



Port & Commerce Advisory Board

Agenda Packet



Regular Meeting

April 3, 2024

City Council Chambers

12:00 p.m.

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The City of Seward, Alaska
PORT AND COMMERCE ADVISORY BOARD
MEETING AGENDA



City Council Chambers, 410 Adams Street

Please silence all cell phones and devices during the meeting

Chair Bruce Jaffa
Vice Chair Ben Smith
Board Member Dwayne Atwood
Board Member Tom Miller
Board Member Melissa Schutter
Board Member Open
Board Member Open
Deputy City Manager Jason Bickling
Harbormaster Norm Regis
City Clerk Kris Peck

April 3, 2024 at 12:00 p.m.

- 1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CITIZEN COMMENTS ON ANY SUBJECT
5. APPROVAL OF AGENDA AND CONSENT AGENDA
6. SPECIAL ORDERS, PRESENTATIONS, AND REPORTS
7. CONSENT AGENDA

B. Resolutions

1)*Resolution 2024-001, Adopting The Seward Marine Industrial Center Development Plan As Updated In November 2022.....Pg.14

C. Other Items-None

8. UNFINISHED BUSINESS-None

9. NEW BUSINESS

A. Resolutions-None

B. Other Items

1) Discuss Housing Presentation

10. INFORMATIONAL ITEMS AND REPORTS *(No action required.)*

A. Reminder of Meetings

1) Work Session Meeting on April 17, 2024

2) Regular Meeting on May 1, 2024

B. Other Items-None

11. CITIZEN COMMENTS *(There is no sign in for this comment period. Time is limited to five (5) minutes per speaker.)*

12. BOARD AND ADMINISTRATION COMMENTS AND RESPONSES TO CITIZEN COMMENTS

13. ADJOURNMENT

City Manager Report

Hello and happy Spring!

We've been having some quintessential spring weather, and enjoying the sunshine!

Since the last meeting, I've been working with Matanuska Electric to start the contract approved by council. This includes setting up the necessary items in our system, having their accounting system ready, finding housing, and more. Brian Hickey, who will be acting as our utility manager, will start April 3. The following week we anticipate having an operations supervisor in place. I'll keep you up to date as that moves along.

We also had a meeting to discuss a new federal grant opportunity – the Clean Ports Program. This is a funding opportunity that helps ports nationwide transition to zero-emission operations. It's an exciting opportunity, and as we move forward in the application process I'll be in contact with the federal offices responsible for the funding and advocate for Seward.

We're also working with Community Development to draft a plan to bring before Planning and Zoning for the Comprehensive Plan revision.

Deputy City Manager Jason is having continued conversations with the Borough, Forest Service, Alaska Mental Health Trust, and DNR about getting developable land freed up for residential development. He's also continuing to work regularly with the city attorneys on several litigation fronts including the Chugach Rate Case, Fire/Building Code, Short Term Rental, and Land Use issues.

And I want to give a big shout out to all the city departments that showed up on Tuesday, March 19 to help install the Shushbooths in the library. These large booths are available for use for those who may need to take a meeting or talk while at the library, but we wouldn't have been able to get them up the stairs and installed without all the help from various city departments. Thank you to everyone showed up, I am continually grateful for all of our city employees!



The shushbooths are available to use now at the library!

■ Kat Sorensen, City Manager – ksorensen@cityofseward.net

As required by the Seward Municipal Code, the following purchase orders between \$5,000 and \$30,000 have been approved by the City Manager since the last council meeting.

Department	Order Date	Type	Vendor	Description	Amount
CAMPGROUNDS	3/08/2024	Annual	T2 SYSTEMS INC	UPsafety Handheld for Campgrounds	6,283.00
ELECTRIC ADMIN	3/04/2024	Capital Asset	ELECTRIC POWER CONSTRUCTORS, INC.	Generator 6 Switchgear Section MOC/TOC Replacement	7,046.22
ELECTRIC ADMIN	3/04/2024	Capital Asset	ELECTRIC POWER CONSTRUCTORS, INC.	Generator 6 Breaker Repair	12,198.56

IT Department

- Working with the Building department to review and refine the workflows for online building permitting for the upcoming building season. This will be the first season for 100% online building permits utilizing the same system as business licenses.
- The director attended a conference organized by KnowBe4 focused on cyber security training and testing for employees and building and strengthening our training program. Social engineering, future of AI and continued improvement of IT security policies and practices were other topics discussed.
- Tech Tip: Setup MFA (Multi Factor Authentication) as an added layer of security whenever possible. Most banks and other online accounts either require MFA or offer it as an option.

Fire Department



- On 3/5/25 We assisted Bear Creek Fire Department with a Structure fire off Old Nash.
- On 3/6/24 We held our annual Volunteer Firefighters Awards and Appreciation Banquet
- Our Fire Explorer (Junior Firefighter) program is off and running and had their first meeting March 14th!

- There are seven building permits issued and we have responded to 96 calls for service year to date.
- Spring forward not only reminds us to change all of our clocks for Daylight Savings Time, but it's also a good reminder to change the batteries out in our home smoke/CO detectors!

Seward Community Library & Museum

Library Updates

- Thinking Money for Kids
 - Seward — Young people will have the opportunity to learn about financial topics, like earning, saving, spending, sharing, and budgeting, in a way that is both meaningful and fun through a new library offering. Coming soon, come visit the library for in-person kids' programs or take home a tablet loaded with fun games, offered through the Thinking Money for Kids program.
 - The Seward Community Library has been selected to receive a Thinking Money for Kids Program Kit from the American Library Association (ALA) and the FINRA Investor Education Foundation. The Program Kit is a collection of expertly vetted resources to help libraries teach financial education concepts for children ages 3 to 12, both in the library and in children's homes.
 - Selected through a national application process, the Seward Community Library is one of 300 libraries to receive this unique offer.
- Americans and the Holocaust
 - We're thrilled to announce that the Seward Community Library & Museum has been chosen to host AMERICANS AND THE HOLOCAUST, a traveling exhibition from the United States Holocaust Memorial Museum and the American Library Association. The exhibit examines Americans' responses to Nazism, war, and genocide in Europe during the 1930s and 1940s. What did Americans know, and what more could have been done? Stay tuned for our Summer exhibition dates and program schedule!
 - Learn More: https://exhibitions.ushmm.org/americans-and-the-holocaust/main?utm_source=facebook&utm_medium=socialmedia&utm_campaign=americansala&utm_content=americansexhibit
- Children's Storytime is back!
 - Every Thursday, beginning at 11:30 am
- Inter-Library Loan
 - On March 6th, the library staff received training from Alaska Library Catalog on processing books for the inter-library loan. The library is still on track to begin taking part in this program again.

Museum Updates

- Hours - Museum Winter Admission Hours are Friday & Saturday, 12 pm to 5 pm.
- Collections Management
 - The Collections Committee met on March 1 to discuss incoming acquisitions. The Committee accepted the following items for the Resurrection Bay Historical Society

Collection: Jesse Lee Home Documents & Photos (2024.005), 2 Black & White Photos of Downtown Seward, pre-arcade fire (2024.006), Collection of Seward Highway Construction Photos circa 1946-1950s (2023.008).

- **Exhibitions**

- Ongoing:

- ·Seward Silver Screen Window Display: The exhibit features objects associated with the history of motion pictures in Alaska & movie-going here in Seward. (On Display February 8 – March 30)
- ·National Women's Month: This month, we are celebrating past and present women. This temporary exhibit will highlight women's invaluable contributions and achievements throughout Seward's history. From trailblazers to first responders and teachers, these women quietly pave the way. (On Display March 2 – 30)

- Upcoming:

- First World Flight Centennial, 1924 – 2024: Did you know that Seward was one of the stops in mankind's first-ever flight around the world? With Friends of Magnuson Park in Seattle, we will mark the centennial of this historic achievement in aviation. (On Display April 2 – June 1)

- The next Exhibits Committee Meeting will take place on March 28 to discuss updating the Jesse Lee Home exhibit.

Community Development

- The Community Development Office hosted an information session on March 19th for anyone interested in learning more about what it means to be on the Planning and Zoning Commission. If any Seward residents missed the session who wanted to attend, the session was recorded and is up on the City of Seward Youtube channel.
- At the next Planning & Zoning meeting that we have quorum (currently planned for April 2nd), the Commission will be looking at providing City Council with recommendations to update city code in regard to signage use in town (Title 15.20).
- The Community Development Office has compiled a list of all the rezone and replat recommendations from the most recent update of the Municipal Lands Inventory and Management Plan. We will be working with Department Heads and the Planning and Zoning Commission on moving forward with many of those recommendations in the coming months.

Harbor

- We received the payment for the Coast Guard land acquisition and are waiting for that to be recorded with the Borough.
- The Land Sale with 4JBC is closed. With that sale finalized, we are waiting on quotes for new electric pedestals to add additional power throughout the SMIC boat yard. Expecting response week of 3/18-3/22
- Updated schedule on the Coast Guard vessel schedule: Nothing new as of 3/14/2024
- **Seward FRC Homeport (FY2019 MASI / \$1.0M; Anticipated FY2024 MASI / \$42M):**
 - **Scope:** Acquire real property and complete NEPA for future FRC homeport.

- **Status:** CEU Juneau obligated funds on 25 Aug 2023 to purchase a 1.5-acre parcel at the Seward Marine Industrial Center (SMIC) for future waterfront improvements.
- **Schedule**
- **Mar 2024:** RFP package to contracting.
- **Apr 2024:** Design/Build solicitation released.
- **Sep 2024:** Contract award.
- **Projected Construction Completion Date (CCD):** September 2026
- **Notes:** Construction pends funds appropriation which is anticipated in FY2024, but may potentially be delayed to budget discussions at the federal level.
- Continuing to finalize summer scheduling/plans with our North Dock Users. Expecting a busy season. The first barge is scheduled the week of 3/18 - 3/22.
- Receiving calls daily for both the 50/300 Ton Travelifts about available times.
- Local companies have started their Whale Watching Tours now running daily
- Harbor Workers are busy with seasonal duties, training new employees and preparing for the busy spring/summer season
- Met with PND on 3/14/24. They are assisting with that grant to fund the 50 ton washdown pad.
- Conducted interviews on 3/14/24 for the Harbor Office Executive Assistant position and the full time Summer Aide as well.
- Congratulations to Ryan Anger, who has promoted to Deputy Harbormaster and will start training the week of 3/25-3/29/24.
- Our new Harbor Worker II will be transferring from Corrections and has scheduled start date of 4/8/24.

Finance:

- Finance is working on the preparation for our annual audit performing for Altman Rodgers and Co. Audit firm.
- Working with the electric department on workflows in preparation for the new Work Order season.
- Finance and the Police Department attended the last meeting with the KPB with the negotiation for the upcoming E-911 contract.

Sports and Recreation:

- Sports and Rec has had several self-challenges that have been quite popular with the town. Robin Collman won the February Birding Challenge. Libby Ferrara won the Kite Logo Contest. And the Haiku Hiking Challenge has been finished by two already, but many more sign-ins at the sight.
- Urbach's going strong, with picture day a success.
- Our March Puzzle Battle winners were the Puzzling Pros.
- St. Patty's Day Parade was held on Sunday March 17th.
- The Easter Field Day will take place at Lowell Point Beach on Saturday March 30th with target ages of elementary school to middle school.

- Spreading the word of our big events coming up. Kite Festival April 21st. Seward Alaska Ventures Volleyball Tournament (April 26-27). Pink Cheeks Triathlon (May 4th). Super Saturday/Bike Rodeo (May 11th) and Exit Glacier Race (May 18th)

Campgrounds:

- Anxiously waiting for the snow to melt to continue Campground resurfacing
- Prep for Camping season
- Painting and numbering Parking bumpers.
- Assembling/Staining Picnic tables for the upcoming season.

Park Maintenance:

- Continued work on surfacing 2nd Lake.
- Work on shower house, installation of new control box, pump station, water heater and replacement of plumbing hardware.

Parking

- Continued staff training on the Upsafety software.
- Parking operations planning.
- Updating Parking pay station setup & staff recruitment

Police Dept and Animal Control



The PD had a booth at the AVTEC job fair on Wednesday, March 20 where students (and city managers) were able to use training virtual reality headsets!

It's adopt a puppy month and the animal shelter has 8 puppies ready for a new home! Come say hi.



Port Activity Update

April 3, 2024

THE ALASKA RAILROAD'S MISSION -- *Through excellent customer service and sound business management practices, provide safe, efficient, and economical transportation and real estate services that support and grow economic development opportunities for the State of Alaska.*

Port Traffic

- The port is currently transitioning to spring operations and is continuing to receive pipe ships, break bulk barges and fuel tankers. We logged 35 vessel dockings as of March 26.
- Longshore crews are preparing to offload more than 7,000 metric tons of pipe (two more ships) in early April.
- The rail mainline was closed January 15 for bridge projects at Trail River and Falls Creek and is scheduled to open again on April 15.
- The cruise ship season will begin April 22 with the arrival of the Norwegian Jewel. The 2024 schedule currently includes 92 cruise ships for a total of 104 docking days.

Port Capital Projects

- Preparations for the proposed cruise dock replacement concept are going forward. The \$137 million construction project will begin in the fall of 2025. Additional information is available at: <https://sewardcompany.com>
- Removal of the coal dock conveyor belt and loading arm is going forward. The work is now scheduled to begin in the autumn of 2024.
- Current cruise dock repairs include east-side decking, under-dock catwalks and piling. The east-side deck reinforcement will be completed by April 18, before the start of the cruise ship season.
- The freight dock expansion and improvement is currently under review. That dock project is scheduled to begin in late 2026 and most of the cost will be met by a \$19.8 million federal grant.

Dwayne Atwood, Accredited Maritime Port Executive

Seward Port Manager

907-265-2696 office | 907-362-6038 mobile

mailing: PO Box 95, Seward, AK 99664

physical: 913 Port Avenue

CALL TO ORDER

The March 6, 2024, regular meeting of the Port and Commerce Advisory Board was called to order at 12:00 p.m. by Chair Bruce Jaffa.

OPENING CEREMONY

Harbormaster Tony Sieminski led the Pledge of Allegiance to the flag.

ROLL CALL

There were present:

Bruce Jaffa, presiding, and
Benjamin Smith
Tom Miller

Dwayne Atwood
Melissa Schutter

comprising a quorum of the Board; and

Jason Bickling, Assistant City Manager
Tony Sieminski, Harbormaster
Jodi Kurtz, Deputy City Clerk

Excused – None

Absent – None

Vacant - Two

CITIZEN COMMENTS ON ANY SUBJECT - None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion (Atwood/Smith)

Approval of Agenda and Consent Agenda

Motion Passed

Unanimous

The clerk read the following approved consent agenda items:

Approve February 7, 2024, Port and Commerce Advisory Board Meeting Minutes.

SPECIAL ORDERS, PRESENTATION, AND REPORTS

Proclamations and Awards – None

City Administration Report

Assistant City Manager Jason Bickling referred to his report in packet. He provided an update on the city's contract agreement with Matanuska Electric Association. Bickling also

provided information on the new Public Works building design. He stated that when the plans get to 65% design phase it will go to City Council with a presentation before moving on to the 95% design.

Schutter asked if the Police Dispatch was closing and outsourcing the dispatch services to Soldotna. Bickling responded that the Seward Police Dispatch had no plans to close.

Harbormaster Tony Sieminski referred to his written report in the packet. The Harbor Department was conducting interviews for the Deputy Harbormaster position. Sieminski also provided updates on the U.S. Coast Guard land acquisition and replacement of certain docks.

Other Reports and Announcements

Alaska Railroad Report

Seward Port Manager Dwayne Atwood referred to his report in the packet. Atwood commented that the main rail line was still closed due to the maintenance at Trail River and Falls Creek. The 2024 cruise ship schedule was currently up to a 92-ship season (104 docking days). Atwood also provided updates on capital projects and the removal of the blue coal terminal.

Presentations – None

UNFINISHED BUSINESS - None

NEW BUSINESS- None

Resolutions - None

Other New Business

Discuss SMIC Development Plan

Sieminski said he was available to answer specific questions from the board. He noted that everything on the current SMIC Development Plan was completed, with the exception of installing more power pedestals throughout the yard and adding sewer and water in that area.

PACAB and city administration discussed public restrooms and other facilities being installed as the area was developed. There was also discussion on the Fourth of July Beach parking situation, flooding, and JAG expansion.

Discuss Housing

Jaffa provided background on the various housing issues and how PACAB was involved. Jaffa referred to the housing information in the PACAB Packet as well as a laydown.

PACAB and city administration discussed affordable housing, employee housing, family housing and other issues regarding the housing issues in Seward.

Jaffa questioned if PACAB still wanted to continue pursuing the housing issue. The board said they were still interested in housing and requested to see more presentations from Seward realtors.

INFORMATIONAL ITEMS AND REPORTS

Reminder of Meetings-Work Session meeting Wednesday, March 20, 2024. Topic: South Harbor Uplands/New Harbormaster Building

Regular Meeting on Wednesday, April 3, 2024.

CITIZEN COMMENTS

Casie Warner, inside city limits, was excited about more discussion on housing issues. Warner updated the board on the childcare situation in Seward in regard to licensed childcare providers.

BOARD AND ADMINISTRATION COMMENTS & RESPONSE TO CITIZEN COMMENTS

Bickling said he appreciated Casie Warner's work in the field of childcare. He noted in his experience hotels were becoming more affordable than bed & breakfasts. He hoped solutions could be found for more affordable housing and childcare.

Sieminski said there were a lot of complex housing issues and there was no simple cookie-cutter solution. He looked forward to the next meeting.

Schutter thanked Casie Warner for her comments and updates on childcare both inside and outside city limits. She said PACAB was having great conversations that would benefit the Seward community.

Atwood thanked PACAB for the excellent conversation on complex issues such as housing in Seward. He said that finding an easy solution to the complex problem was not realistic. Atwood thanked Casie Warner for the information on childcare.

Smith thanked Casie Warner for her comments. Smith commented on Alaska's electric rates in regard to other states. As the rates go up, Smith encouraged others to find ways to economize and save money. He said PACAB had great discussions and was glad there was a public board to air these issues.

Jaffa thanked the board members for their attendance. Jaffa believed PACAB made valuable contributions to the community and encouraged others to join the board. He looked

forward to more discussion on childcare and housing. Jaffa was optimistic that positive change lay ahead for the Seward community.

ADJOURNMENT

The meeting was adjourned at 1:49 p.m.

Jodi Kurtz
Deputy City Clerk

Bruce Jaffa
Chair

(City Seal)

DRAFT

Port and Commerce Agenda Statement



Meeting Date: April 3, 2024
To: Port and Commerce Advisory Board
From: Tony Sieminski, Harbormaster
Subject: Resolution 2024-001 Adopting The Seward Marine Industrial Center Development Plan As Updated In November 2022

Background and justification:

Through Resolution 2006-131, the City Council assigned the Port and Commerce Advisory Board to review and update the Seward Marine Industrial Center Development Plan. The plan was updated in 2008, 2011, 2018 and again in 2022.

With improvements completed in the Seward Marine Industrial Center we have been able to expand services. This has led to sales of property and allowed the City to start expanding the infrastructure.

The City will be able to offer more land for lease or sale to independent businesses, increasing City growth and revenue.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan: 3.5.1 Maintain a thriving port of Seward through harbor improvements, infrastructure expansion, and implementation of management plans.

Strategic Plan: We are a community that promotes economic diversity, encourage growth of year-round businesses, desires environmentally responsible industry, and seeks jobs that promote a higher standard of living.

Other: Seward Marine Industrial Center Development Plan

Certification of Funds

Total amount of funds listed in this legislation: \$ 0

This legislation (✓):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in amount of: \$ _____
- Creates a savings in the amount of: \$ _____
- Has no fiscal impact

Funds are (✓):

<input type="checkbox"/>	Budgeted	Line	
		item(s):	_____
<input type="checkbox"/>	Not budgeted		
<input checked="" type="checkbox"/>	Not applicable		

Fund Balance Information

Affected Fund (✓):

<input type="checkbox"/>	General	<input type="checkbox"/>	SMIC	<input type="checkbox"/>	Electric	<input type="checkbox"/>	Wastewater
<input type="checkbox"/>	Boat Harbor	<input type="checkbox"/>	Parking	<input type="checkbox"/>	Water	<input type="checkbox"/>	Healthcare
<input type="checkbox"/>	Motor Pool	<input type="checkbox"/>	Other	_____			

Note: amounts are unaudited

Available Fund Balance	\$	_____

Finance Director Signature: _____

Attorney Review

<input type="checkbox"/>	Yes	Attorney	
		Signature:	_____
<input checked="" type="checkbox"/>	Not applicable	Comments:	_____

Administration Recommendation

<input checked="" type="checkbox"/>	Adopt Resolution	
<input type="checkbox"/>	Other:	_____

Sponsored by: Sieminski

**CITY OF SEWARD, ALASKA
PORT AND COMMERCE ADVISORY BOARD
RESOLUTION 2024-001**

**A RESOLUTION OF THE PORT AND COMMERCE ADVISORY BOARD
OF THE CITY OF SEWARD, ALASKA, ADOPTING THE SEWARD
MARINE INDUSTRIAL CENTER DEVELOPMENT PLAN AS UPDATED
IN NOVEMBER 2022**

WHEREAS, through Resolution 2006-131, the City Council assigned Port and Commerce Advisory Board to review and update the Seward Marine Industrial Center Development Plan; and

WHEREAS, the plan was updated in 2008, 2011, 2018, and again in 2022; and

WHEREAS, the sales of property in the Seward Marine Industrial Center has allowed the City to start expanding the infrastructure; and

WHEREAS, the City will be able offer more land for lease or sale to independent businesses

NOW, THEREFORE, BE IT RESOLVED by the Port and Commerce Advisory Board, that:

Section 1. The Port and Commerce Advisory Board supports the adoption of the updated Seward Marine Industrial Center Development Plan.

Section 2. The Seward Marine Industrial Center Development plan has been reviewed by the Port and Commerce Board and will be brought forward to the Seward City Council for approval.

Section 3 This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the Port and Commerce Advisory Board this 3rd day of April, 2024.

THE CITY OF SEWARD, ALASKA

Bruce Jaffa, Chair

AYES:

NOES:

ABSENT:

ABSTAIN:

**PORT AND COMMERCE ADVISORY BOARD
RESOLUTION 2024-001**

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ATTEST:

Kris Peck
City Clerk

(City Seal)

SEWARD MARINE INDUSTRIAL CENTER

DEVELOPMENT PLAN

Prepared by
Seward Harbormaster and Community Development Department
in Cooperation with the
Seward Port and Commerce Advisory Board

Adopted by Resolution 2018-000
on January 3 2018

Updated November 2022

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SEWARD MARINE INDUSTRIAL CENTER DEVELOPMENT PLAN

INTRODUCTION During the mid-1970's, the City began developing a plan to create an industrial complex at the Fourth of July Creek area to service the maritime industry. The City annexed the valley in 1977, acquired lands through the Alaska Statehood Act Municipal Entitlement, and completed the 1979 Fourth of July Creek Industrial Development Feasibility Study. That study identified four examples of industries that would be more likely than others to locate in the Fourth of July Creek area: fisheries, shipyard, petrochemical processing, and heavy industry such as ore refining and bulk freight handling.

The foundation for the project was a shipbuilding facility proposed by the Danish firm Burmeister-Wain to meet the high demand for new vessels in the king crab fisheries. With the crash of the fish stock in 1980, the project evolved into a mix of ship repair facilities, general cargo, fisheries processing, and other industrial uses. The project today is essentially as described in the 1980 Century-Quadra report entitled Fourth of July Creek Industrial Marine Park Project Description and shown on Figure 2 - Project Overview and Figure 3 - Site Plan (Appendix Exhibits C & D).

Upon completion of a comprehensive 1981 Environmental Impact Assessment, the City embarked on a multi-year construction project that ultimately invested the majority of the City's share of the port bonds and State oil revenues in an access road, the relocation of Fourth of July Creek, a retaining dike, basin, breakwater, and shiplift. With a State grant, new investment work has been done to the North Dock and a new floating dock for a total investment of approximately \$65 million.

Access, utilities and land availability helped spawn development of the sawmill and the prison within the boundaries of the Fourth of July Creek valley complex. The shiplift has been operational since 1985, and a building was erected to cover large barges and vessels, new break room, and machine shop buildings. Development activity continues to occur in the area known as the Seward Marine Industrial Center (SMIC).

THE PLAN

GOAL	An action-oriented document to guide the City and private enterprise in completing the development of a vibrant and successful marine industrial center
-------------	--

The Seward Marine Industrial Center Development Plan is a direct outgrowth of the community's desire to enhance, encourage, and promote an atmosphere favorable for additional private sector economic development at the Seward Marine Industrial Center. For the purpose of this plan, the Seward Marine Industrial Center is considered to include the 128.5 acres immediately adjacent to the harbor basin, south of Spring Creek and west of

the prison property (Tract A and Tract B, Johnson–Swift Subdivision, USS No. 1651, Parcel ID 14533004 [Appendix Exhibits A and B]).

The Seward Marine Industrial Center Development Plan becomes a component of the City of Seward Comprehensive Plan. Whereas the comprehensive plan contains both advisory and binding elements, this Plan contains only advisory elements comprised of goals, issues, and actions. The binding element of the comprehensive plan is the Land Use Plan which is a legal document that must be adhered to and can be revised only by ordinance.

As part of the process of finalizing the Plan, the City solicited initial suggestions from various public boards and commissions and interested groups such as the Seward Chamber of Commerce. The draft Plan was presented to the public at advertised public hearings and through review by the aforementioned groups. The issues raised and recommendations made by those individuals and organizations are reflected in this document. The original Plan was approved by the Seward City Council in 1995. It was then updated in 2008 and reviewed in 2011. The most recent update was completed in 2018.

An effective plan is one which is implemented. The City of Seward has a track record of accomplishing actions outlined in its plans. Recommendations from previous plans that have been accomplished within the SMIC area include:

- **Syncrolift with upland rail system**
- **315 ton Travelift**
- **Bulk fuel facility**
- **430' North Dock**
- **Fisheries dock and plant improvements**
- **New DEC approved outfall**
- **Electrical substation**
- **Primary electrical service**
- **34 individual power stalls, water, and sewer systems**
- **Secondary sewer treatment plant**
- **Preliminary real estate subdivision plat**
- **Some fill and cargo laydown area**
- **Some utility improvements including area lighting**
- **Campground improvements**
- **Some real estate development (leases and sales)**
- **New 400 and 800 Amp service located at the North Dock**
- **Rubble mound breakwater**
- **Wash down pad**
- **10-ton crane**
- **315' floating dock (Fisherman's Float)**
- **Building for wash down pad**
- **Fenders on North Dock**
- **Widening of the 315 ton Travelift and Travelift pit**
-

BASIC MARINE INFRASTRUCTURE

GOAL Continuation of Upland Development

The **Basin** envisioned by the 1980 Century-Quadra concept was enclosed, protected and dredged to -21 feet mean lower low water (MLLW) to accommodate medium-draft vessels for ship repair, cargo offloading, and general moorage. The basin has been dredged to design with -25 foot berths adjacent to the Shiplift Dock and the North Dock. The basin is protected by a rip rap breakwater along the east shoreline, by a filled sheet pile cell breakwater along the south and southwest, and by sheet piling along a section of the North Dock. It is still open to the bay along the west and northwest sides.

Unlike a rock rip rap breakwater, the gravel-filled interconnecting sheet pile cellular cofferdams making up the South Breakwater require regular maintenance to prevent failure.

1. Monitor and repair South Breakwater anodes as needed.

Docks described in the 1980 Century-Quadra concept included an inner dock along the north basin shoreline, deep-water sheet pile cell breakwater and dock enclosing the basin, a ship repair dock, a boat ramp, and other miscellaneous docks. A ship repair dock, small fish processing dock, barge ramp, and medium draft cargo dock have been constructed and are in operation.

There is a growing demand for additional General-Purpose Moorage dock space.

1. Finish surfacing the North Dock and staging areas with concrete, asphalt, crushed rock, or Roto-Mill (crushed asphalt) including the installation of drainage pipes.

The Barge Ramp repairs have been completed.

2. Maintain the Fisheries Dock per lease agreement.

The 315 ton Travelift Dock has been widened to accommodate the newly widened Travelift.

The Shiplift Dock is maintained per a Maintenance and Operating (M&O) agreement with the Syncrolift lessee.

3. Repair or replace Syncrolift dock ladders, bumping system and corrosion control of the pipe piling in the splash zone by application of a protective coating.
4. Monitor maintenance of the Shiplift Dock per M&O agreement for the useful life of the facility.

Shiplift Operations are divided between the mobile 315 ton Travelift and the 5000 long ton Syncrolift platform. The Syncrolift was an integral part of the original SMIC concept

plan. The Travelift was purchased and put into operation by the City in 1990 and upgraded to a 315 ton Travelift in 2015 to fill the demand for lifting vessels too small to economically use the Syncrolift platform but too large for the City's 50 ton Travelift.

A number of improvements relative to the 315 ton Travelift operation have been identified.

1. Expand existing water and electrical systems in the boat storage area.
2. Encourage the development of full-service work stations for major maintenance/construction projects on vessels in order to limit the degree of maintenance allowed in the storage area.
3. Provide additional restrooms as needed.

The Syncrolift, although owned by the City, is operated by a contractor through a Maintenance and Operating Agreement.

The Uplands forming SMIC were for the most part created from the material dredged during the formation of the basin. The original design called for a grade of 18 feet above MLLW. The roads are to grade, but some of the land is below desired grade. Drainage ditches were placed along Delphin and Olga Streets and the north property line to divert water runoff in the summer. During winter, ditches and culverts freeze causing runoff to pool in the lower areas behind roads.

1. Provide engineer-designed drainage.
2. Fill and grade the storage area to the correct elevation for the continued improvement of drainage.
3. Add to Article 18 of all new leases, under Maintenance, "Do not push snow into ditches."

MANAGEMENT

GOAL	A management level that is responsive to the needs of its customers and users, adequately serves the public's needs, protects the City's investment, and ensures public safety
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Security and concerns related to potential environmental pollution grow as the number of boats, cargo, and equipment on-site increases. Sufficient revenues are necessary for effective on-site management and security of this public facility.

1. **Seek a rate of return from the use of public facilities, land assets, and equipment that will adequately cover deferred maintenance and replacement costs.**
 - a. **Examine electric rate method of calculating charges to users**
 - b. **Examine credit card rate method of calculating charges to users**
2. **Continue to review the Upland Boat Work Policy and Best Management Practices to ensure compliance with the Clean Water Act and Local, State, and Federal laws and regulations where they apply.**
3. **Ensure that the facility and uses are consistent with the requirements of the Maritime Security Act of 2002 33.CFR 104.105 and maintain the Facility Use Plan.**

LAND USE

GOAL	Sound, maximized, and coordinated development of private and public uplands and facilities in support of the needs of the users and visitors
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Platting The City has formulated a subdivision of SMIC and the Fourth of July Creek Valley. The subdivision plat dedicates roads and provides as-built utility and access easements. It creates legal lots for existing leases and leaves the majority of the SMIC area in blocks.

1. **Maintain an accurate map through survey and plat amendments for all current and future leases.**

Land Values In order to provide adequate public services and maintenance at SMIC, it is important that the City receive a fair market value—the current rate is 8% annually of the appraised value—for the use of its limited land assets.

1. **Reappraise the lease land every five years. The adjusted annual rental payment shall be the appraised fair market rental value of the leased land at the highest and best use of the leased land.**
2. **Increase the annual rental payment every year in an amount that reflects the increase, if any, in the cost of living for the previous year as stated in the *Consumer Price Index, All Urban Consumers, Anchorage, Alaska Area, All Items 1967=100 ("CPI")*, as published by the United States Department of Labor, Bureau of Labor Statistics.**

Land Uses SMIC is zoned Industrial. The Seward Zoning Code, Table 15.10.225 Land Uses Allowed, establishes what uses are allowed within that district. Uses allowed within the SMIC should focus on strengthening and enhancing the area as a center for marine and other compatible industries.

1. Review Table 15.10.225 to ensure the uses listed are compatible with the overall intent of the SMIC area.

Parks and Recreation Under State statutes, the City is required to provide public access along Spring Creek, Fourth of July Creek, and Resurrection Bay. Although the area is principally industrial, limited recreation opportunities can be made available without interfering with surrounding industrial uses.

1. Maintain access from Nash Road to the mouth of Spring Creek and provide a camping area, and include signage of the access route.
2. Maintain separation between the campground and industrial uses. A chain link fence will be installed to separate the North Dock from the Campground.

MARKETING

GOAL	A comprehensive marketing program primarily targeting fisheries, ship repair, and marine transportation industries along with a healthy and complementary mix of commercial support businesses
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Current City marketing efforts include: attendance at trade shows, overseas trade missions, brochures, and advertising.

1. Maintain a sign along Nash Road and central to the SMIC area showing what lands are available for lease (Appendix Exhibit E).
2. Maintain a fair market value base line from which leases will be negotiated.
3. Continue to encourage multiple users.
4. Evaluate utility rates to encourage more usage while ensuring a fair return to the public utility system.
5. Continue to support the Seward Chamber of Commerce as the marketing arm of the City of Seward.

TRANSPORTATION

GOAL	An adequate transportation infrastructure that will serve the needs of the industrial complex, allow for growth, and attract new business to the community
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Roads: Nash Road provides the only ground access to SMIC and the Fourth of July Creek area. To adequately serve SMIC and attract new industries, it is of the utmost importance to maintain and improve the public road system to the highest standard economically possible.

1. Postpone paving interior SMIC streets until site and utility developments are completed.

Although **Parking** has not been a problem in the past, as more activity develops it will become imperative that vehicles park in designated areas off public roads and away from equipment activity.

1. Ensure that all lease sites include adequate area to comply with parking requirements set forth in the zoning code, and that lessees provide on-site parking for employees and customers.
2. Maintain signage in parking areas in support of the public docks.

Although not directly associated with SMIC, having a well-maintained **Airport** is an important transportation link for the delivery of parts, goods, and services to the industrial center businesses.

1. Continue to work with the Alaska Department of Transportation and Public Facilities to improve airport facilities and protect it from river flooding and erosion.

PUBLIC FACILITIES AND SERVICES

GOAL	A full range of public facilities and services adequate to provide a safe and comfortable work environment for users and visitors
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Public Facilities are currently limited from available to non-available.

1. Include construction of an additional public restroom/shower facility in the City's Capital Project Plan.
2. Improve paving, fill, fencing, and storm water drainage collection and treatment infrastructure as development occurs.

Public Safety The distance from town limits police coverage to an occasional patrol and also increases fire response time. Although a pumper/ladder truck is located in the harbor storage building, there are no scheduled trained fire department personnel on-site to operate them. The fire truck is staged on-site and ready for volunteer personnel.

1. Evaluate each new development as to its impact on fire and police services.

2. Complete water system to loop all lines or upsize all cross-feeder lines and provide additional fire hydrants as needed.
3. Identify and reserve a site for a fire station to serve the Fourth of July Valley area.
4. Include a separate fire station in Capital Project Plan, to accommodate more and/or larger equipment and supplies to support increased industrial development. Possibly include a joint small office for Seward Police.
5. Explore possible cooperative arrangements with Spring Creek Correctional Facility staff to provide initial fire or other public safety needs.

Public Utilities such as primary water, sewer, and electrical service systems have not been extended throughout the undeveloped SMIC areas (Appendix Exhibits F1-F3). The cost of extending these utilities creates a disincentive to the establishment of smaller businesses.

1. Improve the water and electrical systems in areas associated with the 315 ton Travelift to accommodate increased public use.
2. Include in City capital planning the extension of electrical, sewer, and water throughout the industrial area.
3. Support updating Seward City Code to facilitate utility extension development.
4. Continue to place all electric utilities below ground.

ENVIRONMENT AND WASTE MANAGEMENT

GOAL	A high level of environmental regulatory compliance and a clean work environment
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Environmental Concerns The objective of the City is to maintain a clean work environment and to protect the land, water, and air to the highest degree possible without making the area prohibitive for the type of activities associated with industrial areas.

1. Require compliance with all rules and regulations of the Environmental Protection Agency and the Alaska Department of Environmental Conservation.
2. Maintain policies and procedures for monitoring and ensuring vessel storage/ repair site clean-up.
3. Maintain and distribute use guidelines to lessees, operators, and users of the area for ship repair—including minor repairs, sand blasting, and painting.

Waste Management is integral to managing a successful industrial area where large amounts of waste are generated. Separation of steel, wood, and general garbage is required at the Kenai Peninsula Borough (KPB) solid waste facility. It is illegal to dump used oil in solid waste containers.

1. Continue implementation and improvements of a program to control the separation, collection, recycling, and disposal of waste generated at the industrial center in accordance with established environmental policies and regulations/ requirements of the KPB solid waste facility.
2. Continue to improve used oil collection procedures and disposal facilities to meet the demands of user groups and to ensure a clean environment.
3. Improve methods to monitor waste material disposal to control and reduce the costs associated with the collection of solid and liquid waste materials.
4. Maintain a Storm Water Pollution Prevention Plan (SWPPP).

APPEARANCE

GOAL	A high standard of aesthetic appearance and cleanliness through landscaping, litter control efforts, and development of public amenities that are in keeping with the industrial maritime theme of the area
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Landscaping and Beautification Industrial areas do not have to be barren and devoid of natural aesthetics. An atmosphere that is pleasant and attractive to users and visitors alike can be cultivated through thoughtful planning and landscaping efforts.

1. Where possible, reduce scrap metal storage, trash, and other materials that may be considered offensive to the casual observer.
2. Ensure that all businesses comply with City codes regarding the collection and disposal of trash.

SIGNS, ZONING, BUILDING

GOAL	A high level of public and private compliance with Seward City Code
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Signs Adequate public signing is important to provide directions, identify streets, point out public facilities, and post rules and regulations for visitors. Private signing identifies places of business.

1. Review public signing to ensure that it is adequate to the needs of the public and the City.
2. Ensure private signing meets Seward City Code.
3. Maintain a sign along Nash Road identifying and welcoming visitors to the Seward Marine Industrial Center.
4. Maintain a sign denoting lands for lease with contact information.
5. Support north and southbound directional signage to SMIC at the corner of the Seward Highway and Nash road.

Zoning code development requirements regulate open space for fire prevention/fighting, air and light.

1. Recognize that current zoning codes could limit necessary and appropriate development.
2. Support variance requests for height and set-back requirements as approved by the Planning and Zoning Commission.

Buildings constructed to code are important to ensure safe working conditions and to add to the community tax base. The City has adopted building, fire, mechanical, electrical, and plumbing codes.

1. Ensure that all structures, permanent or temporary, are constructed to adopted building and fire code standards.

PLAN IMPLEMENTATION

GOAL	Adoption of the plan by resolution of the City Council and implementation by all identified participants
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For the City of Seward to realize the benefits of the SMIC Development Plan and thereby ensure sound growth and development, actions must be taken not only by the City of Seward but by many other players within the community and the Borough, State, and Federal Governments.

Following are specific actions which are necessary to ensure the successful implementation of this Plan:

Adopting a Plan shows commitment and establishes policy. Council should, by resolution, adopt the Plan based upon recommendations of the Port and Commerce Advisory Board and the Planning and Zoning Commission every 5 years, next plan adoption should be in 2028.

Use the Plan to guide the City of Seward in the appropriate quality growth and development of the SMIC. Consistent with its original intent, the Plan will remain flexible. While it is intended that all actions presented in this Plan will be implemented, it is recognized that changing conditions in the future may necessitate modifications of planned actions or the introduction of additional actions to satisfy local needs. The City recognizes the critical role of plans as key program documents to guide the community's capital budgeting process.

It is recommended that the SMIC Development Plan be reviewed annually and updated within five years, or more often as needed. An annual review will help track accomplishments, changes, and inadvertent omissions.

APPENDIX (The attachments must be updated and kept current.)

- Exhibit A - Site Map: Fourth of July Creek Valley**
- Exhibit B - Preliminary Subdivision Layout**
- Exhibit C - Project Overview: 1980 Project Description**
- Exhibit D - ARCADIS 2016 Site Plan**
- Exhibit E - Lease Sites**
- Exhibit F - Utility Layout**
 - 1. Power Utilities**
 - 2. Sewer Utilities**
 - 3. Water Utilities**

Exhibit A - Site Map: Fourth of July Creek Valley

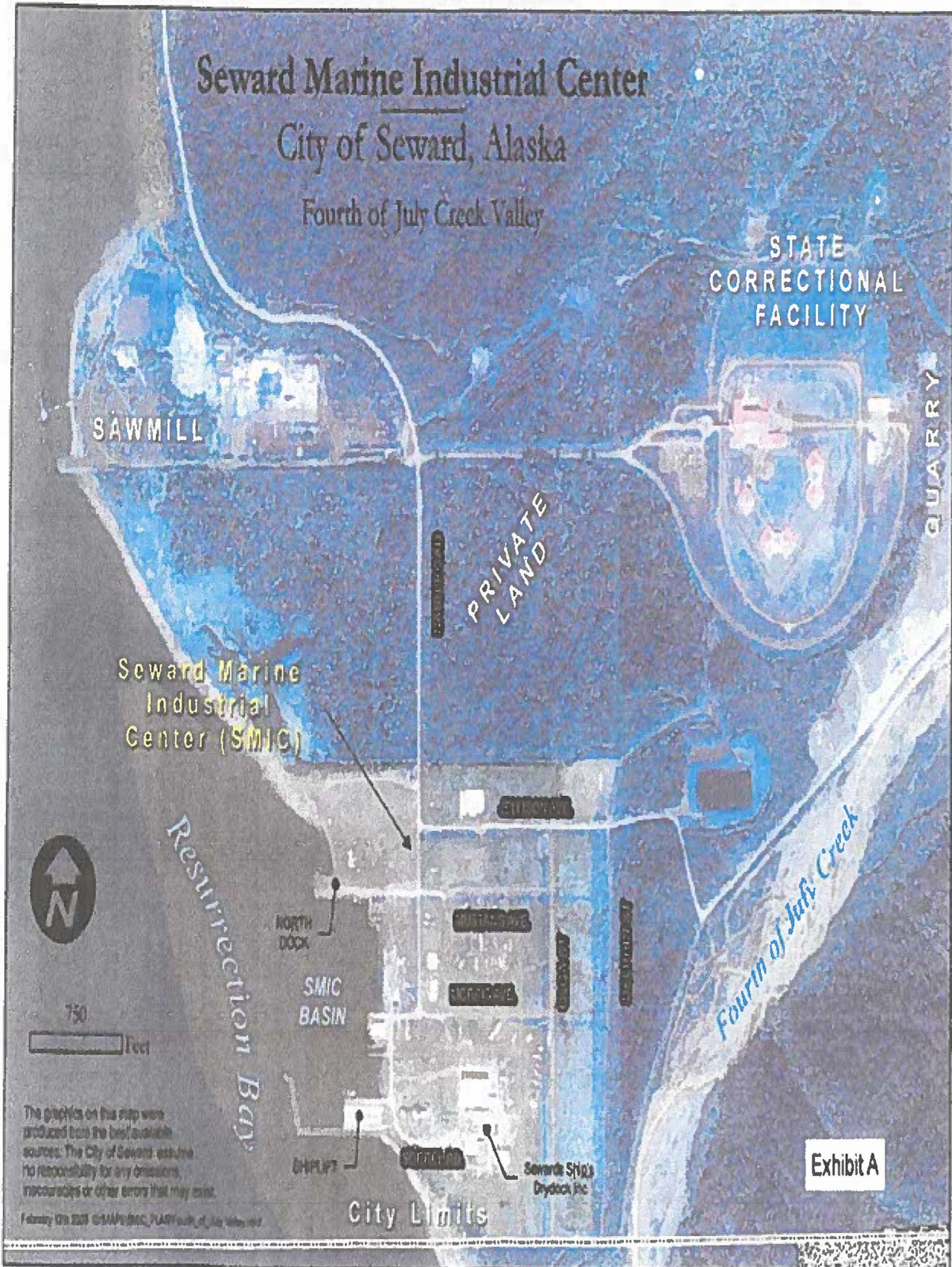


Exhibit B - Preliminary Subdivision Layout

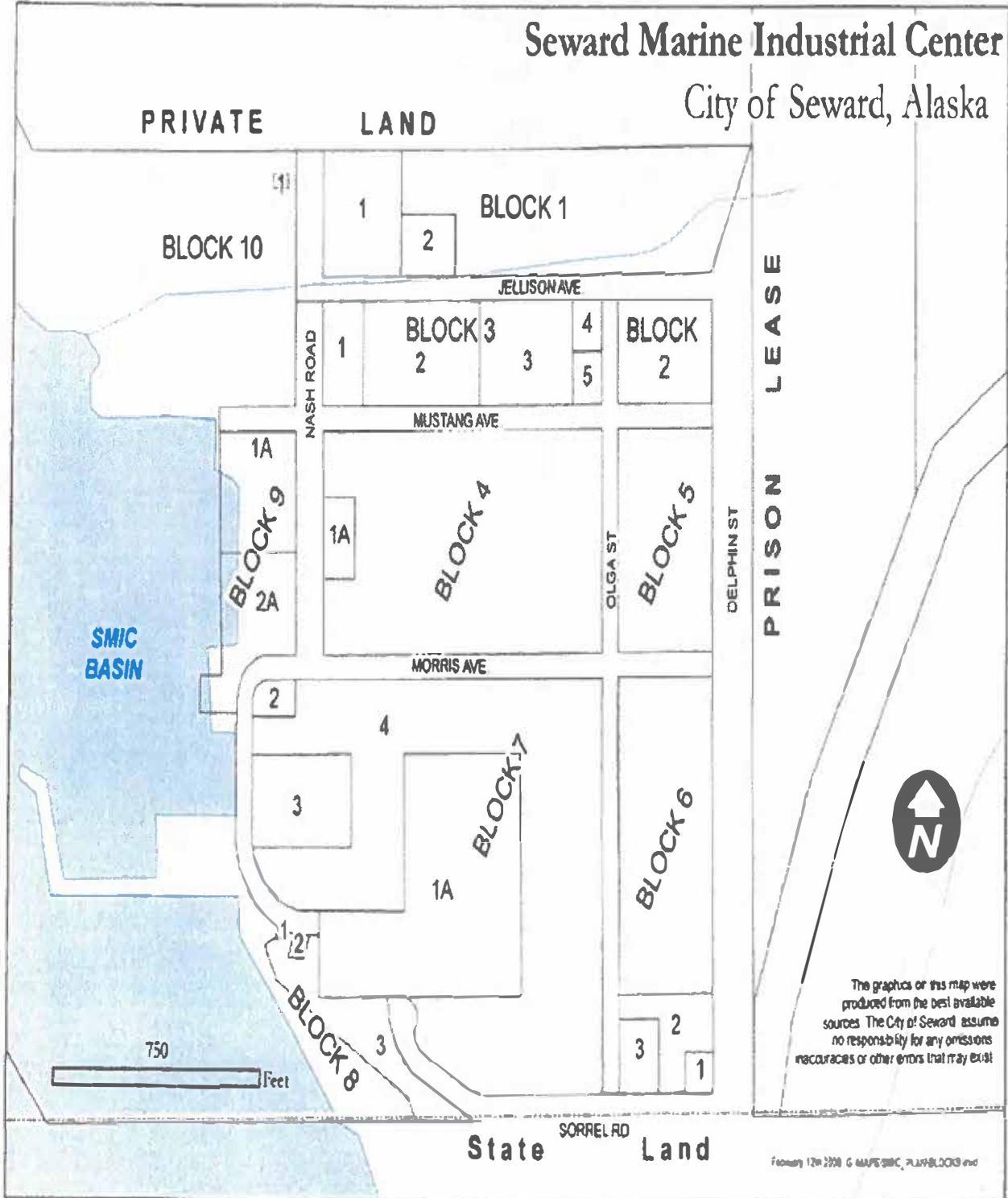


Exhibit C - Project Overview: 1980 Project Description

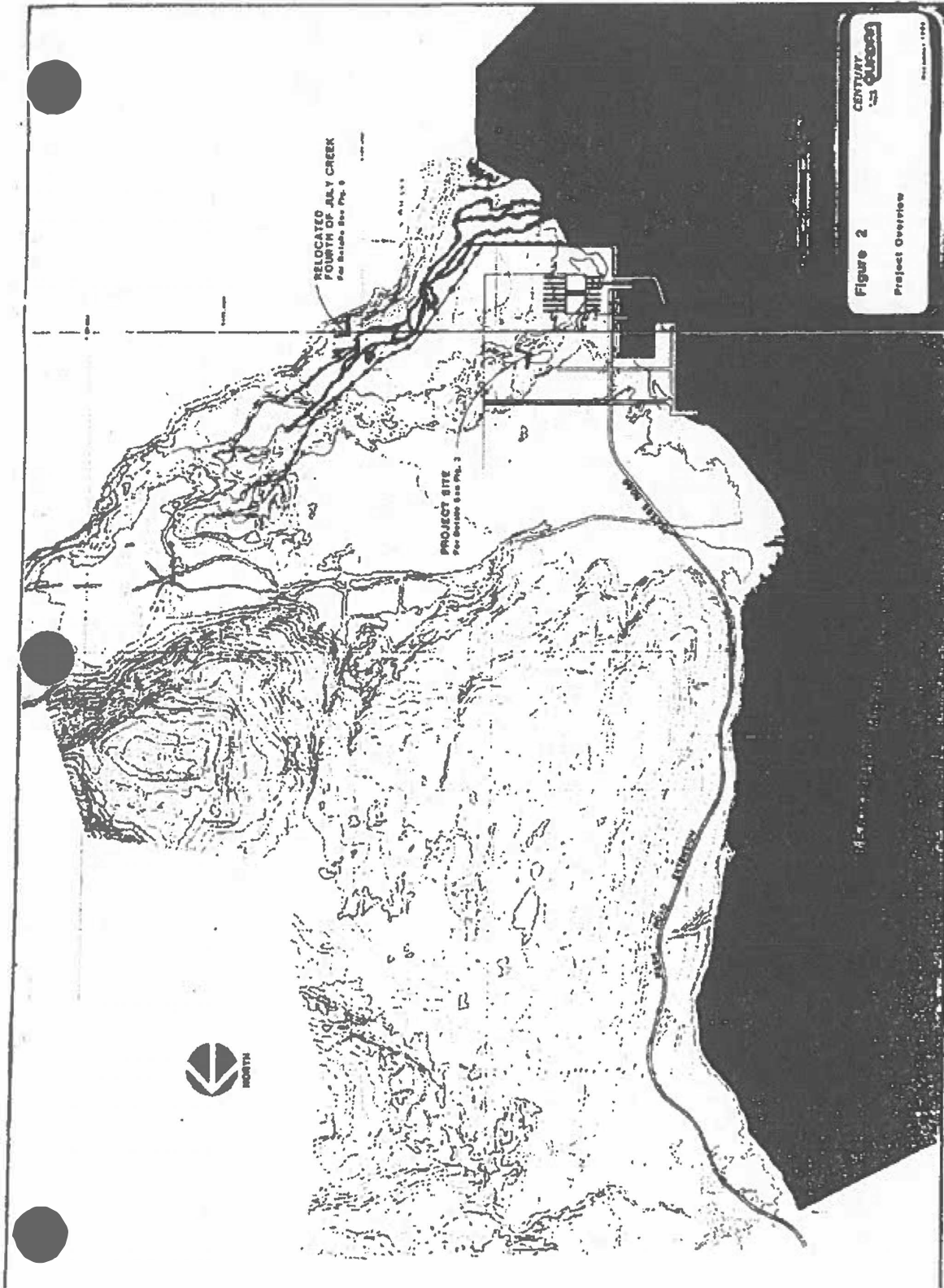
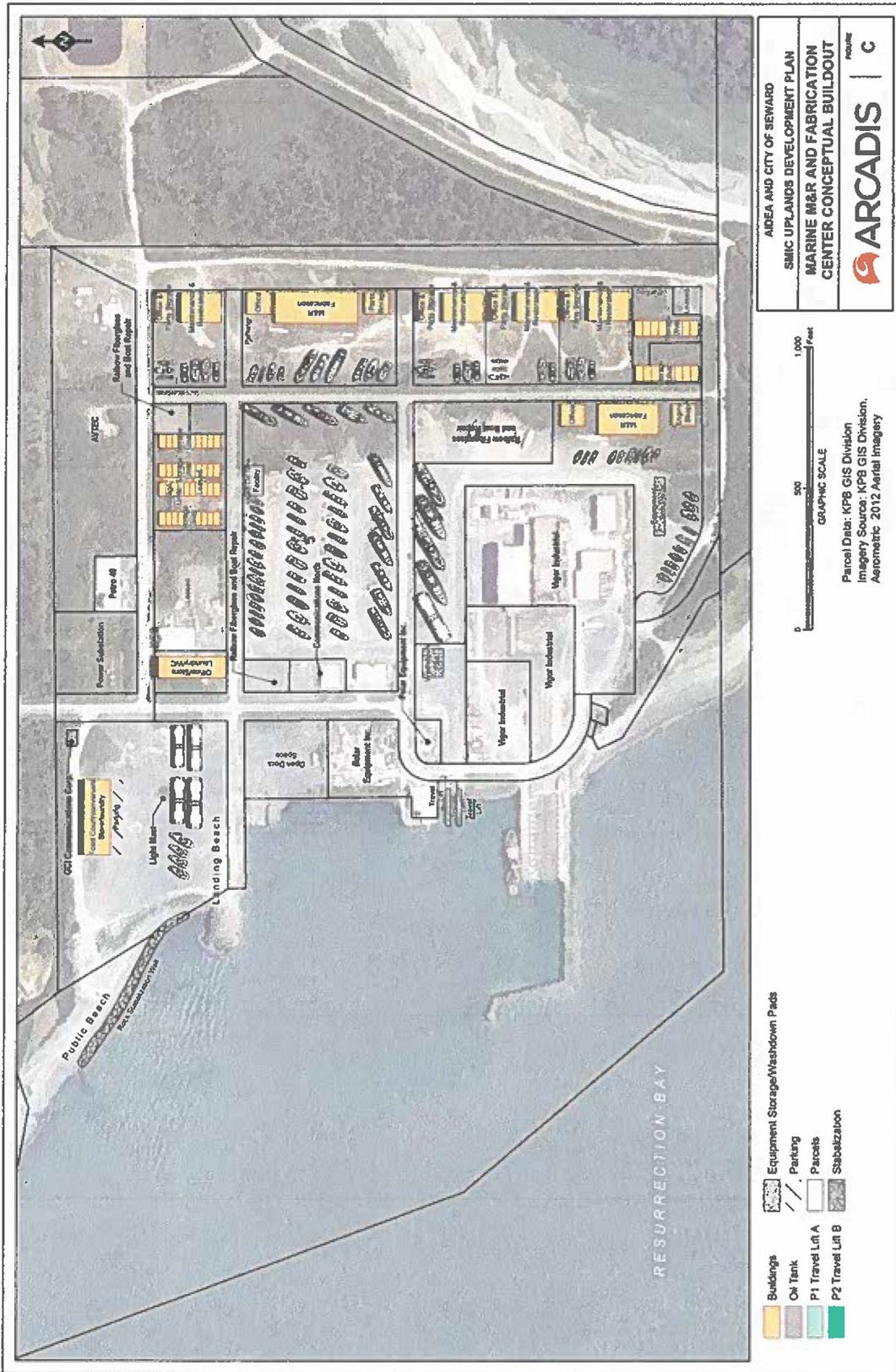


Exhibit D - ARCADIS 2016 Site Plan



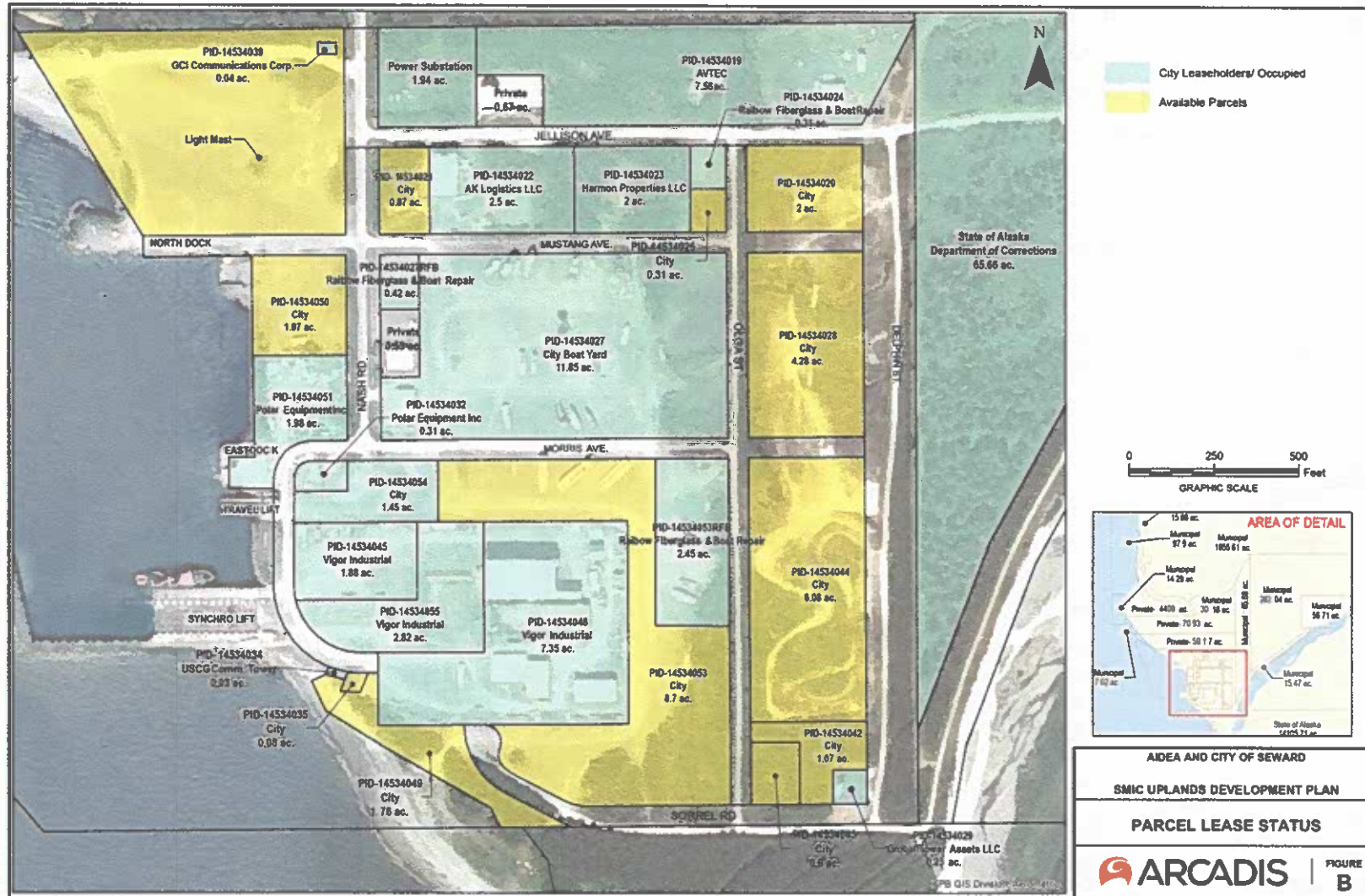
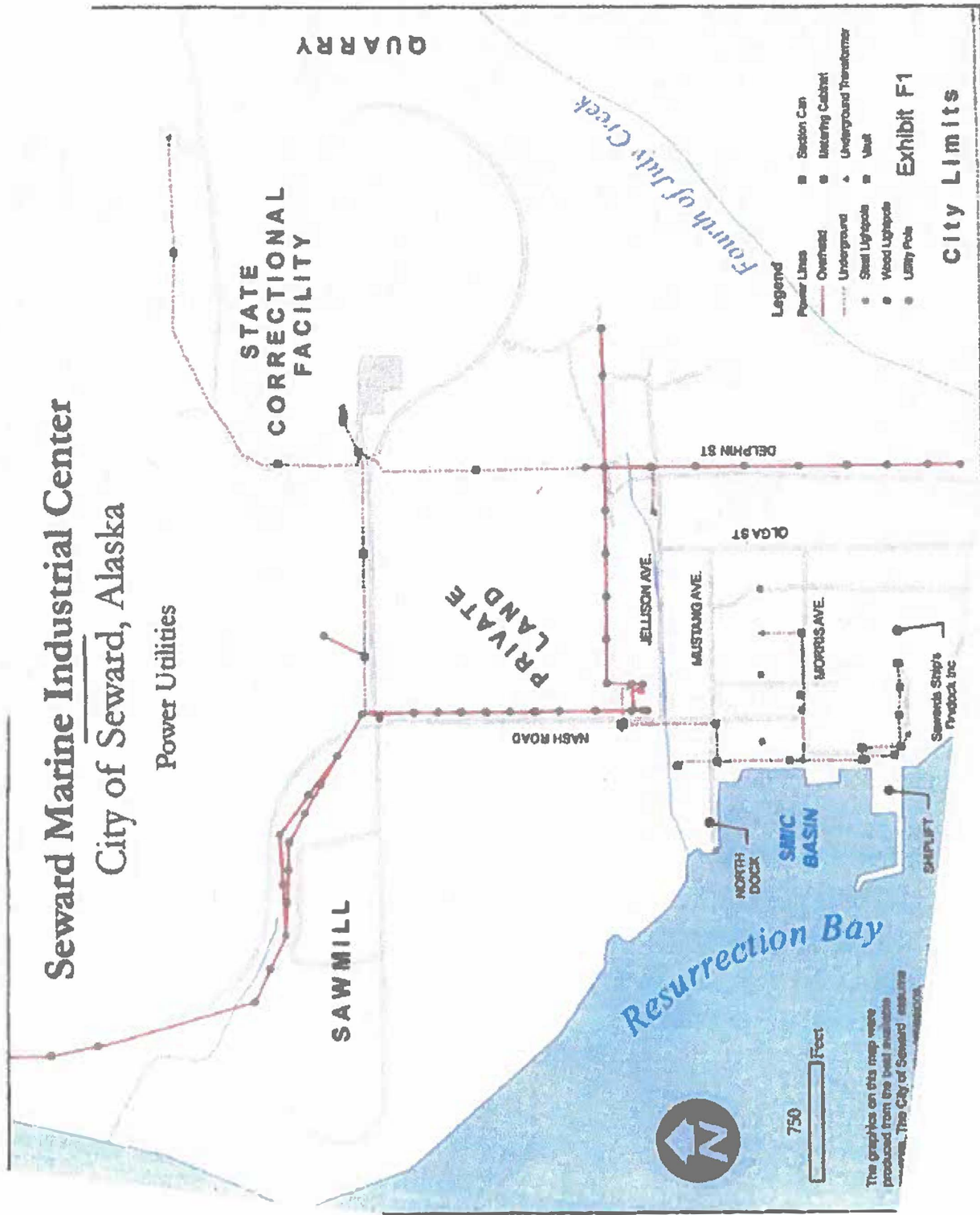


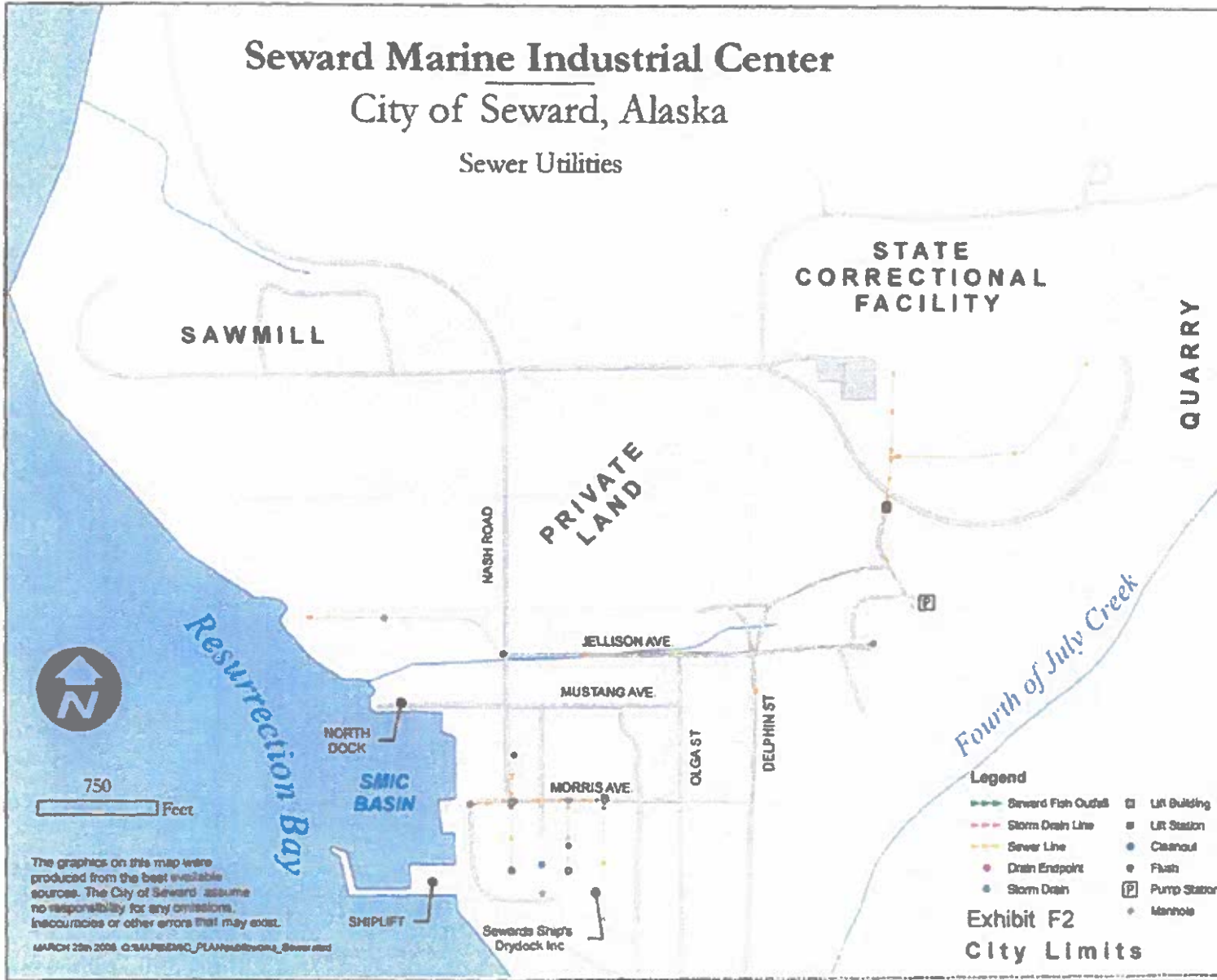
Exhibit E - Lease Sites

Exhibit F1 - Power Utilities



Seward Marine Industrial Center City of Seward, Alaska

Sewer Utilities



The graphics on this map were produced from the best available sources. The City of Seward assumes no responsibility for any omissions, inaccuracies or other errors that may exist.

MARCH 22nd 2006 © SIA/PS/SMIC_PLA/Headworks_Seward

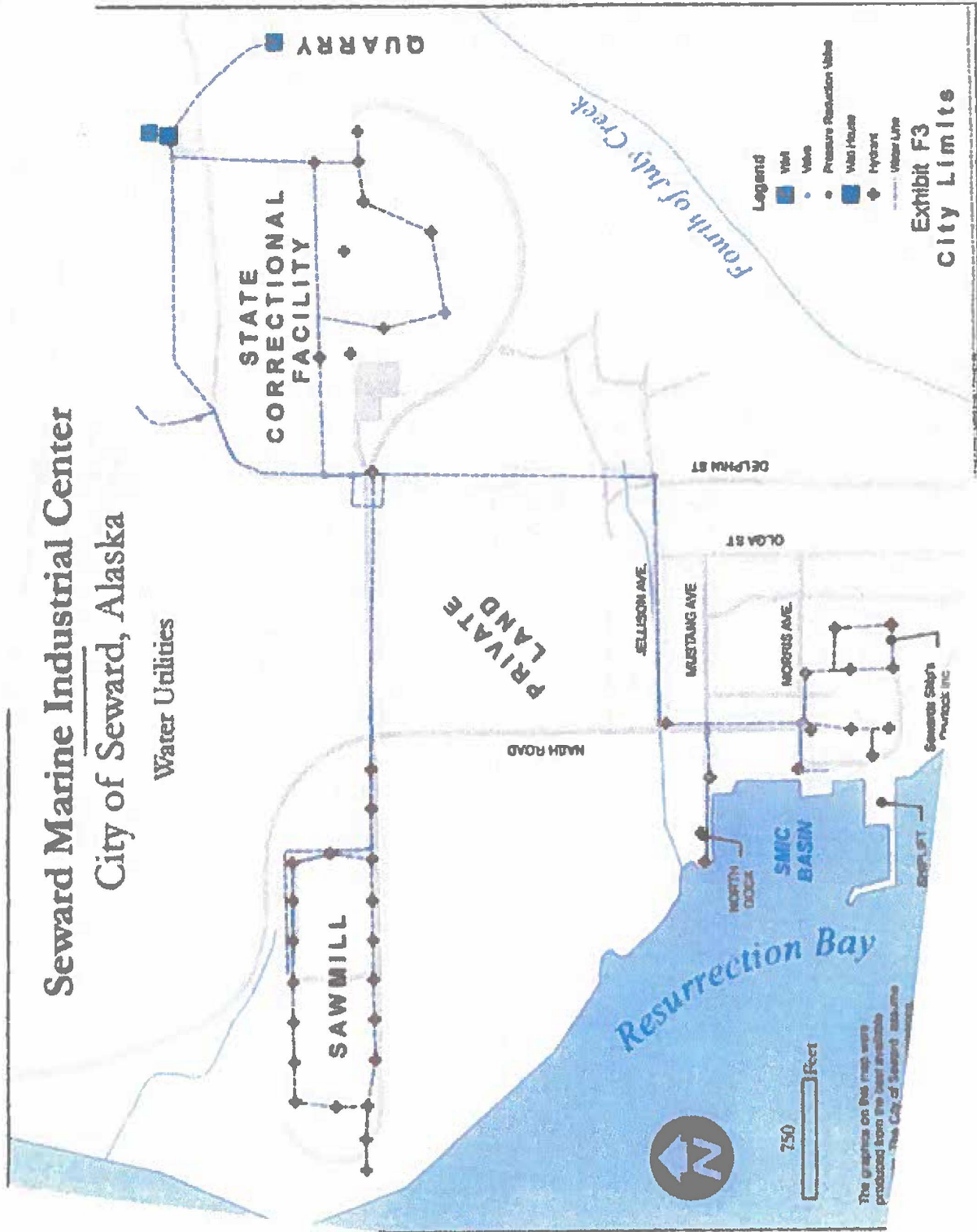
Exhibit F2 - Sewer Utilities

Legend

- Seward Fish Outfall
- Storm Drain Line
- Sewer Line
- Drain Endpoint
- Storm Drain
- Lift Building
- Lift Station
- Cleanout
- Flush
- Pump Station
- Manhole

Exhibit F2
City Limits

Exhibit F3 - Water Utilities



PACAB	
Meeting Date	Meeting Topic
REGULAR 1/3/2024	Set Regular and WS Topics
WS 1/17/2024	Comprehensive Plan
REGULAR 2/7/2024	Fisheries and By Catch Issues/Chamber Marketing
WS 2/21/2024	Sewer Treatment Options/Sidewalks (Public Works Director to attend)
REGULAR 3/6/2024	SMIC Development Plan/Housing Issues
WS 3/20/2024	S. Harbor Uplands/New Harbormaster Building
REGULAR 4/3/2024	Housing Update
WS 4/17/2024	Alternative Energy Hydro, Tidal, and Solar/Heat Loop Update
REGULAR 5/1/2024	Set The Rest of Regular and WS Topics
WS 5/15/2024	
REGULAR 9/4/2024	AML Attendance
WS 9/18/2024	Legislative Priorities
REGULAR 10/2/2024	Approve Legislative Priorities
WS 10/16/2024	
REGULAR 11/6/2024	
WS 11/20/2024	
REGULAR 12/4/2024	Harbor Tariff
WS 12/18/2024	

2024 DEADLINES FOR PACAB AGENDA AND PACKETS

Pre-Meeting (Administration)	Clerk's Deadline (for City Calendar ad) (Tuesdays @ noon)	PACAB Meeting Date <i>(Wednesdays unless otherwise noted in italics)</i>
December 22, 2023	**December 27, 2023	January 3, 2024
January 26, 2023	January 30, 2024	February 7, 2024
February 23, 2024	February 27, 2024	March 6, 2024
March 22, 2024	March 26, 2024	April 3, 2024
April 19, 2024	April 23, 2024	May 1, 2024
		No June Mtg
		No July Mtg
		No August Mtg
August 23, 2024	August 27, 2024	September 4, 2024
September 20, 2024	September 24, 2024	October 2, 2024
October 25, 2024	October 29, 2024	November 6, 2024
November 22, 2024	November 26, 2024	December 4, 2024

*Subject to change if/when PACAB meetings change.

**Date moved due to Christmas Holiday