

**CITY OF SEWARD, ALASKA  
RESOLUTION 2012-001**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, APPROVING A LAND EXCHANGE A 0.56 ACRE +/- PORTION OF LOT 8A-1 FOR AN 0.56 ACRE +/- PORTION OF LOT 6A-1, FORT RAYMOND SUBDIVISION REPLAT NO. 2, WITH THE KENAI PENINSULA BOROUGH AND APPROPRIATING FUNDS**

**WHEREAS**, the City of Seward has been granted funds by the state to build a new office/warehouse at the Fort Raymond Substation site as part of the substation upgrade; and

**WHEREAS**, the City of Seward has developed plans for the office/warehouse, site drainage, electrical extension and pedestrian path; and

**WHEREAS**, the project design would be facilitated by redrawing common property boundaries of certain city and borough owned land; and

**WHEREAS**, this project would result in improved pedestrian access between the Seward Elementary School and Seward High School; and

**WHEREAS**, all future plans and modifications after the land is acquired must go to the Planning and Zoning Commission per city code; and

**WHEREAS**, the exchanged lands are of approximately equal area and are considered to be of approximately equal value; and

**WHEREAS**, Under city code Title 7.05.120 which states, "The City Council may acquire or dispose of an interest in real property by negotiation, public auction, or sealed bid."

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA that:**

**Section 1.** That the Council finds that exchanging a 0.56 acre +/- portion of Lot 8A-1 of parcel number 14502621 for an 0.56 acre +/- portion of Lot 6A-1, Fort Raymond Subdivision Replat No.2 with the Kenai Peninsula Borough is in the best interest of the City.

**Section 2.** That the City of Seward Electrical department will be responsible for all surveying and platting costs associated with the property involved in the exchange.

**Section 3.** That the City Manager is authorized to negotiate the exchange and execute the agreement substantially in the form of the one accompanying this resolution and any and all additional documents necessary to effectuate this resolution.

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**Section 4.** This resolution shall take affect 30 days upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Seward, Alaska, this 9<sup>th</sup> day of January, 2012.

**THE CITY OF SEWARD, ALASKA**

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**David Seaward, Mayor**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

**ATTEST:**

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**Johanna Kinney  
City Clerk**

**(City Seal)**

# Council Agenda Statement

Meeting Date: January 9th, 2012  
To: James Hunt, City Manager  
From: John Foutz, Electric Utility Manager



Agenda Item: Land Exchange

## BACKGROUND & JUSTIFICATION:

The City of Seward Electric Department is the recipient of a state grant as part of Alaska Railbelt Cooperative Transmission and Energy Company (ARCTEC). The grant is for \$4,000,000 and includes a new office/warehouse. The chosen location for the office/warehouse is north of the new generator building, off of Sea Lion Avenue and across the street from the Seward Elementary School. (Please refer to attached AutoCad drawing) This location was chosen to give the electric department the ability to bring together personnel, materials and equipment close the backup generation facility as well as add a visually pleasing and sound suppressing barrier from the road and elementary school. To construct the new building at the most logical location the City must acquire land located to the west along Sea Lion Avenue currently owned by the Kenai Peninsula Borough. The land the electric department requires is approximately 0.56 acres and a similar apportionment was chosen to make the property swap beneficial to both the City and the Borough. Once the exchange is complete the City will also have the opportunity to do the three following beneficial steps; First, reroute the bike/pedestrian path to better match the flow of children between the Seward Elementary School and Seward High School, Second: reroute the existing drainage overflow ditch for the City's well field, and Third, bury an underground power line to the City's well pumps in a direct route.

## INTENT:

To exchange the specified pieces of land with the approximate equal acreage with the borough to allow the City of Seward's electrical department to move forward with plans for an office/warehouse.

**CONSISTENCY CHECKLIST:** Where applicable, this agenda statement is consistent with the Seward City Code, Charter, Comprehensive Plans, Land Use Plans, Strategic Plan and City Council Rules of Procedures or Other Plans or Policies:

**FISCAL NOTE:** The electrical department will be responsible surveying and platting costs from account no 501-5110-5910.

Approved by Finance Department: *Kirk Kowaluk*

**ATTORNEY REVIEW:** Yes  No

**RECOMMENDATION:** Council approve resolution 2012-001 permitting the exchange of land between the City of Seward and Kenai Peninsula Borough.