwd: Ordinance 2024-19-18

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

Subject: Ordinance 2024-19-18

Date: Tue, 29 Oct 2024 15:34:58 -0400

From: "mary griswold" <[mgrt@xyz.net](mailto:mgrt@xyz.net)>

To: brent johnson <[bjohnson@kpb.us](mailto:bjohnson@kpb.us)>, tyson cox <[tysoncox@kpb.us](mailto:tysoncox@kpb.us)>, bill elam <[belam@kpb.us](mailto:belam@kpb.us)>, peter ribbens <[pribbens@kpb.us](mailto:pribbens@kpb.us)>, cindy ecklund <[cecklund@kpb.us](mailto:cecklund@kpb.us)>, ryan tunseth <[rtunseth@kpb.us](mailto:rtunseth@kpb.us)>, kelly cooper <[kcooper@kpb.us](mailto:kcooper@kpb.us)>, james baisden <[jbaisden@kpb.us](mailto:jbaisden@kpb.us)>, willy dunne <[wdunne@kpb.us](mailto:wdunne@kpb.us)>

Ordinance 2024-19-18 To purchase property adjacent to Chapman School in Anchor Point

I oppose the purchase of these four parcels without support for the \$800,000 price by an independent appraisal. The assessed value of these parcels is \$164,000. The proposed purchase price is 4.8 times the assessment. I do not expect property owners to sell at assessed value, even though these values are required by state law to reflect fair market value.

I do expect the borough to be responsible with its money and follow accepted procedures when purchasing property, which includes acquiring an independent appraisal. As recently as September 2022, Ordinance 2022-19-17 proposed to purchase property for South Peninsula Hospital at \$570,000 which was the "independent appraised fair market value" according to the attached memo. The sale did not go through for deficiencies discovered through due diligence. The process was correct.

Agreeing to exorbitant prices for property sets a terrible precedent for future necessary land acquisitions. Please pursue equitable and supportable sales agreements.

Thank you.  
Mary Griswold  
Homer

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Letter in support of school expansion

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**From:** GP Stone <[iam@gpst.one](mailto:iam@gpst.one)>  
**Sent:** Thursday, November 7, 2024 10:22 AM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Letter in support of school expansion

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To the members of the Kenai Peninsula Borough Assembly:

Hello! My name is Gabriel Stone, and my family and I moved to Anchor Point earlier this year. We love this community, and we want to continue to see this area grow. In fact, financially, Anchor Point was a more viable proposition for us for both buying land & building. Also, being relatively close to both Homer & Soldotna provides employment opportunities for our older children. We were at the stage in our lives to make the move happen to this wonderful place, and chances are we aren't the only ones looking to do the same.

We also love Chapman, and so does our son who attends school there full-time. As we've heard other parents say, Chapman has something great going - and we agree. However, Chapman already is feeling the squeeze of this growth as it has had to expand to modular buildings to accommodate enrollment. Federal census data shows constant positive Anchor Point population growth since 1980, averaging 106.3% every ten years. We are living proof of that trend continuing, so this land will keep Chapman School ahead of the game.

Chapman School is central to this community; its success is the community's success, and most importantly - our kids. We urge the Assembly to take these considerations into account as it makes its decision. Anchor Point is our home, and it wouldn't be Anchor Point without Chapman playing a vibrant, pivotal role in our community, and it can't do that without having the resources it needs to grow & thrive.

Thank you all for your time.

Gabriel Stone  
72213 Sarah Avenue  
Anchor Point, AK 99556  
(907) 630-0680  
[iam@gpst.one](mailto:iam@gpst.one)

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Support for borough land purchase

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

From: Jessica Williams <[jlwilliams1113@gmail.com](mailto:jlwilliams1113@gmail.com)>  
Sent: Thursday, November 7, 2024 10:55 AM  
To: Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
Subject: <EXTERNAL-SENDER>Support for borough land purchase

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I am writing this letter, as a parent of students enrolled at Chapman school, in a show of support for the borough to purchase the land next to Chapman Elementary in Anchor Point.

In 2022, the borough purchased a similar property for the fire station. This land is similar in value, and only a block away.

Chapman school has shown incredible, consistent growth over the last 20 years. As a parent, I have witnessed the growth in the last 4 years, and felt the palpable pressure on the building itself. I've observed the shuffling of spaces and students to meet a variety of needs. In order to accommodate the current 170 enrolled students, more space must be obtained. We are already operating out of portables, which take up valuable space in our playground/outside areas.

One issue that concerns me greatly is the limited parking/pick-up/drop-off areas. Our parking lot is incredibly small, and sits against the highway. The afternoon pick up line backs up into the highway, creating a hazard in the best driving conditions, let alone icy winter conditions. During pick-up, vehicles often line the street adjacent to the parking area, on both sides. In the winter time, this area is further limited by snow and snow berms, and slick patches. It requires constant vigilance to keep an eye on all the vehicles waiting for their students, and on all students/adults attempting to cross the busy street. Without more land, our options for solving this problem are limited.

Chapman school is the heart of this community. Enrollment will continue to grow, as Chapman offers something quite special to students and families. The administration and staff go out of their way to build in opportunities to support families and students. As a school, we are thriving, and families want their children to be there. Please help us continue to do the excellent work that is currently being done.

I support this land purchase 100%, as it is the best option for meeting the needs of the people in this community.

Jessica Williams  
Iliamna Transportation Co, LLC  
Pile Bay Fuel, Inc.  
907-268-8531  
PO Box 1152  
Anchor Point, AK 99556

Rasor, Jessica

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**Subject:** FW: <EXTERNAL-SENDER>Future school expansion

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**From:** Lala Powell <[aksnowbunny78@gmail.com](mailto:aksnowbunny78@gmail.com)>  
**Sent:** Thursday, November 7, 2024 12:45 PM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Future school expansion

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To whom it concerns ;I am writing to you today to ask for your support in the purchase of the lots next to chapman school. My two children are students at this amazing school as well as zi a active volunteer and will be for the next seven years .For a school with current enrollment of 170 and steadily rising . I could not think of a better investment .it is no secret the success chapman has had in the last couple years under the new leadership of Mrs. Stokes nothing short of a public revival i like to say .this school and staff have proven themselves three fold to have secure stronghold in the central peninsula support .there are record number volunteers and parent group supported extracurricular funded activities provided by the school despite the rollarcoaster of budget state issues. We prevail ! These kids have done marvelous things with what they have been given in comparrismnt to other schools our size we excell .our kids participate in music classes in and after school a active library program chess and cheer clubs multiple types of sports , swim lessons .I could go on longer but my point is .we succeed at chapman because our families , comunity, and volunteers want it to. When one is looking for a return on investment that's what you look for , the efforts on the other side and we have proven they pay off .With this opportunity to grow the sky is the limit we could not only reach more children and accommodate this budding demographic , but be able to provide a safer entry and exit to our parking lot . the population is growing and our roads are expanding we must not landlock our school in to a corner they cant grow in .please consider this a investment opurtunity worth not missing .thank you for your time and concideration.  
Lashellia Powell. Parent and volunteer

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Chapman Land Purchase  
**Attachments:** chapman pick up.mp4

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**From:** Casey Eberle <[casey.p.eberle@gmail.com](mailto:casey.p.eberle@gmail.com)>  
**Sent:** Thursday, November 7, 2024 1:03 PM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Chapman Land Purchase

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To Whom It May Concern,

Chapman School, once considered for closure, is now consistently growing year after year. All classrooms are at max capacity and the four portable buildings that it uses are crumbling and mold infested.

With the constant rise in real estate prices, and housing in nearby Homer becoming more and more unaffordable for young families, Anchor Point is experiencing population growth on a yearly basis. This is even more evident with the recent rezoning of the Fireweed Golf Course to be turned into a 47 house neighborhood. The borough, and its residents, are best served by planning ahead for this growth before it is too late.

The hesitation by certain members to purchase this needed land for expansion, fails to take into account that this land will not get cheaper. In fact it will continue to rise exponentially year after year. For financial reasons, it only makes sense to complete this purchase now, instead of kicking the can down the road until the land is completely unaffordable. However, there is a more important reason to get this done now: SAFETY

Attached is a video of the daily pick up of students at Chapman. As you can see, cars are stacked very deep down a busy highway. This is not ideal on a normal basis, but add in slippery roads during the winter, and the daily gravel semi trucks that fly though that spot, it's not "if" disaster is going to strike, but frankly a matter of "when". I strongly encourage you all to make the right decision to correct this now and not wait until it is too late.

When I first moved to Anchor Point with two small children, the school was set for closure. I fought hard to keep it open. I went to and spoke at every borough meeting and school board meeting to express how important Chapman is to me and the community. I have dedicated myself to volunteering my time and money on a weekly basis to the school in any way that it needs. However, it is not just me. The entire community of Anchor Point is fighting for the school's continued success. In the past year, the community has donated nearly \$49,000 in cash! This helps in a variety of ways, one of which was being able to send the entire 8th grade class to Yellowstone national park for a week of curriculum based, hands on learning, with ZERO cost to the students. No student was denied this trip because of financial reasons. To me, that is an amazing show of support that the community gave, and continues to give.

In closing, I implore you to vote to APPROVE this land purchase. There is not a single negative outcome to approving this, but a multitude of positive reasons to vote yes. It's right for the school, it's right for the kids and families, it's right for the community, and it's right for the borough.

Sincerely,

Casey Eberle  
907-299-7487

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Acquisition of Property Adjacent to the Chapman School Campus

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**From:** Jodi Mcnamara <[alaskacheergirl@aol.com](mailto:alaskacheergirl@aol.com)>

**Sent:** Friday, November 8, 2024 6:14 AM

**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Acquisition of Property Adjacent to the Chapman School Campus

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Dear KPB,

My name is Jodi Alexander and I am a concerned Chapman Parent.

I plead with you to approve the acquisition of property adjacent to the Chapman School Campus in order to expand the school.

Chapman School has an enrollment of 170 students and continues to grow! This school already has 4 portables of which 2 would barely pass an inspection... They were there when I was a student in 1986! An expansion or solution for Chapman has been long over due, long ago! Chapman School is bursting at the seams!

Safety... Please come spend 30 minutes at 2:15pm watching our parking lot as families and buses pick up students... You would be amazed that a child has not been killed or seriously injured yet! It is not an exaggeration that the parking lot is very crowded and unsafe! Something has got to be done! With the coming highway update it will become even worse... There is no room to make any changes on the school campus!

Please KPB hear our cry! Please invest in the Chapman School Campus! Chapman school works very hard to involve our community and they work very hard to support our students! Together we can solve these ongoing existing problems! This is not a new problem! Let's find a solution!!!

Sincerely,  
Jodi Alexander  
Chapman Parent  
Chapman Parent Group, Chairperson  
#907-331-9393  
[alaskacheergirl@aol.com](mailto:alaskacheergirl@aol.com)

**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Chapman School Land Purchase

**From:** Lindsay Hannum <[lindsay.hannum@gmail.com](mailto:lindsay.hannum@gmail.com)>  
**Sent:** Friday, November 8, 2024 11:05 AM  
**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Chapman School Land Purchase

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Kenai Peninsula Borough: Ms. Turner,

I am writing in support of the acquisition of real property adjacent to the Chapman School Campus in Anchor Point. As an Anchor Point property owner and Current/Future Chapman parent I feel very strongly about the importance of investing now for continued growth to support Anchor Point youth. Chapman school facilities are already stretched beyond the current capacity. There are many reasons to make this acquisition but I will highlight 3 that impact my family directly; early childhood services, community safety and youth development.

Anchor Point has a high need for early childhood services, my oldest son was able to take part in pre-k at Chapman School. One tough decision the school has recently had to make was cutting this program. Last year my middle child had to go to Homer to attend a private pre-K program, which did not meet all of his needs. We were fortunate that Chapman had the capacity to provide speech therapy last year which set him up for much greater success entering Kindergarten. Not all families are able to take their children to other communities for these services or juggle the schedule of taking them multiple times a week for what could have been part of their pre-k school day. While I recognize the decision to cut the Pre-K program was not exclusively facility based, if there is an opportunity to bring the pre-K program back to Chapman in the future, hard decisions will have to be made on where this program will be located because it will be at the detriment to the current students who occupy this space.

The current school property is not able to safely meet the needs of the students. Daily pick ups and drop offs pose a hazard not only to the school population but also to the community at large. Introduce a schoolwide function and this problem is tenfold. Events (Family engagement nights, sporting events, assemblies) are only able to take place because current neighboring property owners turn a blind eye when parking/activities spill over onto their property. We are fortunate now that this is able to happen but it is not a guarantee moving forward unless the borough takes action. Investing in property for Chapman school goes beyond just the Anchor Point community and is really a broader discussion of youth development. Investing in our youth goes beyond core academics. Chapman is rising to the occasion to host district wide sporting events in large part enabled by the community through the use of adjacent properties and resources. Being a part of a team and traveling/hosting other teams enables our students to demonstrate different life skills that can't be learned exclusively in the classroom. Anchor point needs the resources to develop the next generation of leaders at home, students shouldn't have to go to neighboring towns or out of state to have these opportunities. Chapman has chosen to make space in their day and in their classrooms for the non-profit HOMER OPUS to provide K-2 violin instruction to all students. Early musical string foundations are proven to develop executive function later in life. I fear without investing in our facilities now this program may be cut in the future as Chapman is forced to continue to make difficult decisions moving forward.

Please support the land acquisition to enable Chapman School in Anchor Point to better meet the needs of the community moving forward, specifically for early childhood education, community safety and youth development.

Thank You,

Lindsay Bear

Anchor Point Property Owner  
Chapman School Parent





**Rasor, Jessica**

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**Subject:** FW: <EXTERNAL-SENDER>Chapman Elementary School Expansion

**From:** Chevonne Clark <[chevonne907@gmail.com](mailto:chevonne907@gmail.com)>

**Sent:** Friday, November 8, 2024 11:17 AM

**To:** Turner, Michele <[MicheleTurner@kpb.us](mailto:MicheleTurner@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Chapman Elementary School Expansion

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Hi!

I am a long time local Anchor Point resident & business owner with many employees children attending this school.

I am writing to express my support for the expansion of the Chapman Elementary School. The school EXPLODES with traffic sticking out at every entrance & exit - piling up for Pick ups or Drop offs. HIGHLY unsafe. Not their fault. They absolutely need more room & have the greatest opportunity to do this with the purchase of the property adjacent to the existing school.

Thank you for considering my support FOR an expansion.

Chevonne Clark  
Clark Management Inc.  
907-299-2424  
[chevonne907@](mailto:chevonne907@)

