


KENAI PENINSULA BOROUGH SCHOOL DISTRICT

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SCHOOL BOARD COMMUNICATION

Title:	Seward Land Swap		
Date:	February 28, 2012	Item Number:	11c.
Administrator:	Steve Atwater, Ph.D. Superintendent of Schools 		
Attachments:	Plat of land and aerial photo of land, letter from Seward Site Council, City of Seward Resolution		

☒ Action Needed ☐ For Discussion ☐ Information ☐ Other: _____

BACKGROUND INFORMATION

During the January worksession a pending exchange of two parcels of land that are close to Seward Elementary School was introduced. The exchange is between the borough and the City of Seward. The land in question was a part of the original site selection for Seward Elementary School and thus, falls under the purview of Board Policy 3280. The land that is proposed to be transferred to the city of Seward is not used by Seward Elementary School. Further, Seward Elementary Principal David Kingsland, states that he is not concerned by this transfer and that his students rarely, if ever use the land. He said that on occasion the students go there to gather leaves for science projects.

At their February 14 meeting, the Borough Assembly introduced Ordinance 2011-42 that will transfer the land to the city of Seward. I testified to the Lands Committee that the board had not taken a position on this land exchange, but that it planned to do so at its March meeting. Further, I stated that I hoped that the Assembly's action prior to receipt of the Board's position, did not set a precedent for further such action.

ADMINISTRATIVE RECOMMENDATION

Support the Borough's proposed land swap with the City of Seward.

KPB/Seward Land Exchange



0 85 170 340 510 680 Feet
2

KRS 11/17/11

January 23, 2012

Seward Schools Site Based Council
Representing: Seward High School
Seward Middle School
Seward Elementary School

To Mayor David Seaward, City Manager James Hunt,
City Council Members and the City of Seward:

The Seward Schools Site Based Council is an advisory council, which consists of: Principals, Teachers, Support Staff, Parents, Community Members, Students and a PTSA member. We meet every 2nd Thursday of the month during the school year and we met on January 12th, 2012 at 7 PM in the Seward High School. One of the items on our agenda was the KPB/Seward Land Exchange. This would be an exchange of property that was designated for our schools with property from the City of Seward. After reviewing the current land exchange packet and suggested Resolution 2012-001, much discussion ensued and the Seward Site Based Council reached consensus without objection.

Following are our concerns and the recommendations we hope will be used to develop a resolution more agreeable to all parties involved.

Our main concern with this land trade is **maintaining the safety and well-being of our students**. Also, due to the apparent inequitable trade (i.e. lack of access and future usability of the isolated parcel compared with the city one given in exchange), we request the following items be included in the Exchange Document:

1. A replacement bike path will be constructed by the City of Seward to allow access between Jesse Lee Subdivision and the ball fields connecting with the school bike/pedestrian paths. This bike path will be 6' wide, paved and lighted. Also, a paved path will be constructed (where there is currently a gap) connecting the north-south sidewalk on the east side of the Seward Elementary School, with the raised asphalt path already in existence. It is our understanding the city had previously offered to provide this connection as well as the replacement of the asphalt path to Perry & Citizen's Fields as part of the exchange.
2. Prior to removing the existing bike path to Perry and Citizen's fields, the alternate bike path should be constructed so the children have continuous access.

3. The lighting and maintenance for the bike paths will be paid for and maintained in perpetuity by the City of Seward.
4. A 10' wide x 12' tall visual, natural, continuous buffer be established and maintained along the length of the parcel along the Seward Elementary School side.
5. No access will be built to the new parcel from Sea Lion Drive that would bring additional non-school traffic and congestion to the Elementary School area.
6. The Seward Site Council will be allowed to review and approve the plans before construction while changes can still be made for the safety of the students.

"Seward Schools Site Based Council recognizes the schools in the Seward area as a single site. We believe the strongest forum to best develop improvement plans for our schools is one comprehensive council with fair representation from all schools, working as one decision making team."

Thanking you in advance for your time and consideration of our requests, SSSBC.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Lindquist", with a stylized, cursive script.

Seward Schools Site Based Council
Julie Lindquist, President

Introduced by: Mayor
Date: 12/06/11
Hearing: 01/03/12
Action: Postponed Until 02/14/12
Date: 02/14/12
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2011-42**

**AN ORDINANCE AUTHORIZING A LAND EXCHANGE WITH THE CITY OF
SEWARD IN SUPPORT OF THE CITY'S PUBLIC UTILITY SERVICES**

- 1 **WHEREAS,** the City of Seward has developed plans for an office warehouse, electrical extension
2 and site drainage in support of its public utility services; and
- 3 **WHEREAS,** the project design would be facilitated by redrawing common property boundaries of
4 certain city and borough owned land; and
- 5 **WHEREAS,** the borough land is part of the Seward school campus which includes the Seward
6 Elementary, Seward Middle and Seward High schools; and
- 7 **WHEREAS,** this project would result in improved pedestrian access between the Seward
8 Elementary and Seward High schools; and
- 9 **WHEREAS,** the exchanged lands are of approximately equal area and are considered to be of
10 approximately equal value; and
- 11 **WHEREAS,** the completion of this land exchange is subject to survey and plat; and
- 12 **WHEREAS,** the KPB Planning Commission at its regularly scheduled meeting of December 12,
13 2011, recommended _____;

1 **NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI**
2 **PENINSULA BOROUGH:**

3 **SECTION 1.** That the Assembly finds that exchanging a 0.56-acre +/- portion of Lot 8A-1 for an
4 0.56-acre +/- portion of Lot 6A-1, Fort Raymond Subdivision Replat No. 2, with the
5 City of Seward pursuant to KPB 17.10.100 (C) & (D) is in the best interest of the
6 borough.

7 **SECTION 2.** That the best interest of the borough finding is based on the following facts:

- 8 a) That the property being exchanged is of equal size and value.
9 b) That the city's project facilitated by this exchange includes trails and sidewalk
10 improvements that would benefit the Seward school campus.
11 c) That the exchange has been negotiated fairly and is mutually beneficial for the
12 residents of the Kenai Peninsula Borough and the City of Seward.

13 **SECTION 3.** That the City of Seward shall be responsible for all surveying and platting costs
14 associated with this exchange.

15 **SECTION 4.** That the mayor is authorized to execute the exchange agreement substantially in the
16 form of the one accompanying this ordinance and any and all additional documents
17 necessary to effectuate this ordinance.

18 **SECTION 5.** That this ordinance shall take effect immediately upon its enactment.

1 **ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY**
2 **OF * 2012.**

Gary Knopp, Assembly President

ATTEST:

Johni Blankenship, Borough Clerk

Yes:

No:

Absent: