Haines Borough
Borough Assembly Meeting #312
AGENDA

April 12, 2016 - 6:30 p.m. **Location: Assembly Chambers, Public Safety Bldg.**

Jan Hill,
Mayor

Margaret Friedenauer,
Assembly Member

Diana Lapham,
Assembly Member

Mike Case
Assembly Member

Tresham Gregg,
Assembly Member

George Campbell,
Assembly Member

Ron Jackson,
Assembly Member

Brad Ryan
Interim Manager

Julie Cozzi, *MMC*
Borough Clerk

Krista Kielsmeier
Deputy Clerk

1. CALL TO ORDER / PLEDGE TO THE FLAG

2. ROLL CALL

3. APPROVAL OF AGENDA & CONSENT AGENDA

[The following Consent Agenda items are indicated by an asterisk (*) and will be enacted by the motion to approve the agenda. There will be no separate discussion of these items unless an assembly member or other person so requests, in which event the asterisk will be removed and that item will be considered by the assembly on the regular agenda.]

Consent Agenda:
- 4 – Approve Assembly Meeting Minutes
- 8B – Accept Lobbyist Report
- 8C – Accept Chilkat Center Report
- 8D – Accept Fire Department Report
- 9A – Accept MO Committee Minutes
- 11A1 – Adopt Resolution 16-04-665
- 11A2 – Adopt Resolution 16-04-666
- 11A3 – Adopt Resolution 16-04-667
- 11A4 – Adopt Resolution 16-04-668

*** 4. APPROVAL OF MINUTES –** 3/29/16 Regular

5. PUBLIC COMMENTS - **Sign-up is NOT required**
[This is for any topics not scheduled for public hearing.]

6. MAYOR'S COMMENTS / REPORT

7. PUBLIC HEARINGS

A. Ordinance 16-03-431 – First Hearing
An Ordinance of the Haines Borough amending Haines Borough Code Section 18.20.020 and Sub-Section 18.80.030(B) to clarify the method of calculating building height.

This is recommended by the planning commission and was introduced on 3/29/16. The assembly already scheduled the second hearing for 4/26/16. No motion is needed now unless the second hearing date needs to change or some other action is desired.

B. Ordinance 16-03-432 – First Hearing
An Ordinance of the Haines Borough, providing for the addition or amendment of specific line items to the FY16 budget.

This is recommended by the interim manager and was introduced on 3/29/16. The assembly already scheduled the second hearing for 4/26/16. No motion is needed now unless the second hearing date needs to change or some other action is desired.

8. STAFF / FACILITY REPORTS

A. Interim Borough Manager – *4/12/16 Report*
***B. State Lobbyist** – *Report of March 21-31, 2016*
***C. Chilkat Center** – *Facility Report of March 2016*
***D. Fire Department** – *Report of March 2016*

9. COMMITTEE / COMMISSION / BOARD REPORTS & APPROVED MINUTES

***A. Minor Offenses Committee** – *Minutes of 3/14/16 and 3/21/16*
B. Assembly Board Liaison Reports
C. Assembly Standing Committee Reports

10. UNFINISHED BUSINESS - None

11. NEW BUSINESS

A. Resolutions

***1. Resolution 16-04-665**

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to dispose of a 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators by public sealed bid auction to the highest bidder as specified in Haines Borough Code 14.24.010 (Disposal of personal property).

This resolution is recommended by the interim manager. **Motion:** Adopt Resolution 16-04-665.

***2. Resolution 16-04-666**

A Resolution of the Haines Borough Assembly approving in response to an application from the Chilkat Valley Historical Society, as recommended by the borough assessor, a community purpose property tax exemption for the Amway property located at approximately 1-mile Haines Highway.

This resolution is recommended by the assessor. **Motion:** Adopt Resolution 16-04-666.

***3. Resolution 16-04-667**

A Resolution of the Haines Borough Assembly approving in response to an application from Takshanuk Watershed Council, as recommended by the borough assessor, a community purpose property tax exemption for the Sawmill Creek property at the corner of 6th and Dalton.

This resolution is recommended by the assessor. **Motion:** Adopt Resolution 16-04-667.

***4. Resolution 16-04-668**

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a purchase order with Red Truck Sales, Inc. to purchase a tanker truck for the Klehini Valley Volunteer Fire Department for an amount not-to-exceed $95,000.

This resolution is recommended by the interim manager. **Motion:** Adopt Resolution 16-04-668.

B. Ordinances for Introduction - None

C. Other New Business

1. Board Appointments

Appointment applications have been received for seats on the Library Advisory Board. The mayor plans to make the appointments and seeks assembly confirmation. **Motion**: Confirm the mayor's appointment of Meghan Elliott and Jenty Fowler to the Library Advisory Board for terms ending 11/30/16.

2. Harbor 95% Design

The Interim Borough Manager, Harbormaster, and Port & Harbor Advisory Committee request assembly approval of the 95% Portage Cove Harbor Design. On 9/10/15, the Planning Commission conducted a public hearing and reviewed the 95% design. The commission determined the project design meets the goals of the Comprehensive Plan and is consistent with the current planning & zoning requirements. More information is available as part of the agenda bill in the meeting packet. **Motion:** Approve the 95% Portage Cove Harbor Design.

3. Tax Incentive Phase-in Proposal Draft

Since 2014, the Commerce Committee has been working on a possible tax incentive program. Committee chair, Assembly Member Campbell, requested this agenda item. His suggested motion is "for three public hearings, allowing two for tweaks, final attorney review, third and final public hearing for passage." Per HBC 3.70.020, an ordinance will be required (to amend HBC 3.70.040). The manager recommends the assembly instead refer this to the Finance Committee for further review and development of the necessary ordinance.

12. CORRESPONDENCE/REQUESTS

A. Letter from Pacific Salmon Treaty Coalition

B. Letter from Parks & Recreation Advisory Committee – Recommendation to Create a Downtown Recreation Area

13. SET MEETING DATES

14. PUBLIC COMMENTS

15. ANNOUNCEMENTS/ASSEMBLY COMMENTS

16. ADJOURNMENT

Haines Borough
Borough Assembly Meeting #311
March 29, 2016
MINUTES **Draft**

1. **CALL TO ORDER/PLEDGE TO THE FLAG:** Mayor **HILL** called the meeting to order at 6:30 p.m. in the Assembly Chambers and led the pledge to the flag.

2. **ROLL CALL**
Present: Mayor Jan **HILL**, and Assembly Members Diana **LAPHAM**, Mike **CASE**, Margaret **FRIEDENAUER**, Ron **JACKSON**, and Tresham **GREGG**. **Absent:** George **CAMPBELL**.

Staff Present: Brad **RYAN**/Interim Borough Manager, Julie **COZZI**/Borough Clerk, Josh **DRYDEN**/Interim Police Chief, and Helen **ALTEN**/Museum Director.

Visitors Present: Karen **GARCIA**/CVN, Jillian **ROGERS**/KHNS, Paul **NELSON**, Debra **SCHNABEL**, Valerie **MCCANDLESS**, Deborah **VOGT**, Don **TURNER Jr.**, Eric **FORSTER**, Cambria **HOLMES**, Sean **GAFFNEY**, Mark and Lori **SMITH**, Jessica **EDWARDS**, Bill **MCCORD**, Heather **LENDE**, Cheryl **MCROBERTS**, Jeremy **STEPHENS**, and others.

3. **APPROVAL OF AGENDA & CONSENT AGENDA**
The following Items were on the published consent agenda indicated by an asterisk (*****):

4 – Approve Assembly Meeting Minutes
8B – Accept Museum Report
8C – Accept Lobbyist Report
8D – Accept Library Report
8E – Accept Fire Department Report
9A – Accept Library Board Minutes
9B – Accept PHAC Meeting Minutes
9C – Accept PRAC Meeting Minutes & Summary
9D – Accept CCAB Meeting Summary
9E – Accept MO Committee Meeting Minutes
11A1 – Adopt Resolution 16-03-660
11A2 – Adopt Resolution 16-03-661
11A3 – Adopt Resolution 16-03-662
11A4 – Adopt Resolution 16-03-663
11A5 – Adopt Resolution 16-03-664
11B1 – Introduce Ordinance 16-03-431
11B2 – Introduce Ordinance 16-03-43

Motion: LAPHAM moved to "approve the agenda/consent agenda."

Primary Amendment #1: FRIEDENAUER moved to "remove Items 8C, 11A4, and 11A5 from the consent agenda," and the motion carried unanimously.

Primary Amendment #2: GREGG moved to "add a discussion of harbor financing to the agenda as Item 12A," and the motion carried unanimously.

Primary Amendment #3: CASE moved to "remove Item 11A2 from the consent agenda," and the motion carried unanimously.

The main motion, as amended, carried unanimously.

* 4. **APPROVAL OF MINUTES** – 3/8/16 Regular
The motion adopted by approval of the consent agenda: "approve minutes of the 3/8/16 borough assembly regular meeting."

5. **PUBLIC COMMENTS**

NELSON – Believes the former borough manager violated his oath of office, and he objects to the use of any of that manager's opinions. He asked the officials to please honor their oaths of office.

6. **MAYOR'S COMMENTS/REPORT**
Mayor **HILL**: 1) recognized the 50th anniversary of the Vietnam War and said it is *Vietnam Veteran's Day* today; 2) said the community did really well this year at the Gold Medal Basketball Tournament, including the Haines women's team taking first place and Klukwan's team winning first place in their category; 3) reported the Freeride World Tour competition was successful. She received nothing but positive comments and thanked the community for the support; 4) said she recently attended the Southeast Conference legislative meetings in Juneau and also met with Senator Egan and Representative Kito. She doesn't know that anyone is getting good financial news this year, so we

have to get ready to tighten our belts; 5) said the Governor is planning to make a trip to Haines after the state's budget is done; and, in closing, 6) the mayor encouraged everyone to enjoy the longer daylight hours and to get outside for fresh air. During the winter, we all got a little crazy, and we have some positive opportunities before us.

7. PUBLIC HEARINGS - None

8. STAFF/FACILITY REPORTS

A. Interim Manager – *3/29/16 Report*

The manager summarized his written report and responded to a few questions from the assembly.

***B. Haines Sheldon Museum –** *Staff Report of February 2016*

C. State Lobbyist – *Staff Report of March 7-11 and March 14-18, 2016*

FRIEDENAUER noticed the report was missing an item she thought was important---our lobbyist helped facilitate the chamber's comments/testimony before the Senate Resources Committee pertaining to Tier 3. **SCHNABEL** explained the lobbyist called her to tell her the committee wanted the Chamber to characterize the community's response to the nomination of the Chilkat River. The main concern the senate committee had seemed to be the designation process.

***D. Public Library –** *Staff Report of January 2016*

***E. Fire Department –** *Staff Report of February 2016*

9. COMMITTEE/COMMISSION/BOARD REPORTS & APPROVED MINUTES

***A. Library Advisory Board** – *Minutes of 1/20/16*

***B. Port & Harbor Advisory Committee** – *Minutes of 2/25/16*

***C. Parks & Recreation Advisory Committee** – *Minutes of 2/24/16 & Summary of 3/16/16*

***D. Chilkat Center Advisory Board** – *Summary of 3/9/16*

***E. Ad Hoc Minor Offenses Committee** – *Minutes of 2/10/16 & DRAFT Minutes of 3/14/16*

F. Assembly Board Liaison Reports

FRIEDENAUER –Port and Harbor Advisory Committee

LAPHAM – Museum Board, Tourism Advisory Board, and Planning Commission

JACKSON – Parks and Recreation Advisory Committee

G. Assembly Standing Committee Reports - None

10. UNFINISHED BUSINESS

A. Memorandum of Agreement/Lease – Audio/Lighting Equipment, Chilkat Center

Note: the Foundation for the Chilkat Center purchased new sound & lighting equipment with grant funding. They requested the borough lease the equipment for $1.00/year with the right of full use. The MOA requires the borough to insure the equipment and to cover the cost of maintaining it. The borough has the right to establish policies for the proper use of the equipment. On 3/8/16, the assembly postponed action to this meeting so staff could confirm insurance coverage. The equipment will be insured with no increase to the premiums. The following motion was already on the table, so discussion resumed.

Motion: Authorize the manager to enter into a Memorandum of Agreement with the Foundation for the Chilkat Center for the Haines Borough to lease certain grant-acquired lighting, audio, and stage equipment for $1.00/year and to agree to insure and maintain the equipment.

The motion carried unanimously in a roll call vote.

11. NEW BUSINESS

A. Resolutions

***1. Resolution 16-03-660**

A Resolution of the Haines Borough Assembly approving in response to an application from Southeast Alaska State Fair, as recommended by the borough assessor, a community purpose property tax exemption for fairgrounds property.

The motion adopted by approval of the consent agenda: "adopt Resolution 16-03-660."

2. **Resolution 16-03-661**
A Resolution of the Haines Borough Assembly approving in response to an application from Haines Senior Citizens Center, Inc., as recommended by the borough assessor, a community purpose property tax exemption for property at 1st Avenue and Mission Street.

MCCANDLESS - clarified some of the information she provided in the application.

Motion: **CASE** moved to "adopt Resolution 16-03-661," and the motion carried unanimously in a roll call vote.

*3. **Resolution 16-03-662**
A Resolution of the Haines Borough Assembly approving in response to an application from Haines Animal Rescue Kennel, as recommended by the borough assessor, a community purpose property tax exemption for property on Small Tracts Road.

The motion adopted by approval of the consent agenda: "adopt Resolution 16-03-662."

4. **Resolution 16-03-663**
A Resolution of the Haines Borough Assembly approving in response to an application from the American Bald Eagle Foundation, as recommended by the borough assessor, a community purpose property tax exemption for a Natural History Museum & Raptor Center at 2nd Avenue and Haines Highway.

There were no public comments.

Motion: **LAPHAM** moved to "adopt Resolution 16-03-663," and the motion carried unanimously in a roll call vote.

5. **Resolution 16-03-664**
A Resolution of the Haines Borough Assembly approving in response to an application from the American Bald Eagle Foundation, as recommended by the borough assessor, a community purpose property tax exemption for a parcel on Allen Road.

MCROBERTS - Said she was available to answer questions.

SCHNABEL - Wondered how much property is involved and what the current use is.

ALTEN - Said her family participates in the community garden/agriculture part of the property. There are many families that take part.

GAFFNEY - Said he is one of the ABEF trustees. It is indeed a community garden and they are aggressively pursuing other community activities, including working with the Chilkoot Indian Association to extend their trail system through the property.

Motion: **LAPHAM** moved to "adopt Resolution 16-03-664," and the motion carried unanimously in a roll call vote.

B. Ordinances for Introduction

*1. **Ordinance 16-03-431**
An Ordinance of the Haines Borough amending Haines Borough Code Section 18.20.020 and Sub-Section 18.80.030(B) to clarify the method of calculating building height.

The motion adopted by approval of the consent agenda: "introduce Ordinance 16-03-431 and set a first public hearing for 3/23/16 and a second public hearing for 4/12/16."

*2. **Ordinance 16-03-432**
An Ordinance of the Haines, providing for the addition or amendment of specific line items to the FY16 budget.

The motion adopted by approval of the consent agenda: "introduce Ordinance 16-03-432 and set a first public hearing for 3/23/16 and a second public hearing for 4/12/16."

C. Other New Business

1. **Alcohol License – Pilotlight, LLC**
The Alcoholic Beverage Control Board notified the borough that Cambria Holmes and Eric Forster applied for a "Restaurant/Eating Place Public Convenience" alcohol license for the Pilotlight restaurant located at 31 Tower Road in Haines. The borough assembly was provided an opportunity to approve, protest, or issue a statement of non-objection (AS 04.11).

Motion: **GREGG** moved to "have the assembly issue a statement of non-objection for this license," and the motion carried unanimously.

2. **Sales Tax Exemption Request – St. Vincent de Paul Diocesan Council of SE Alaska**
The St. Vincent de Paul Diocesan Council of Southeast Alaska, a 501(c)3 organization, has applied for sales tax exemption status as allowed by HBC 3.80.050(13). The borough has granted sales tax exemption certificates to other non-profit organizations.

Motion: **LAPHAM** moved to "approve the request from the St. Vincent de Paul Diocesan Council of Southeast Alaska for sales tax exemption status, and authorize the borough clerk to issue an exemption certificate."

Motion to Postpone: **CASE** moved to "postpone approval until 4/26/16 to get more information about why this exemption is needed," and the motion carried unanimously.

Motion: **FREIDENAUER** moved to "ask the Finance Committee to look at the criteria for granting sales tax exemptions (including possibly developing a more detailed application form and suggesting a mechanism for the administration to periodically review and clean up the list)," and the motion carried unanimously.

3. **Interim Manager Three-Month Performance Evaluation**
Note: Assembly Member Case requested this evaluation. Mr. Ryan saw no need for it to take place in executive session. The mayor and assembly were provided short forms to complete in preparation for this brief check-in on the interim manager's performance thus far.

CASE - Explained why he asked for this and for the sake of the audience described the form and process for the evaluation. Each assembly member read aloud their individual evaluation comments. They were all very positive. Mayor **HILL** expressed her confidence in the job **RYAN** is doing.

12. CORRESPONDENCE/REQUESTS

A. Harbor Financing – Discussion (added during approval of the agenda)

GREGG – Said he is concerned not everyone in the community is feeling comfortable with the finances for expanding the harbor. A bond would cost a lot of money, but it behooves us not to wait until we determine how to pay for phase II.

Motion: GREGG moved to "refer this to the Government Affairs & Services Committee for a financial discussion of the harbor project," and the motion failed 2-3 with **FRIEDENAUER**, **CASE**, and **LAPHAM** opposed.

13. SET MEETING DATES

A. Budget COW Schedule

B. Committee of the Whole – Tuesday, April 19, Purpose: Executive Search Consultant will present a list of top 10 borough manager applicants, and the assembly will select finalists to interview.

C. Committee of the Whole – Friday and Saturday, May 13-14, Purpose: The assembly will interview finalists for the borough manager position on the 14th in the afternoon. On the 13th, the candidates will tour the area and participate in a community reception.

D. Board of Equalization – Monday, May 9, (2nd Monday in May per HBC 3.72.110(B)) Purpose: Hear Property Tax Appeals

14. PUBLIC COMMENTS

LENDE – 1) Said she is concerned about the state of state's finances and the community is coming into a time where we need to raise our own revenues. The borough, via signage and information, should encourage people to shop locally; and 2) she would like to see the harbor finished. All of the other big projects have required a bond. She believes it would be negligent not to ask the citizens to pay for it.

STEPHENS – 1) Said his experience dealing with **RYAN** as manager has been great. He is easy to work with, and things are transparent; 2) believes the borough shouldn't have too narrow a financial plan for the harbor and to limit it too much; and 3) asked the borough to make sure meeting agendas are as complete and clear, as possible.

15. ANNOUNCEMENTS / ASSEMBLY COMMENTS

LAPHAM – Reminded that the borough has a manager form of government. The manager and harbormaster are keeping an eye on the harbor and funding possibilities. She trusts the administration.

FRIEDENAUER – Said it is the assembly's responsibility to show the divided community how the harbor will benefit the whole community. She will encourage the Port and Harbor Advisory Committee to reach out and communicate with people---not just fishermen, to make more effort to garner support and understanding.

CASE – Said there are some people who feel strongly the harbor should not go forward, but he believes most people want it. If they don't, they will speak next October during the Election.

GREGG – Said the borough should start taking a look at how to stimulate the economy and get more revenue all around. He would like to make a proposal during the budget meetings about an idea he has for bringing business to Haines. He has also been working on a marketing concept for Haines and Southeast.

JACKSON – Challenged the manager and the Port and Harbor Advisory Committee to develop the financial cost-benefit analysis for the harbor and give the assembly a sense of the cost magnitude.

CASE – thanked the clerk for the Robert's Rules booklet in the assembly's meeting folders.

16. ADJOURNMENT – 9:05 p.m.

Motion: **CASE** moved to "adjourn the meeting," and the motion carried unanimously.

_____
Janice Hill, Mayor

ATTEST:

_____
Julie Cozzi, MMC, Borough Clerk

7A

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-631
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Title 18 Revision to Clarify the Method for Calculating Building Height	1. Ordinance 16-03-431 2. Email string explaining planning commission recommendation
Originator: Planning Commission	
Originating Department:	
Date Submitted: 3/9/16	

Full Title / Motion:

The assembly already scheduled the second hearing for 4/26/16. No motion is needed now unless the second hearing date needs to change or some other action is desired.

Administrative Recommendation:

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Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$ none	$ n/a	$ n/a	n/a

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	
Page 60; Goal 5 Page 199	Consistent: ■ Yes ☐ No

Summary Statement:

This ordinance is recommended by the planning commission (PC). It calls for adjustments to Title 18 to clarify the method for calculating building height. Currently, the description of how building height is calculated does not match the definition in borough code. The planning commission worked on this over three different meetings, 12/10/15, 1/14/16, and 2/9/16. They request assembly adoption of this code change.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 3/29, 4/12/16 Public Hearing Date(s): 4/12, 4/26/16
Postponed to Date:

HAINES BOROUGH, ALASKA
ORDINANCE No. 16-03-431 **Draft**

An Ordinance of the Haines Borough amending Haines Borough Code Section 18.20.020 and Sub-Section 18.80.030(B) to clarify the method of calculating building height.

BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. Classification. This ordinance is of a general and permanent nature and the adopted amendment shall become a part of the Haines Borough Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held to be invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance is effective upon adoption.

Section 4. Amendment of Section 18.20.020 Section 18.20.020 of the Haines Borough Code is hereby amended as follows:

NOTE: **Bolded**/UNDERLINED ITEMS ARE TO BE ADDED.
~~STRIKETHROUGH~~ ITEMS ARE DELETED

18.20.020 Definitions – Regulatory.

The definitions in this section are intended to be specific to this title. Any word or term not defined shall be used with the meaning of common or standard usage as determined by a current edition of Webster's Unabridged Dictionary. The following words shall have the following meanings for the purpose of this title:

. . .

"Building" means any structure intended or used for the support, shelter or enclosure of persons, animals, or property of any kind.

"Building height" means the ~~maximum~~ vertical ~~dimension~~ **distance from grade plane to the highest point on** ~~of~~ a building ~~which is measured from a horizontal plane intersecting the mean building grade and measured at the center of each of the four exterior walls~~, but not including **chimneys,** radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

. . .

"Existing use" means a lawful structure, use or uses in existence as of the effective date of this title.

"Exterior Wall" means a wall, bearing or nonbearing, that is used as an enclosing wall for a building.

. . .

"Grade" means the degree of the slope of the land.

"Grade Plane" means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established as the average of the finished ground level measured at the lot line or, where the lot line is more than 6

feet from the building, measured at a point 6 feet from the building. Window wells, stairwells and garage ramps intended solely to provide below-ground access to the structure need not be included in the average when calculating grade plane. Calculations shall disregard any fill or construction which the manager finds to have no significant purpose other than elevating the grade plane. In reaching such finding, the manager shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

Section 5. Amendment of Sub-Section 18.80.030(B) Sub-Section 18.80.030(B) of the Haines Borough Code is hereby amended as follows:

NOTE: **Bolded**/UNDERLINED ITEMS ARE TO BE ADDED.
~~STRIKETHROUGH~~ ITEMS ARE DELETED

18.80.030 Setbacks and height.

B. **Building** ~~H~~**h**eight is measured from the ~~average~~ grade **plane** ~~of the footprint of the structure~~ to the highest point on the **building, but not including chimneys, radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features** ~~structure, measured at the center of each of the four exterior walls~~.

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS _____ DAY OF _____, 2016.

_____
Janice Hill, Mayor

ATTEST:

_____
Julie Cozzi, MMC, Borough Clerk

Date Introduced:	03/29/16
Date of First Public Hearing:	04/12/16
Date of Second Public Hearing:	04/26/16

Kathy Friedle

From: Rob Goldberg [artstudioalaska@yahoo.com]
Sent: Thursday, February 04, 2016 10:55 AM
To: Kathy Friedle
Subject: building height language

Hi Kathy,

Here is the proposed code change for building height from Rob Miller. Please include it in the packet.

For 18.20

Building Height: The vertical distance from **grade plane** to the highest point on the building, but not including chimneys, radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

Grade Plane: A reference plane representing the average of finished ground level adjoining the building at **exterior walls.** Where the finished ground level slopes away from the **exterior walls**, the reference plane shall be established as the average of the finished ground level measured at the lot line or, where the lot line is more than 6 feet from the building, measured at a point 6 feet from the building. Window wells, stairwells and garage ramps intended solely to provide below-ground access to the structure need not be included in the average when calculating **grade plane**. Calculations shall disregard any fill or construction which the manager finds to have no significant purpose other than elevating the **grade plane**. In reaching such finding, the manager shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

Exterior Wall: A wall, bearing or nonbearing, that is used as an enclosing wall for a building.

For 18.30

B. Building height is measured from the grade plane to the highest point on the building, but not including radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

Thanks.

Rob

Rob Goldberg and Donna Catotti
Catotti and Goldberg Art Studio
PO Box 1154 Haines, AK 99827 USA
907-766-2707
artstudioalaska.com

Kathy Friedle

From: Rob Goldberg [artstudioalaska@yahoo.com]
Sent: Monday, January 04, 2016 11:16 AM
To: Kathy Friedle
Cc: Julie Cozzi
Subject: building height

Hi Kathy,

Here's an attempt to clarify the code language for building height.

Here is the existing language:

18.20.020 "Building height" means the maximum vertical dimension of a building which is measured from a horizontal plane intersecting the mean building grade and measured at the center of each of the four exterior walls, but not including radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

18.80.030 B. Height is measured from the average grade of the footprint of the structure to the highest point on the structure, measured at the center of each of the four exterior walls.

Proposed new language:

18.20.020 "Building height" means the maximum vertical dimension of a building as measured from the mean building grade to the highest point on the structure, but not including chimneys, radio antennas, water towers, church spires, and structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features. On sloped sites, building height shall be determined by averaging the height measurements of the uphill and downhill sides of the building.

18.80.030 B. Height is measured from the mean building grade to the highest point on the structure, but not including chimneys, radio antennas, water towers, church spires, and structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features. On sloped sites, building height shall be determined by averaging the height measurements of the uphill and downhill sides of the building.

Thanks.

Rob

Rob Goldberg and Donna Catotti
Catotti and Goldberg Art Studio
PO Box 1154 Haines, AK 99827 USA
907-766-2707
artstudioalaska.com

7B

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-637
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: FY16 Budget Amendment Ordinance #3	1. Ordinance 16-03-432 2. Budget Amendment Worksheet
Originator: Borough Manager	
Originating Department: Administration	
Date Submitted: 3/14/16	

Full Title / Motion:

The assembly already scheduled the second hearing for 4/26/16. No motion is needed now unless the second hearing date needs to change or some other action is desired.

Administrative Recommendation:

The borough manager recommends these budget amendments.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$ see ordinance	$ see ordinance	$ see ordinance	

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	Consistent: ■ Yes ☐ No

Summary Statement:

Proposed amendments to the FY16 Budget: 1) Increase professional services for manager recruitment, 2) increase travel for manager candidates, 3) reduce public facilities payroll, 4) increase professional services for police chief recruitment, 5) reduce police department payroll, 6) reduce public works operating expense, 7) purchase public works pickup truck, 8) purchase 950M wheel loader, 9) reduce land management payroll, and 10) modify CIP appropriations.

See the ordinance for more detail.

The finance committee will review the ordinance prior to the second public hearing.

Referral:

Referred to:	Referral Date:
Recommendation:	Meeting Date:

Assembly Action:

Meeting Date(s): 3/29, 4/12/16	Public Hearing Date(s): 4/12, 4/26/16
	Postponed to Date:

HAINES BOROUGH, ALASKA
ORDINANCE No. 16-03-432 **Draft**

AN ORDINANCE OF THE HAINES BOROUGH, PROVIDING FOR THE ADDITION OR AMENDMENT OF SPECIFIC LINE ITEMS TO THE FY16 BUDGET.

BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Effective Date. This ordinance shall become effective immediately upon adoption.

Section 3. Appropriation. This appropriation is hereby authorized as part of the budget for the fiscal year July 1, 2015 through June 30, 2016.

Section 4. Purpose. To provide for the addition or amendment of specific line items to the FY16 budget as follows:

(1) To appropriate $18,750 of areawide general funds for professional services for Borough Manager recruitment and hire.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
01-01-10-7312	Professional Services - Admin	$92,335	$111,085	($18,750)
(2) To appropriate an additional $5,000 areawide general funds for Borough Manager recruitment and hire candidate travel.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
01-01-10-7334	Travel & per Diem - Admin	$4,400	$9,400	($5,000)
(3) To reduce the payroll appropriation for the public facilities department due to the director being placed as Interim Borough Manager.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
01-04-20-61XX	Payroll Expense -Public Facilities	$330,710	$308,110	$22,600
(4) To appropriate $18,750 of townsite general funds for professional services for Police Chief recruitment and hire.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
02-02-00-7312	Professional Services - Police	$9,650	$28,400	($18,750)
(5) To reduce the appropriation for Police Department salary & wages due to ongoing vacancies during the year.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
02-02-00-61XX	Payroll Expense – Police	$414,818	$399,818	$15,000

(6) To reduce budgeted operating expense for Public Works. Low diesel prices and low snow levels are resulting in reduced expenditures.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
02-04-00-6110	Salary & Wages – Public Works	$217,907	$210,907	$7,000
02-04-00-6115	Employee Burden – Public Works	77,134	73,134	4,000
02-04-00-7230	Material & Equipment - PW	99,000	94,000	5,000
02-04-00-7312	Professional & Contractual	38,200	33,200	5,000
02-04-00-7355	Vehicle Expense - PW	71,350	53,350	18,000
			Total reduction to Public Works Operating Budget	$39,000
(7) To budget for an operating transfer of $38,500 from the Townsite Service Area Fund to the Capital Improvement Project Fund for purchase of a new F250 pickup truck with a pipe rack and tool box for use by the Public Works department.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
50-01-00-7392	Project Expense – Purchase Truck	$0	$38,500	($38,500)
02-98-00-8228	Operating Xfer – OUT From TSA	$0	$38,500	($38,500)
50-98-00-8228	Operating Xfer – IN to CIP	$0	$38,500	$38,500
			Total expenditure for Truck Purchase	($38,500)
(8) To transfer $225,000 from the Equipment Sinking Fund and $73,000 from the Townsite Service Area Fund for Purchase of a new $298,000 Caterpillar 2016 Model 950M Wheel Loader for use by the Public Works department.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
50-01-00-7392	Project Expense – 950M Loader	$0	$298,000	($298,000)
02-98-00-8228	Operating Xfer – OUT From TSA	$0	73,000	(73,000)
50-98-00-8228	Operating Xfer – IN to CIP	$0	73,000	73,000
61-98-00-8258	Operating Xfer – OUT From Sinking	$0	225,000	(225,000)
50-98-00-8258	Operating Xfer – IN to CIP	$0	225,000	225,000
			Total expenditure for 950M Wheel Loader Purchase	($298,000)
(9) To reduce the payroll appropriation for the Assessment and Land Management department due to staff leave without pay.				
		Current FY16 Budget	Proposed FY16 Budget	Fund Balance Increase / (Decrease)*
01-01-17-61XX	Payroll Expense –Land Mgmt	$240,206	$214,206	$26,000

* A positive amount in this column is favorable. A negative amount is unfavorable.

(10) To modify outstanding appropriations made from the Capital Improvement Project (CIP) fund between FY10 and FY16.

Source	Project	Current Budget	Expended	Remaining	Proposed Budget	Increase/ (Decrease) Budgeted Expense
FY16CIP	Addition to Public Wks Shop for Facilities	150,000	0	150,000	0	(150,000)
Proposed NEW	Rehabilitate old PW Shop for Facilities	0	0	0	150,000	150,000
FY14CIP	Road Improvements - Excursion Inlet	$20,000	-	$20,000	-	($20,000)
Proposed NEW	Excursion Inlet Community Improvements	-	-	-	20,000	20,000
FY15CIP	Pool Safety/Code Improvements	25,000	1,001	23,999	-	(23,999)
Proposed NEW	Pool Repairs & Improvements	-	-	-	23,999	23,999
FY16CIP	IT Thin Client Assessment	7,500	4,000	3,500	-	(3,500)
Proposed NEW	IT Wireless Bridge Connections	-	-	-	3,500	3,500
FY14CIP	Phone/Electrical Upgrades PS Building	50,000	19,272	30,728	25,000	(25,000)
Proposed NEW	IP Based Borough Phone System	-	-	-	25,000	25,000
10/11CIP	Areawide Road Improvements	65,000	65,866	(866)	65,866	866
FY14CIP	CYD Storage Building at Track Area	10,000	13,116	(3,116)	13,116	3,116
FY14CIP	Air Handling Units - High School	110,000	-	110,000	-	(110,000)
FY15CIP	Admin Building Replace Roof	99,729	78,500	21,229	78,500	(21,229)
FY15CIP	CYD Soccer Goal Posts	4,500	3,554	946	3,554	(946)
FY15CIP	Office Furniture	15,650	14,458	1,192	14,458	(1,192)
FY15CIP	Fire Dept Thermal Imaging Camera	15,000	11,188	3,812	11,188	(3,812)
FY15CIP	Picture Point Signage	28,000	-	28,000	-	(28,000)
FY16CIP	Copier - Admin Building	15,000	9,733	5,267	9,733	(5,267)
Proposed NEW	FAA Water Plant Siding	-	-	-	47,000	47,000
Proposed NEW	Sewer Lift Stations & Controls	-	-	-	120,000	120,000
					Net Increase to CIP Appropriations	($536)

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS _____ DAY OF _____, 2016.

_____
Janice Hill, Mayor

ATTEST:

_____
Julie Cozzi, MMC, Borough Clerk

Date Introduced:	03/29/16
Date of First Public Hearing:	04/12/16
Date of Second Public Hearing:	04/26/16

HAINES BOROUGH

Proposed Amendments to the FY16 Budget - Ordinance #16-03-432

		Areawide General	Townsite General	Capital Improvement	Equipment Sinking	
FUND		01	02	50	61	
FundBalance as of 06/30/2015	$	2,827,849	1,486,459	1,552,456	323,791	
FY16 Current BUDGET Excess Revenue Over (Under) Expense		11,945	(16,104)	(271,138)	181,966	Totals
Proposed Amendments:						0
1. Increase Prof Svcs for Manager Recruitment		(18,750)				(18,750)
2. Increase Treavel for Manager Candidates		(5,000)				(5,000)
3. Reduce Public Facilities Payroll		22,600				22,600
4. Increase Prof Svcs for Chief Recruitment			(18,750)			(18,750)
5. Reduce Police Payroll			15,000			15,000
6. Reduce Public Works Op. Expense			39,000			39,000
7. Purchase PW Pickup Truck			(38,500)	0		(38,500)
8. Purchase 950M Wheel Loader			(73,000)	0	(225,000)	(298,000)
9. Reduce Land Management Payroll		26,000				26,000
10. Modify CIP Appropriations				(536)		(536)
PROPOSED Excess Revenue Over (Under) CASH Expense		36,795	(92,354)	(271,674)	(43,034)	(276,936)
Proposed Fund Balance 06/30/2016	$	2,864,644	1,394,105	1,280,782	280,757	(276,936)
Annual Operating Budget		4,844,429	1,080,462			
Projected Fund Balance as % of Operating Budget		59%	129%			
Amount in excess of 6 months of operating budget		442,430	853,874			

8A

Report
from the
Borough Manager

Date: 4/12/16

To: Mayor and Borough Assembly

From: Brad Ryan, Interim Borough Manager

Re: **Manager's Report**

HARBOR

408 Permit: We have received a draft letter of conditions to move forward with the Harbor Expansion but it is not available for public review. The COE is anticipating the letter around the end of April. The draft conditions look acceptable without any major revisions.

95% Designs: At the September 10, 2015 Planning Commission Meeting the commission determined that "the project design meets the goals of the Comprehensive Plan and is consistent with the current planning and zoning requirements." However, they did provide four recommendations for further consideration (1) seek a review of PND's design from Harvey Smith, the State Coastal Engineer; (2) determine the Coast Guard regulations for boating in proximity to cruise ships; (3) install sacrificial anodes on the wave barrier upon installation; (4) move Lookout Park to a spot designated on the plan by PND Engineers. Following these recommendations Harvey Smith provided a draft review and raised concerns about the wave environment outside and inside of the Harbor. PND followed up on these concerns and provided further analysis to the Haines Borough and the USACE which should alleviate these concerns. The analysis is included in the packet. Coast Guard regulations were confirmed by the Harbor Master and myself and there is no concern regarding required distances for boat traffic from Cruise Ships at this time. The concern about anode installation is being addressed and we are planning for these in the six year CIP budget. In fact I believe proper maintenance is a priority and to start on the right path I have included funds in the FY17 budget to get anodes on steel pilings we already have in the Harbor to prolong their life. Finally moving Lookout Park is already being planned and should be included in Phase I of the Harbor Project. Please see the specific Lookout Park update below.

Lookout Park: In anticipation of including the removal of Lookout Park in Phase I of the Harbor we are planning on relocating the Totem Pole, Fisherman's Memorial, and Historical Drill Rig. The relocation of the Totem Pole is especially timely as David Svenson (Greg Horner and Charles Jimmie Sr. also worked on the totem) one of the original designers will be in town in May and we are planning on taking the Totem to AIA to be refurbished since we are moving it anyway. Following the refurbishment the Totem will be displayed at AIA until we are ready to place it again. The Fisherman's memorial will be moved adjacent to metal dog sculpture and the drill rig will be moved to Tlingit Park. The current pavilion is failing and will be removed when we have a better estimate for the Harbor going to construction.

LIBRARY

The Haines Borough Public Library will soon be part of the Alaska Joint Library Catalog. The Joint Library Catalog (JLC) is a consortium of 74 public, academic, special, and K-12 libraries who serve 65% of the population of Alaska. This shared catalog has 1.7 million titles, including titles from the Alaska State Library, the Anchorage Public Library, the UAA/APU Consortium library, the Juneau Public Libraries, and many other institutions.

Library staff has been very busy planning and preparing to go live on the JLC. This includes updating and cleaning up our 40,000 item records and 3,000 patron records and training on the new system. Joining this library consortium will expand our library users reach. With the combination of academic and public library holdings, users will be able to find most anything they are looking for. Haines library patrons will be able to use their library card at any of the participating JLC libraries. A $2 fee to off-set postage costs will still be in place for materials requested from other libraries.

April 27th is the tentative date the change will go into effect. Training sessions on the new library catalog will be scheduled for library users in early May.

POOL

- The large "Pool" sign was re-painted on the outside of the building.
- Facility maintenance worked on the roof fans and the circulation inside the building has much improved.
- Chilkat Valley Preschool rentals begin April 7th and continue throughout the month.
- Klukwan water safety and swim lesson sessions begin April 19th and continue through May.
- Summer schedule begins May 9th.
- Tentative start date for women's shower project is May 23rd.

FACILITIES/PUBLIC WORKS

Facilities Maintenance: The facilities crew replaced the siding on the Northwest corner of the Admin Building. They are planning to replace the siding around the assembly chambers and generally preparing for the summer season.

Public Works: General spring cleanup and road work. Filling potholes and grading roads. We also finished up a little trail work at Picture Point and installed stands for BBQ's

Roads: We received designs from ProHN for paving upgrades to Totem, Dalton, Union, and 4th . We are planning on going to bid for these projects but anticipate we will have to further priorities these projects based on available funding. The Assembly will have final approval on the bids as it will exceed $25,000. The design sheets are attached.

LANDS

- All change of ownership deeds were updated prior to the mailing of the notices of value that were mailed March29, 2016.
- Several appeals have been filed to date and the 30 day appeal period that follows the mailing of the notices of value will end April 28, 2016.

- Three applications were submitted from non-profits for the Community Purpose Exemption. Two were submitted to the Borough Clerk as complete with all required documentation provided. The remaining one will be postponed until the April 26th assembly meeting.

BIOMASS-Summary update from Grant Coordinator Darsie Culbeck

Project Activities Completed: We are waiting for the final report from CTA regarding the site selection for the Haines School Project. The draft report was issued in early March.

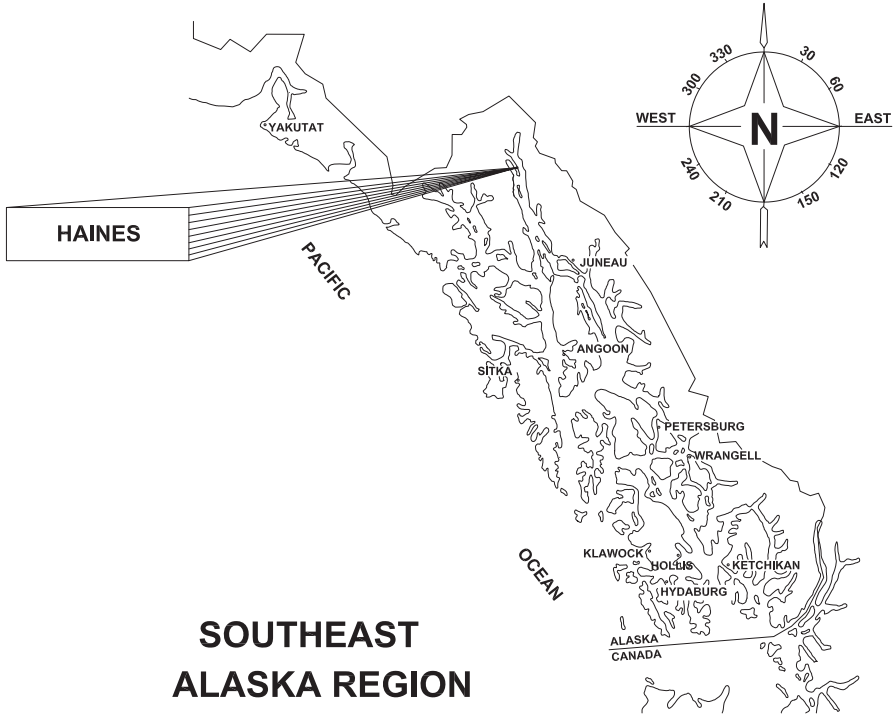
Existing or Potential Problems: System design, site location and pellet and chip supply are still questions to be solved. Continued low fossil fuel prices also challenge the economics of pellets, although chips still provide a clear cost savings.

Activities Targeted for Next Reporting Period: The CTA draft report is out and has received feedback from USFS and AEA. CTA will be responding to these comments this week. It is expected that the official comments to CTA will be finalized in April and a final report delivered to the Borough in May. It is expected that this report, with Haines Borough Manager recommendations will then be presented to the Haines Borough Assembly and Haines School Board. There has also been contact with Alaska Pellet Supply who is very interested in providing wood pellets to Haines.

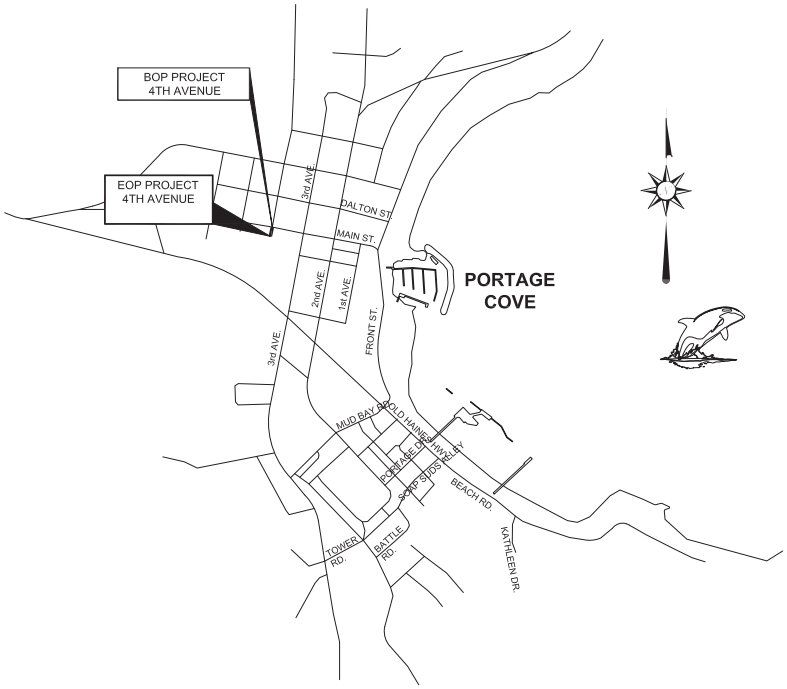
HAINES BOROUGH

2016 AREA WIDE PAVING
4TH AVENUE - FROM MAIN STREET TO ALLY

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SURVEY CONTROL PLAN
3	PLAN SHEET



SOUTHEAST
ALASKA REGION



VICINITY MAP

DESIGNED BY: S. HALL

STATE OF ALASKA 49TH
JEREMY L. STEPHENS
CE 14863
REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: J. STEPHENS
DRAWN BY: S. HALL

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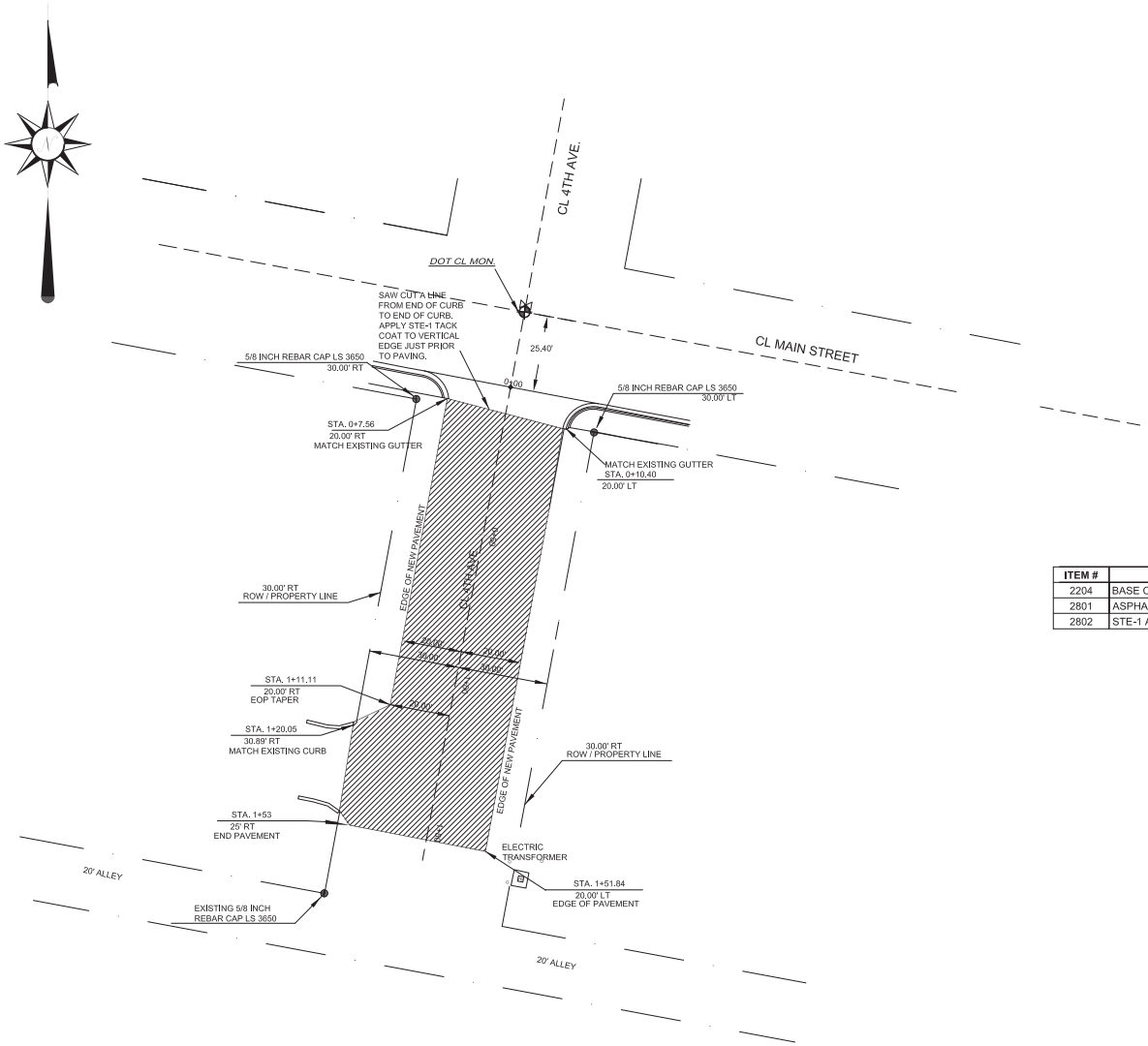
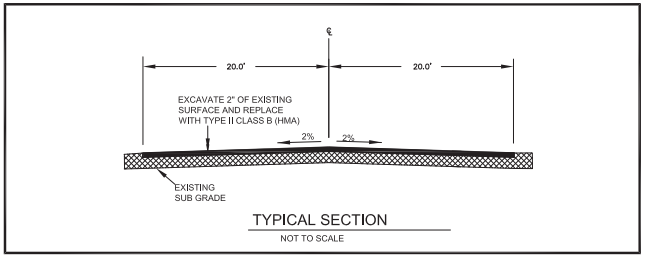
HAINES BOROUGH
2016 AREA WIDE PAVING
4TH AVENUE
TITLE SHEET

REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION	2016	1	3





BASIS OF ESTIMATE

ITEM #	DESCRIPTION	ESTIMATING FACTOR
2204	BASE COURSE, GRADING D-1	**2.6 TONS/CY**
2801	ASPHALT CONCRETE, TYPE **II**, CLASS B	**132 LB/SY/IN**
2802	STE-1 ASPHALT FOR TACK COAT	**0.1 GAL/SY, 243 GAL/TON**

GRAPHIC SCALE

0 FEET 20 40 60 80 100

DESIGNED BY: J. STEPHENS

STATE OF ALASKA 49TH JEREMY L. STEPHENS CE 14863 REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: J. STEPHENS / A. GRAY

DRAWN BY: S. HALL

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HAINES BOROUGH
2016 AREA WIDE PAVING
4TH AVENUE

PLAN

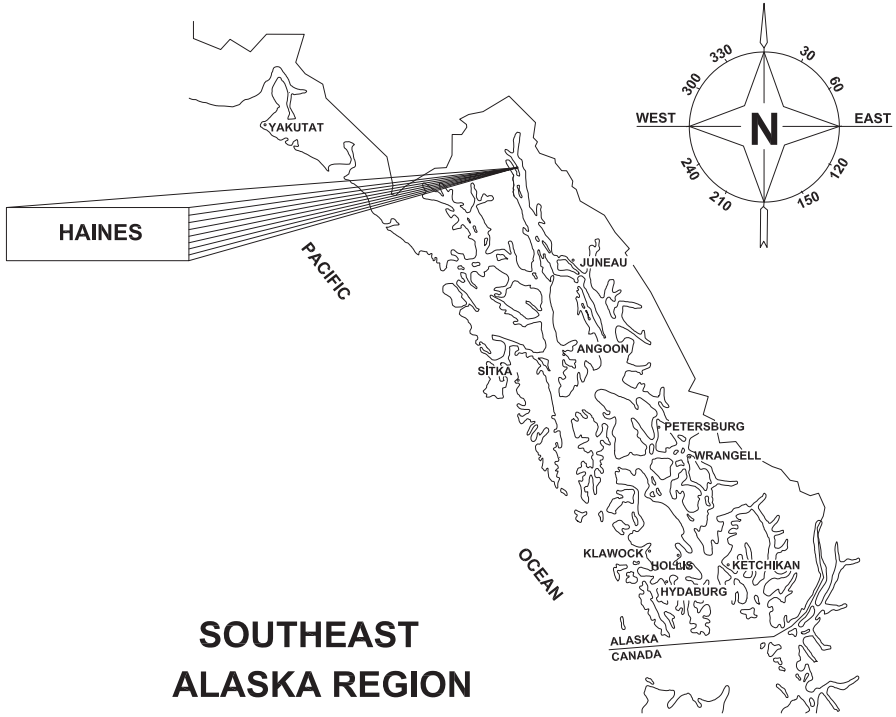
REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION	2016	3	3

HAINES BOROUGH

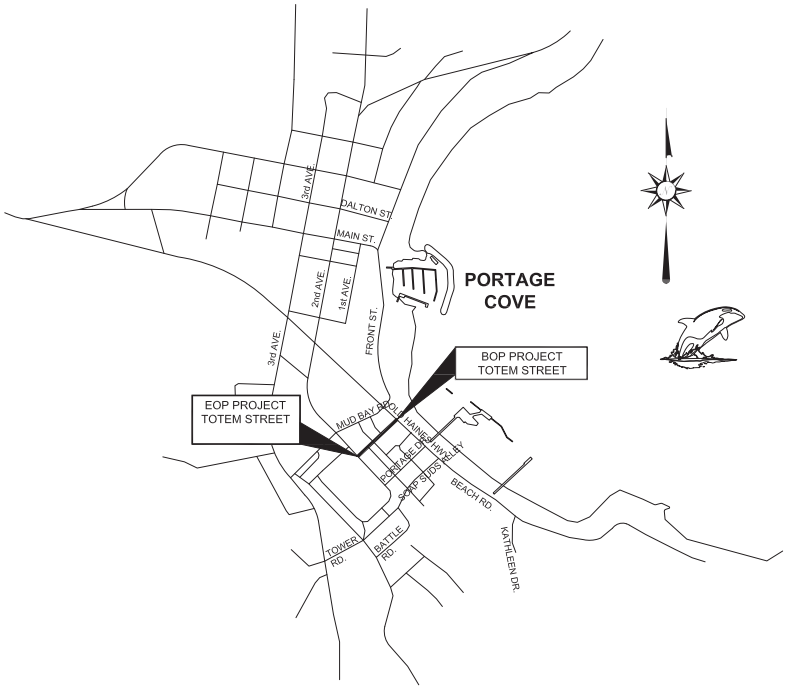
2016 AREA WIDE PAVING
TOTEM STREET - FROM BEACH ROAD TO FORT SEWARD DRIVE

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SURVEY CONTROL PLAN
3	PLAN SHEET
4	MISCELLANEOUS DETAILS



SOUTHEAST ALASKA REGION



VICINITY MAP

DESIGNED BY: S. HALL

STATE OF ALASKA 49TH
JEREMY L. STEPHENS
CE 14863
REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: J. STEPHENS
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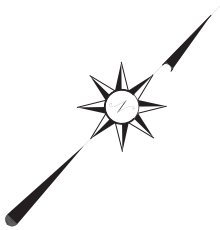
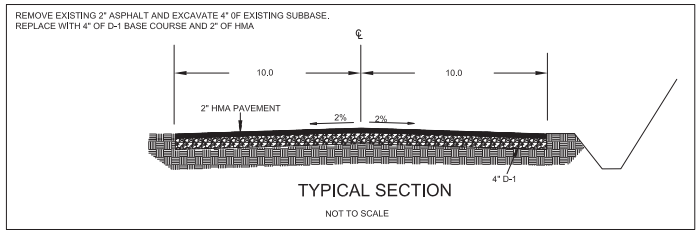
HAINES BOROUGH
2016 AREA WIDE PAVING
TOTEM STREET
TITLE SHEET

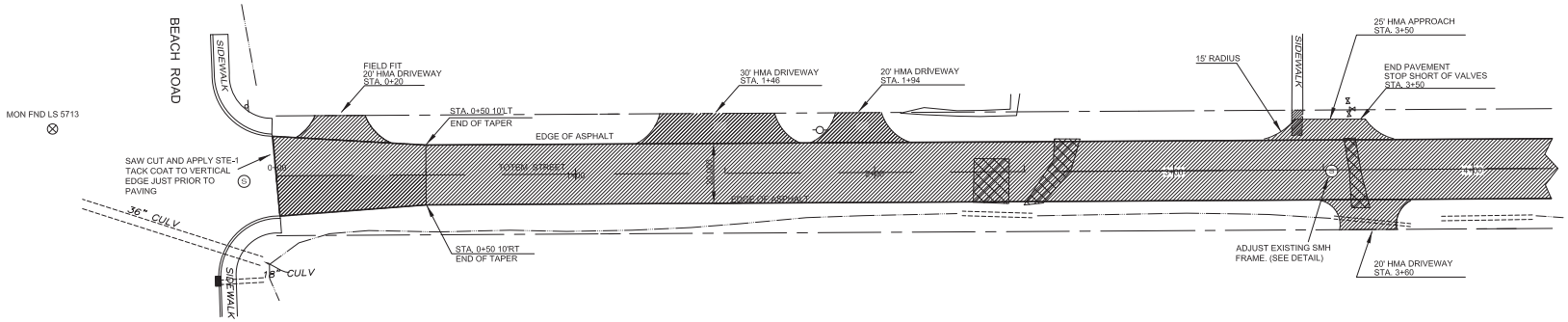
REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION	2016	1	4

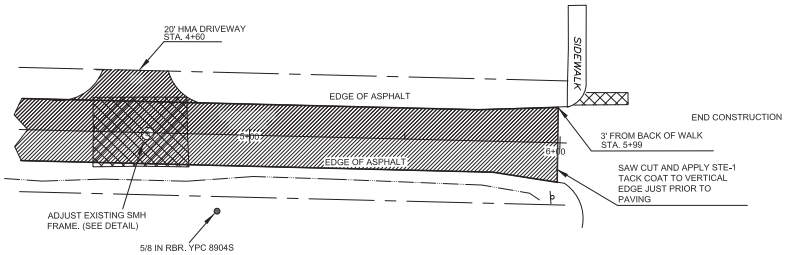




LOCATION TABLE FOR CONCRETE DEMO.

STATION #	DESCRIPTION	COMMENTS
STA. 2+33	CONCRETE SLAB	
STA. 2+50	CONCRETE SLAB	
STA. 3+56	CONCRETE SLAB	
STA. 4+50	CONCRETE SLAB	PROTECT EXISTING SMH
STA. 3+41	SIDEWALK	REMOVE 10' OF CONCRETE SIDEWALK





NOTES:

USE CAUTION WHILE EXCAVATING CONCRETE, UTILITIES MAY BE PRESENT. LOCATE UTILITIES BEFORE YOU DIG.

BACKFILL CONCRETE REMOVAL WITH D-1 AS NEEDED.

MINIMUM 15' RADIUS ON HMA DRIVEWAYS AND APPROACHES. PAVE 10' OR TO THE RIGHT OF WAY, WHICHEVER IS SHORTER.

BASIS OF ESTIMATE

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2204	BASE COURSE, GRADING D-1	**2.6 TONS/CY**
2801	ASPHALT CONCRETE, TYPE II, CLASS B	**132 LB/SY/IN**
2802	STE-1 ASPHALT FOR TACK COAT	**0.1 GAL/SY, 243 GAL/TON**

SCALE: 1" = 20'

20 0 20 40 60 80

DESIGNED BY: J. STEPHENS

STATE OF ALASKA 49TH JEREMY L. STEPHENS CE 14863 REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: J. STEPHENS / A. GRAY

DRAWN BY: S. HALL

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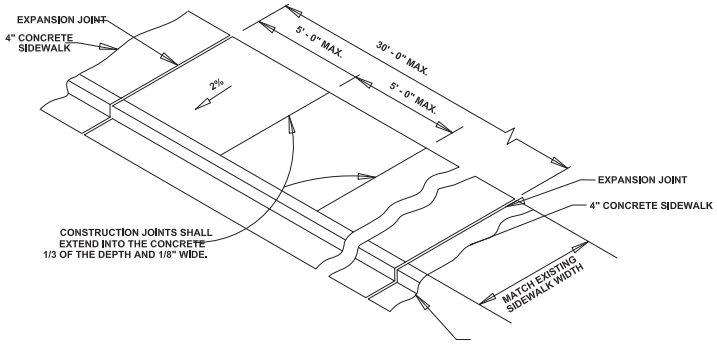
HAINES BOROUGH
2016 AREA WIDE PAVING
TOTEM STREET

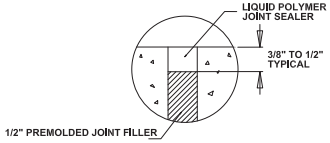
PLAN

REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION	2016	3	4



TYPICAL SIDEWALK, CURB & GUTTER DETAIL

N.T.S.



EXPANSION JOINT DETAIL

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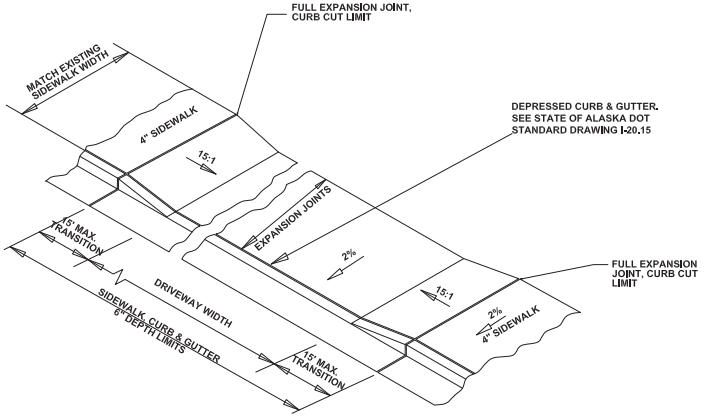
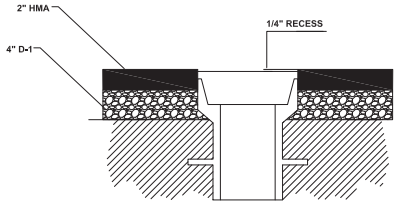


DRIVEWAY RAMP DETAIL

N.T.S.



VALVE BOX ADJUSTMENT DETAIL

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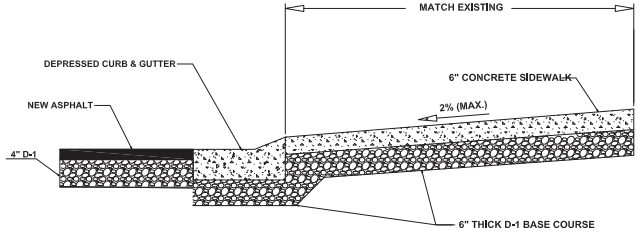
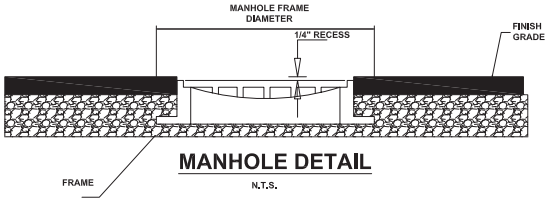


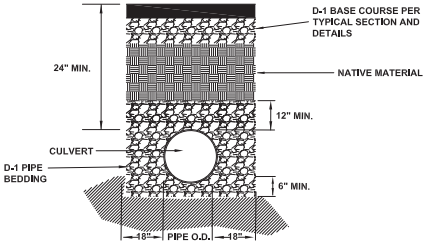
DRIVEWAY DETAIL

N.T.S.



MANHOLE DETAIL

N.T.S.



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DESIGNED BY: J. STEPHENS

STATE OF ALASKA 49TH JEREMY L. STEPHENS CE 14863 REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: J. STEPHENS / A. GRAY

DRAWN BY: S. HALL

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HAINES BOROUGH
2016 AREA WIDE PAVING
TOTEM STREET
MISC. DETAILS

REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION	2016	4	4

HAINES BOROUGH

2016 AREA WIDE PAVING
DALTON STREET - FROM FRONT STREET TO 2ND AVENUE

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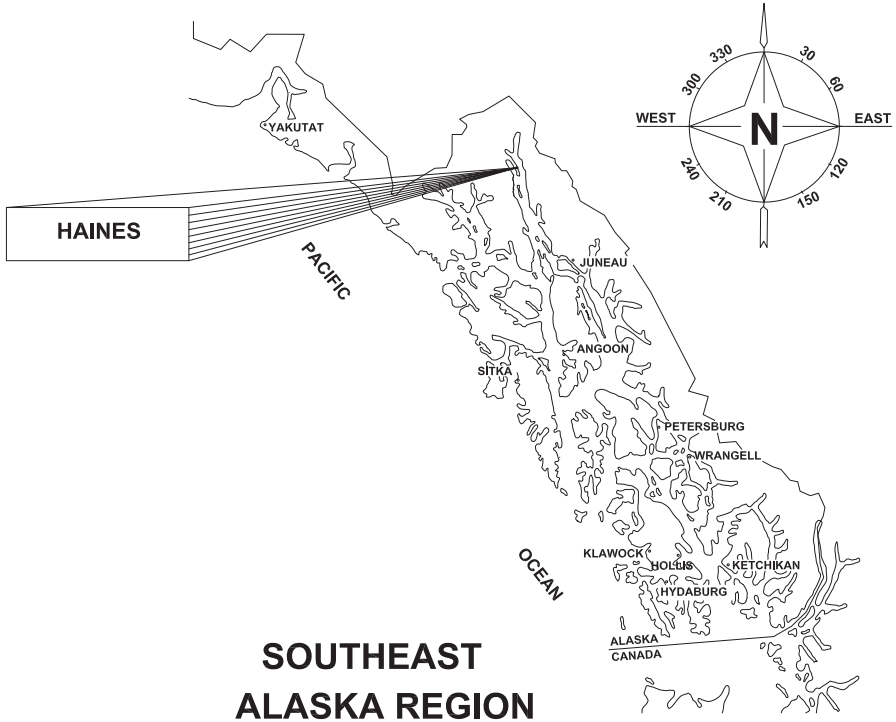
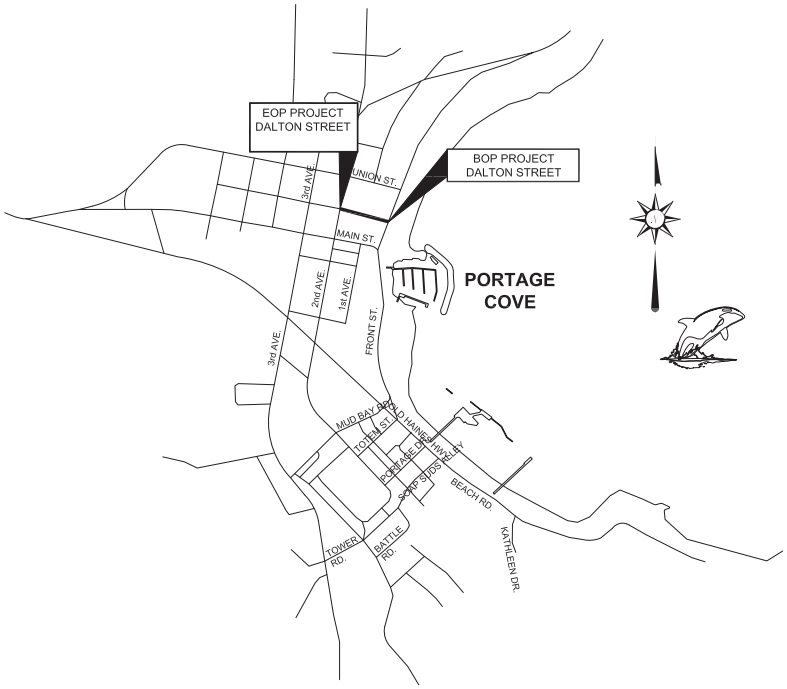


SOUTHEAST ALASKA REGION



VICINITY MAP

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HAINES BOROUGH
2016 AREA WIDE PAVING
DALTON STREET
TITLE SHEET

REVISIONS			YEAR	SHEET NO.	TOTAL SHEETS
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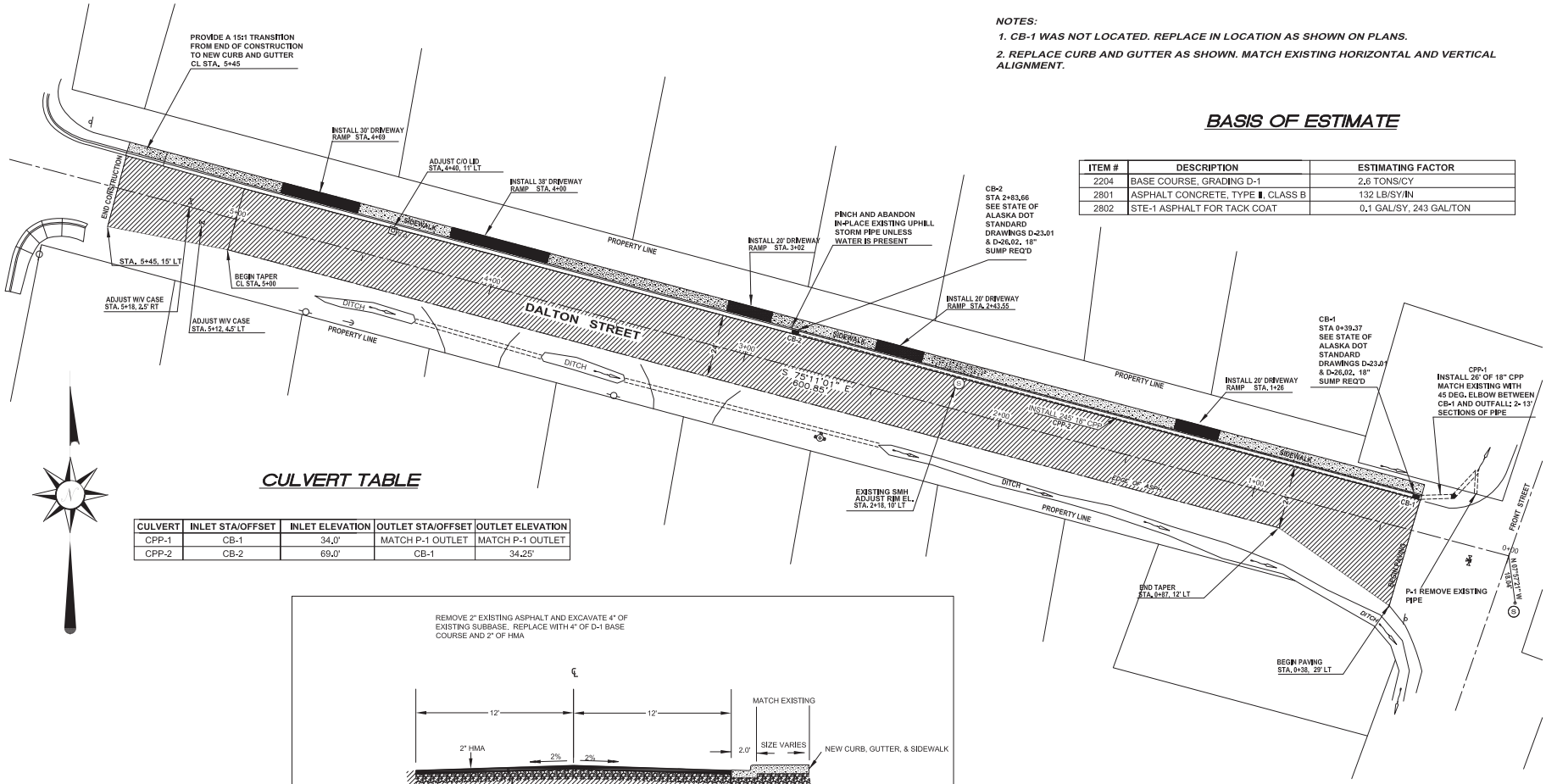
NOTES:

1. CB-1 WAS NOT LOCATED. REPLACE IN LOCATION AS SHOWN ON PLANS.
2. REPLACE CURB AND GUTTER AS SHOWN. MATCH EXISTING HORIZONTAL AND VERTICAL ALIGNMENT.



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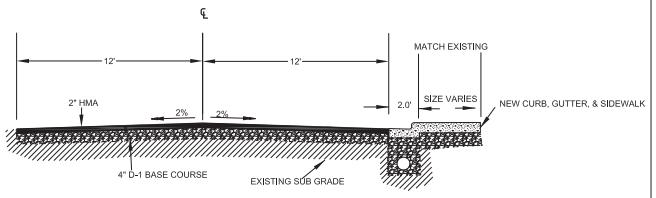
2801	ASPHALT CONCRETE, TYPE II, CLASS B	132 LB/SY/IN
2802	STE-1 ASPHALT FOR TACK COAT	0.1 GAL/SY, 243 GAL/TON

CULVERT TABLE

CULVERT	INLET STA/OFFSET	INLET ELEVATION	OUTLET STA/OFFSET	OUTLET ELEVATION
CPP-1	CB-1	34.0'	MATCH P-1 OUTLET	MATCH P-1 OUTLET
CPP-2	CB-2	69.0'	CB-1	34.25'

REMOVE 2" EXISTING ASPHALT AND EXCAVATE 4" OF EXISTING SUBBASE. REPLACE WITH 4" OF D-1 BASE COURSE AND 2" OF HMA



TYPICAL SECTION

NOT TO SCALE

GRAPHIC SCALE

0 FEET 20 40 60 80 100

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HAINES BOROUGH
2016 AREA WIDE PAVING
DALTON STREET

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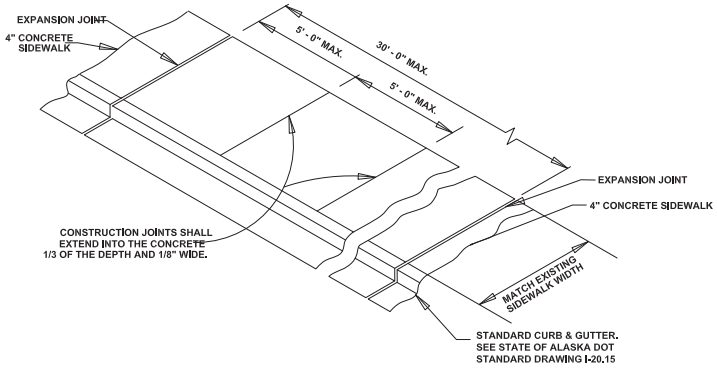

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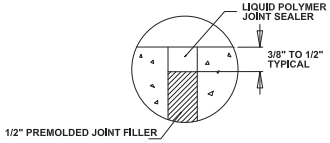

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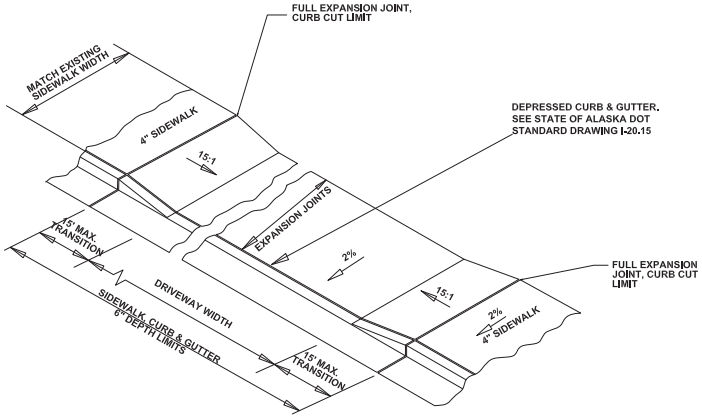

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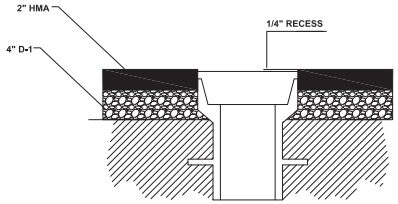

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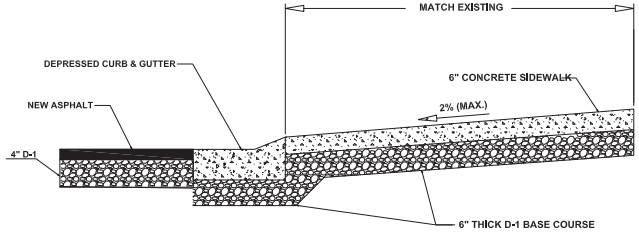

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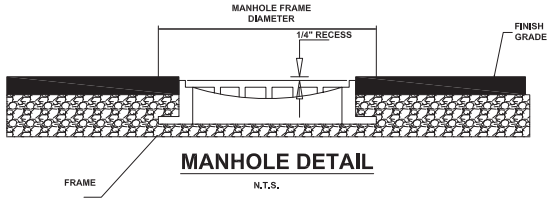

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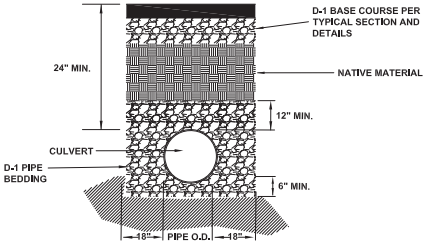

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DALTON STREET
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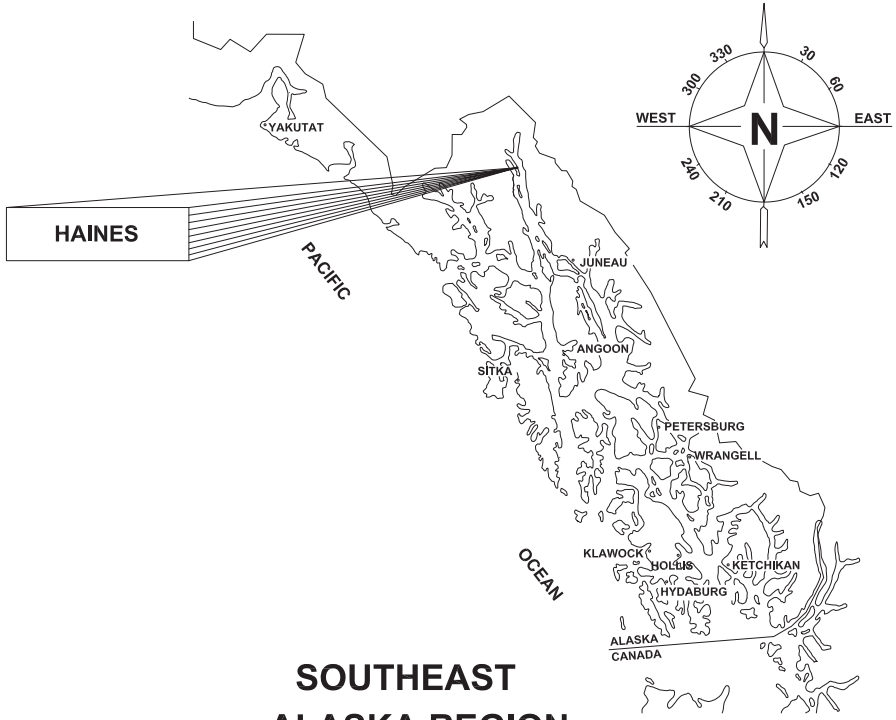

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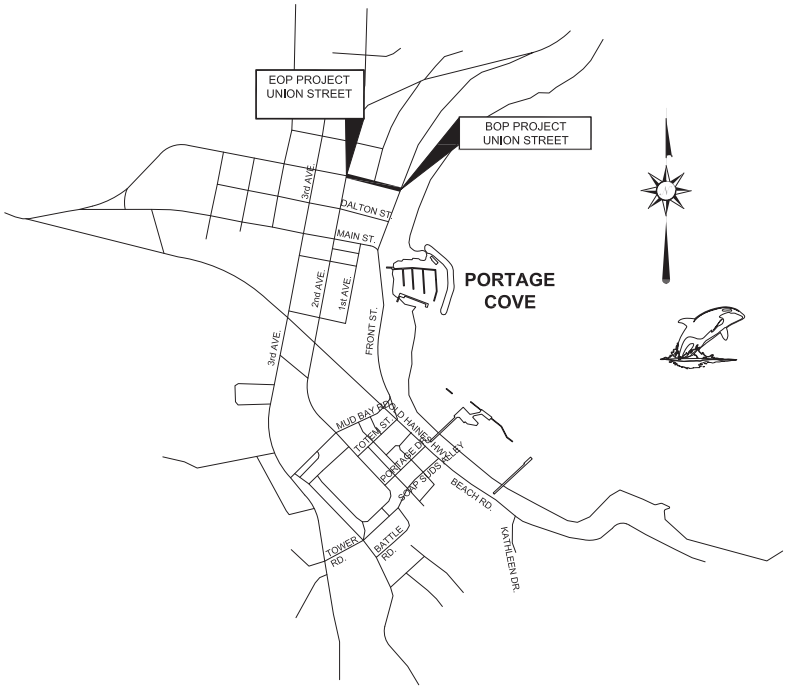

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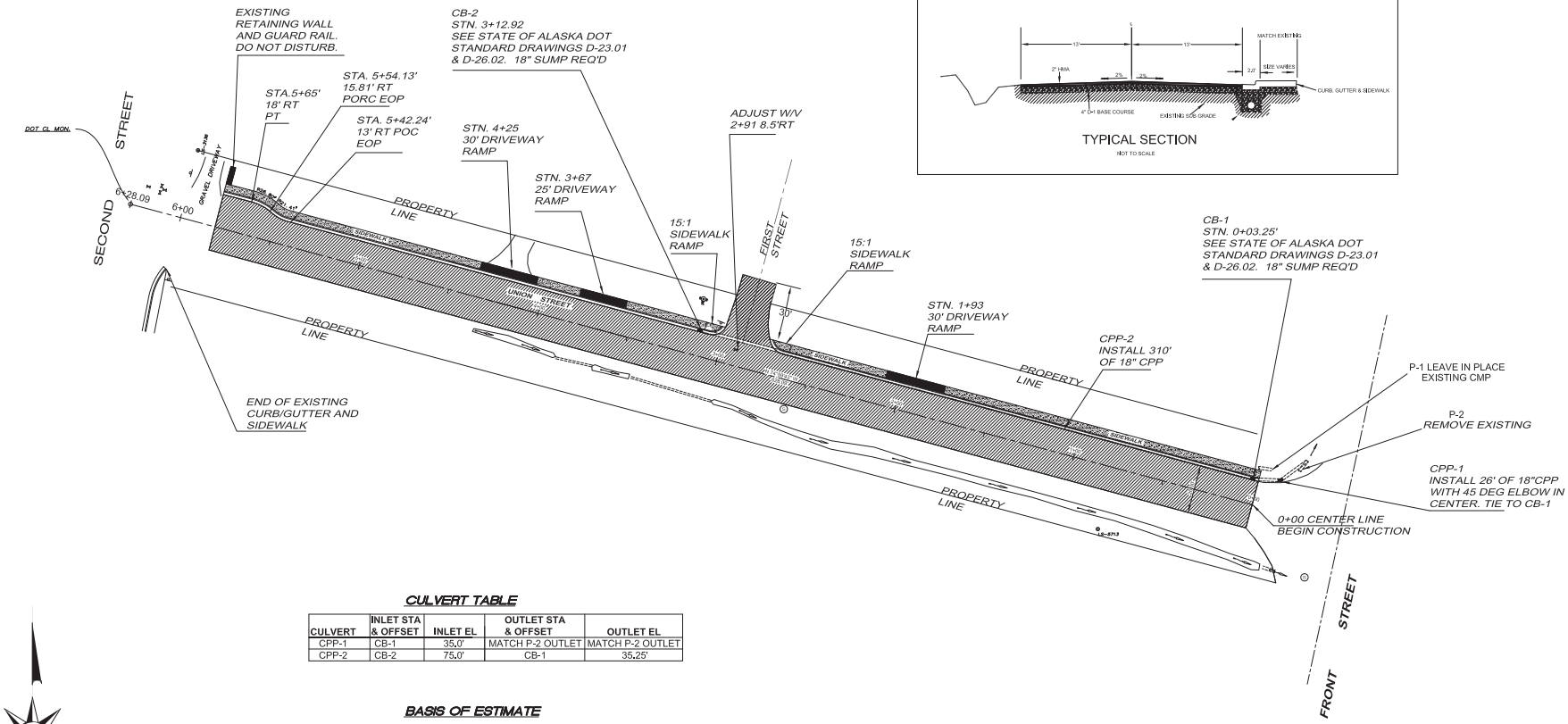

CULVERT TABLE

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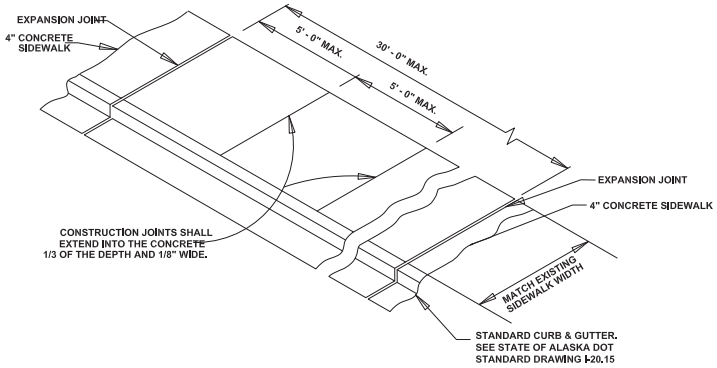

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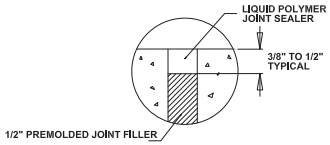

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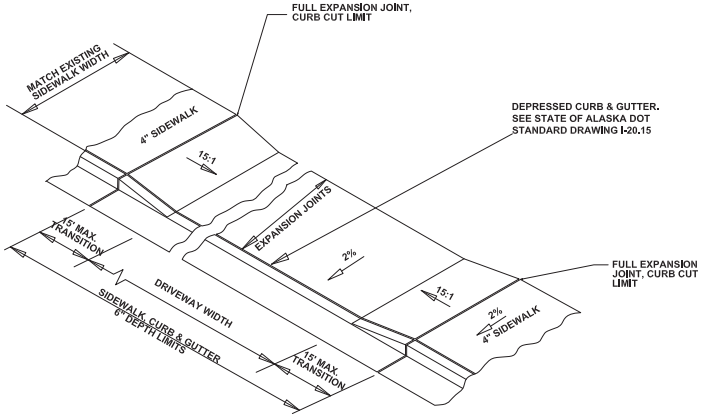

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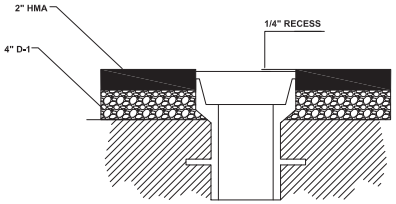

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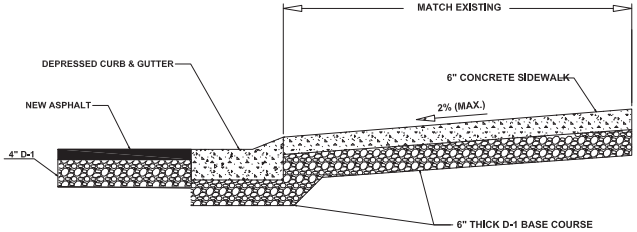

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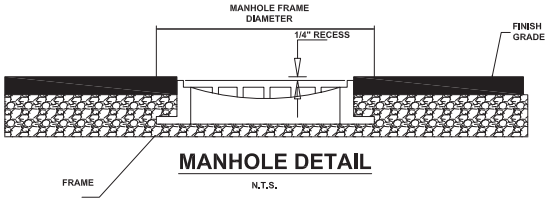

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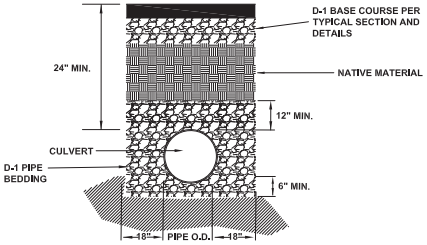

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Bill Thomas 21st – 25th March 2016

Monday March 21st- Meet with Nicolas Hale-Woods and Denervaud Bertrand from Freeride World Tour, after talking to Leslie Ross. They were asking if there was any chance of finding money to help fund the Tour in Haines. I told them that the Budgets were already in the final passage that we couldn't get money from the Legislature. That I would try and get an audience with the Governor to see if he could help outside the Legislature. I contact his Legislative Director and made my request. I have not heard anything about any meeting or a date yet.

Tuesday March 22nd to Friday March 25th – Was very quiet and spend time just roaming halls to see if I would hear anything that maybe happening. Was just nothing going on. Maybe because of Good Friday and Easter was coming up. Many members left and went back to their Districts.

Bill Thomas 28th – 31st March 2016

Monday March 28th- Heard rumors of bills that maybe introduced that would have a major impact on Municipalities and their budgets. With the idea of increased TERS, PERS, change of Senior Tax Exemptions and change of Revenue Sharing. Nothing but talks of what may be introduced and fear.

Tuesday March 29th- The rumored bills are introduced by the Senate Finance Committee and each bill may require a major contribution of money or cause a loss of income from the State to local communities. I will monitor these, now that the Committee's put on the bottom of their announcements, bills previously heard. This means the bill doesn't have to be on the Daily to have be heard since the Committee has heard the bill or bills before. This allows the Chairman to use the allotted time for the Committee. I e-mailed all the information and projection from AML so maybe you can attach to report in case you share the information.

Wednesday March 30th- Thursday March 31st- Having hearing on how to use Permanent Fund and hearing all rest of week. Having different people testifying on the effects of the use of fund.

Heard today that the Legislature is going on the 24 hour rule. Meaning that all Committees only have to post meeting agendas the day before of scheduled meeting. This means that the operating budget is going to the Conference Committee to work out the differences between the Senate version and The House version so everything will be picking up.

Chilkat Center for the Arts

8C

A Community Facility Operated by the Haines Borough
(907) 766-3573
facsimile (907) 766-3574
E-mail business@khns.org

Facility Administration Report
March 2016

Usage:

The Center hosted an amazing diversity of events in March bookended by the Republican Presidential Preference Poll at the beginning of the month and finishing with the Democratic Caucus. Plenty of Easter service options including a memorial of Jesus Christ's death hosted by Jehovah's Witness Group and services with St Michael's leading up to and including Easter Sunday Celebration.

Lots of entertainment with Haines Arts Council films and Arts Showcase and LCCP Rivertalk, The Hark Annual Meeting with dog art outside and fitness continues with all manner of workouts available including a show of sword skill by the Seibukan Jujutsu class.

Upcoming events:

April 5th , Tuesday Town Hall Meeting for the Minor Offenses 6pm
April 6th, Wednesday, Haines Arts Council presents Easy Leaves, honky tonk band
April 14th Thursday, Rivertalk 7pm
April 15th, Friday, KHNS Wine Tasting 7pm
April 17th, Sunday Northern Lights Showcase part 2

Maintenance*:*
Andus and Al spent a day in the center working on worn gaskets, overhead lights and stopped up drinking fountains for which we are very grateful.

Submitted by Facilities Manager, Kay Clements, for March 2016

	Chilkat Center for the Arts		
	3/31/2016		
Contact	**Function**	**Participants**	**Amount**
	Dance Studio		
Chorus Bishop	Jujutsu	149	$382.50
Marilyn Harrold	Tai Chi	40	$180.00
	Lobby		
Republicans Vote	March 1, 3-8pm	150	$100.00
Well and Fit - Marnie Hartmann	Morning Muscles	53	$90.00
St Michael's - Anne Boyce	Sunday Services	100	$300.00
St Michael's - Anne Boyce	Easter Week Services 3/24,3/25,3/26	60	$150.00
Well and Fit - Judy Ewald	Strength and Stretch	84	$135.00
Mandy Ramsey	Yoga Monday and Friday	55	$105.00
LCCP	Rivertalk - March10	60	$75.00
Haines Arts Council - Matt Whitman	Northern Lights Showcase 3/20	60	$75.00
Haines Arts Council - Matt Whitman	Sound City Film Night 3/22	30	$75.00
Jehovah's Witnesses - Sebaubi	Memorial of Jesus's Death 3/23	25	$75.00
Tongass Democrats	Democratic Caucus - March 26	180	$75.00
Grace Jones	Movement Class 3/18, 3/25	4	$30.00
Tracy Mikowski	Hark Annual Meeting 3/19	45	$75.00
	Conference Room		
FCCA - Tara Bicknell	Board Meeting	5	n/c
CCA - Annette Smith	Board Meeting	6	n/c
	Auditorium/ Basement		
Kim Sundberg's Ballet	Theater	250	$375.00
Corrie Nash	Aaron Nash - Funeral	250	$250.00
Amanda Randles	(Rehearsals begin for May performance)		
	March Totals	**1236**	**$2,157.50**

8D

March 2016 Haines Vol. Fire Dept. Monthly Report

The Haines Vol. Fire Dept. had three fire callouts in March. The first call was for a fire alarm activated by an automatic alarm and responders were recalled prior to arrival. The second was for a chimney fire that was also recalled prior to arrival. The third was for a plane down in the water that was recalled as it was a floatplane. Fire callouts for 2015 total 7. The Haines Vol. Fire Dept. responded to 26 ambulance callouts (88 responders /92 hours) in March. Calls included a nausea & vomiting, a chest pain, 2 with altered level of consciousness, a respiratory distress, one with muscle spasms, 2 with generalized pain, a dizziness, an extremity trauma, 3 unattended deaths, a patient refusal, 2 cancelled enroute and 10 medivac/transports. Ambulance callouts for 2015 total 72. There were no SAR callouts in March.

The first joint meeting (19 Fire & 15 EMS, 2 hrs) was a business meeting followed with our yearly HIPPA recertification then 2 training scenarios one on gurney operation and the second on SCBA bottle changes. Crossover training helps all responders be able to assist in helping where needed. The EMS training meeting (9 volunteers, 2 hrs) was a cardiac response scenario with the patient being transported down a flight of stairs and loaded into the ambulance. An analysis of the procedures followed. The fire training (18 volunteers, 3hrs) was on wildland firefighting presentation by Fire Chief Greg Palmieri. This was followed by practicing fire shelter deployment for those preparing for their red card (wildland firefighting) recertification.

An EMT 2/3 class taught by Julie Anderson was held to get all our advanced medical responders recertified. Seven EMT 2s and three EMT 3s are now current for another 2 years, Thanks Julie. Many CPR & first aid classes were taught during the month with 57 more citizens trained.

We met with the heliski industry representatives and other response agencies for a safety meeting and to discuss response protocols. Being prepared and having a plan can make a difference if an accident should occur.

Thanks to all that help with the little activities and call responses at all times of the day or night. Haines is fortunate to have you there when the need arises.

Volunteer Hours for March 2016

HVFD Fire 396	HVFD Ambulance 149	SAR

Volunteer Hours HVFD for 2016

HVFD Fire 772	HVFD Ambulance 662	SAR

Total Volunteer Hours HVFD for 2016 1434 Hours

Respectfully Submitted,

AL Badgley, EMS Company Captain

9A

Minor offenses March 14
6:00 p.m. – Assembly Chambers

Minutes Approved

Committee present: Don Turner, Ron Jackson (acting chair), Mike Denker, Margaret Friedenauer, Deb Vogt, Mike Case
Committee absent: Bill Thomas

Staff: Brad Ryan

Public: Brenda Josephson, Dana Hallett, Paul Nelson

(Recording started at public comment)

CALL TO ORDER

APPROVE AGENDA
Vogt moved to approve agenda. Turner second.
No objection

APPROVE MINUTES from Feb. 10 meeting with one change.
No objection

PUBLIC COMMENT

Josephson – handouts – Discussed Nelson v Borough decision. Example of where borough code wasn't followed. There are five other examples that weren't pushed to court. Original minor offenses were disappointing. Rights for all are important. Three big concerns I have is that GAS committee stated in August that they wanted the daily duplication of fines in Title 1 removed but the attorney took it out of Title 1 and added it to all other titles; Allowing people not police officers to issue citations in Title 16 is still concerning; No reason for Title 18 to be referenced.

Nelson – Individual rights are important. Concerned about daily fines and what constitute daily fines.

OLD BUSINESS:

- **Attorney revisions**

Patrick Munson on phone.
Title 18 – Patrick asks for explanation on what committee wants for Title 18. Some permit violations are cut and dry and could easily be included in minor offenses. Others are more complex and may requirement more involvement by planning commission.

Case – based on committee recommendation previously, Title 18 shouldn't be up for discussion right now. Planning commission can revisit any changes they may wish to see.
Vogt – What happens if someone fails to get a permit now?
Munson – what is mechanism does planning commission have to enforce Title 18?
Josephson – Admin can issue enforcement orders.

Munson – Sounds like committee is deciding to leave Title 18 as it is right now because there's no major crisis but committee recognizes there could be some mechanisms to change method of enforcement and at least be aware of that.

Jackson – Why does concept of "daily fines" still exist in ordinance in light of recent Nelson suit.

Muson – Committee must clarify if borough should be able to issue daily fines. It would be unwise to not have ability to issue citations for ongoing violations. If you don't have ability to issue citations for ongoing violation for separate days then you're allowing a person to pay citation for one violation.

Denker – Would tend to agree. Parking violations specifically in wintertime. Could we add "… and shall be cited accordingly" to end of 1.24.010(D)

Turner – We need a mechanism to be able to write multiple citations.

Denker – RE: request how harbormaster and assistant harbormaster will be trained.

Munson – Assistant harbormaster gets authority to enforce code from same authority as harbormaster – it the ordinance says that the authority may be delegated then the theory is that if the assembly says the harbormaster can delegate, then technically the assembly is saying it's OK if the harbormaster delegates to assistant harbormaster.

Denker – Would like the Purpose and Intent to have its own section.

Denker – interpretation of fines themselves – references that seem vague – 5.22.040(D) – should "unreasonable" be defined?

Munson – judicial system relies on a jury or judge to decide if someone has violated community standard of reasonableness is.

<u>MOTION:</u>
Denker: move to move 1.24.010(A) and create 1.24.050 Purpose and Intent
Vogt second.

Passed unanimously.

MOTION:

Denker: move to add 1.24.010 (D) "… and shall be cited accordingly" to end of sentence.
Friedenauer second.

Passed unanimously.

MOTION:

Vogt: move to change offenses separable to refer back to 1.24.010 (C)
(this will be (C) once previous changes made.)
Case second.

Passed unanimously.

Staff recommendations of fines –

Ryan – Separate accounts for fine collection would be complicated to track. Also unknown how funds come from magistrate There is a lot uncertainty of how this process will work.

Case – RE: where the money goes – I think it should go to general fund. Maybe someday we could track it.

Jackson – Fines could be reported on public safety annual reporting.

Ryan – committee should ask Josh and Shawn about developing training for harbormaster/assistant harbormaster.

Next meeting agenda –

Looking over fine amounts
Chapter 10 – Item by item
Animal and tour violation

Public meeting before April 26

Policing in town site vs policing area wide – discussion item?

March 21st – 6 p.m. Chapter 10 violations and fines

Public meeting – April 5th – Chilkat center 6 p.m.

PUBLIC COMMENT:
Josephson – Remains frustrated - at an Aug. GAS committee a reference to daily fines. That was one of the few recommendations they made. Mr. Muson said that it's expeditious to have in general title. Asks that committee remove it from Title 1 – it has to have to foundation in public welfare. Needs to be good advertisement for these meetings. Please approach this meeting with respect to public.

Nelson – I agree with Brenda that there has to be justification not just writing down words – why are these are in public interest? Section 10 – if you leave as state law, then all you have to say is per state law.

COMMITTEE COMMENTS:
None

NEXT MEETING DATE/AGENDA:
March 21.

Jackson makes motion to adjourn. **Friedenauer** second.
Adjourn at 8:20 p.m.

Minor offenses March 21
6:00 p.m. – Assembly Chambers

Minutes Approved

Committee present: Don Turner, Ron Jackson (acting chair), Mike Denker, Margaret Friedenauer, Deb Vogt,
Committee absent: Bill Thomas

Staff: Josh Dryden

Public: Brenda Josephson, Jeremy Reed Erik Stevens, Paul Nelson

CALL TO ORDER

APPROVE AGENDA
No objection

APPROVE MINUTES from March 14 meeting. Postponed until next meeting. Send draft minutes to assembly.

PUBLIC COMMENT

Stevens – Would like to see skiing on roads mirror state pedestrian rules.

McCord – He recently asked a local eader if they had ever been arrested. A lot of this comes from not from the point of view of the people who are subjected to it or violates the code and suffers the consequences, especially in respect to going before magistrate. The magistrate is an ally with law enforcement officers. They are both there to enforce and uphold code. But the often has no institutional background. Please keep in consideration those who are subject to the code.

Josephson – Recommendations from GAS were not incorporated. One was to delete section 1.24.10(C) from dailies from Title 1 – it's also been stated that minor offenses are not part of court records and that's not true. The public has been very harshly handled. Intent of enforcement is compliance. How many times in the last six months have we had clerical errors? We need checks and balances in code to protect citizens.

OLD BUSINESS:

- **Title 10**

Friedenauer – suggests keeping the local offenses that mirror state offenses. Outlines which ones mirror state and which are uniquely Haines.

Denker – daily fines – we voted to recommend to keep daily provisions in Title 1 and then where appropriate. But do we want to keep in Title 1 in umbrella or insert where appropriate in each chapter? GAS committee recommend be taken out. But there may be reasons why kept in.

Denker – Skiing should align with state on pedestrian law.
McCord – does anybody understand clearly what the phrase "as far as is practicable" who applies those standards?
Stevens – I trust the officer's judgment on this – if the skier could be further to the side of the road, that is their judgment. It really depends on conditions.
Turner – thinks skiers they should be held to the same standard of pedestrians.
Denker – Do we handle skateboards the same way?
Stevens – Petition about skiing did not address skateboards because they are very different modes of transportation.
Dryden – Would suggest keeping skateboards off sidewalk.

Remove skis from 10.26.300 and treat as 13 AAC 02.175 Pedestrian on highways. (Consensus but no motion.)

Vogt suggests skiers should be required to signal before overtaking like in 10.09.020C

ATVs ordinance adopted in 2014 – adopted recently enough that no changes needed – should stay as is. (Consensus but no motion.)

Bicycles – 10.42 – all cited is state law. Remain as same. **(Consensus but no motion.)**

Denker – The committee/borough could put out educational information as public information for compliance about bicycle laws.

Turner – Would like bike violations to mirror vehicle fines.
Denker – Thinks that would send wrong message.
Dryden – we have more walk-up complaints at the PD with bad bicycling than bad driving especially in summer. Is supportive of a stiffer fine than currently in code.
Denker – We can revisit later and suggest increase if compliance doesn't work. I would like to go through awareness first. I'm in favor of keeping them in just as we have them.
Friedenauer – Could recommend assembly, public safety or parks and rec committee undertake some education about bikes and vehicles.

MOTION:
Denker: move to recommend assembly adopt provision in 10.42 dealing with bicycle violations along with fine structure as proposed in most recent attorney memo. **Vogt** second.

Discussion – Turner would like to see increased fines and notes that local police agree that bike fines should mirror auto fines.

YES – Jackson, Vogt, Denker, Friedenauer
NO – Turner

10.44 – parking – Was passed in 2013

Daily Fines –
Title 1 –
Vogt – did we take out - "will constitute separate offenses?" Would prefer to say "may be cited as a separate offense."
Turner – That allows discretion – some violations should have weekly fines instead of daily. It should be 'may' instead of 'shall.'

MOTION:
Vogt: move to change "shall" to "may" in last sentence of 1.24.010 (D)
Jackson second.
Passed unanimously.

Daily fines – should they be title specific? Should there be a blanket statement?

Denker – the Nelson case is a result of the current sloppiness in our code. This kind of stuff can get us in trouble if drafted wrong.

Next meeting agenda:
Daily fines – why did state remove daily provision?
Title 8 in detail
Training and certification for assistant and harbormaster – need recommendations from staff

Next meeting: March 30 – 6 p.m.

Latest attorney revision should be used as reference. Ask it be posted on borough website.

PUBLIC COMMENT:
Stevens – I agree there is a small problem with bicycles blowing stop signs, but there are also motorists who fail to give bicycles enough room. The right way to do it is to not raise the fines but through education.

Josephson – I think we're getting away from point of code enforcement and that is compliance. I also want to make sure that the reason for training harbormaster and assistant in issuing citations is for protection to the borough. I feel frustrated that we spent last nine months on minor offenses when we have bigger problems in the borough. I'm curious what took us down this road because this is nine months of tremendous effort.

Nelson – I agree with Josephson. I get a feeling of frustration and where we're at. I don't have any idea where we're. I think our lawyer is terrible.

COMMITTEE COMMENTS:

Turner – Can we make sure we have most recent draft of materials?
Denker – Thanks for comments from public but I think there are some things we have to do that may seem restrictive.

NEXT MEETING DATE/AGENDA:

Turner makes motion to adjourn. **Jackson** second.
Adjourn at 8:45 p.m.

11A1

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-640
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Authorize Disposal of Surplus Property by Public Sealed Bid Auction to the Highest Bidder	1. Resolution 16-04-665
Originator: Interim Police Chief	
Originating Department: Police Department	
Date Submitted: 4/6/16	

Full Title/Motion:

Motion: Adopt Resolution 16-04-665.

Administrative Recommendation:

This resolution is recommended by the Interim Borough Manager.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$0	$0	$ 0	Reduced Maintenance Costs

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	
Objective 2B, Pages 56-57	Consistent: ■ Yes ☐ No

Summary Statement:

The Interim Borough Manager has recommended a 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators be declared surplus. Haines Borough Code 14.24.010 (Disposal of personal property) states the borough assembly shall, by resolution, determine which method or methods shall be used to dispose of personal property valued between $1,000 and $25,000. The Interim Borough Manager recommends disposing of the surplus items by public sealed bid auction to the highest bidder and seeks assembly approval.

Note: The Ford Five Hundred sedan was a police department vehicle, the golf cart was used by the tourism department on cruise ship days, and the generators were based at the former Mosquito Lake School.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16 Public Hearing Date(s):
Postponed to Date:

HAINES BOROUGH, ALASKA
RESOLUTION No. 16-04-665 **Draft**

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to dispose of a 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators by public sealed bid auction to the highest bidder as specified in Haines Borough Code 14.24.010 (Disposal of personal property).

WHEREAS, the Interim Borough Manager has recommended a 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators be declared surplus; and

WHEREAS, Haines Borough Code 14.24.010 (Disposal of personal property) states the borough assembly shall, by resolution, determine which method or methods shall be used to dispose of personal property valued between $1,000 and $25,000; and

WHEREAS, Code states personal property not authorized for abandonment, destruction, sale, or recycling by the manager and no longer needed for municipal purposes shall be disposed of in one or more of the following means: by public outcry auction to the highest bidder; by public sealed bid auction to the highest bidder; to the best qualified proposer who responds to a request for proposals to acquire the property; by sale or transfer to an educational, religious, charitable or nonprofit association or corporation providing service to residents of Haines; or by sale or transfer to the United States, the state of Alaska or an Alaska municipal corporation or any agency or department thereof; and

WHEREAS, the Interim Borough Manager recommends disposing of the 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators by public sealed bid auction to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly authorizes the Borough Manager to dispose of a 2007 Ford Five Hundred sedan; electric, six-passenger golf cart; and two 50-kilowatt generators by public sealed bid auction to the highest bidder as specified in Haines Borough Code 14.24.010 (Disposal of personal property).

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this ___ day of _____, 2016.

_____
Janice Hill, Borough Mayor

Attest:

_____
Julie Cozzi, MMC, Borough Clerk

11A2

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-639
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Request for Community Purpose Exemption for Chilkat Valley Historical Society (Amway Property)	1. Resolution 16-04-666 2. Memo from the Assessor 3. Chilkat Valley Historical Society Application for CPE status
Originator: Assessor	
Originating Department: Lands/Assessment	
Date Submitted: 4/1/16	

Full Title/Motion:

Motion: Adopt Resolution 16-04-666.

Administrative Recommendation:

The Assessor recommends adoption.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$	$	$	Continued Reduced Prop Tax Rev.

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	Consistent: ■ Yes ☐ No

Summary Statement:

A complete application was received from Chilkat Valley Historical Society requesting a Community Purpose Exemption for real property account C-GNG-00-02C0 (Lot 2C, G&G Subdivision). This property is a small portion of the first homestead in the valley filed on by Charles Anway, and the sole purpose of the property is to preserve the buildings constructed by Mr. Anway in a state closest to the original begun around 1900 while also preserving his amazing legacy. This property was previously exempt.

The assessor evaluated the request and recommends the assembly grant Community Purpose Exemption status because the property qualifies for this exemption under the factors outlined in HBC 3.70.040(D)(1)(a-k).

Borough Code requires assembly action on a request for community purpose exemptions.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16 Public Hearing Date(s):
Postponed to Date:

HAINES BOROUGH, ALASKA
RESOLUTION No. 16-04-666 **Draft**

A Resolution of the Haines Borough Assembly approving in response to an application from the Chilkat Valley Historical Society, as recommended by the borough assessor, a community purpose property tax exemption for the Amway property located at approximately 1-mile Haines Highway.

WHEREAS, Haines Borough Code 3.70.040(D) provides for a Community Purpose Exemption for real property owned by an organization not organized for business or profit-making purposes and used exclusively for community purposes, provided the organization applies and meets the code and policy community purpose standards and requirements, and receives assembly approval; and

WHEREAS, a complete application was received from the Chilkat Valley Historical Society requesting a Community Purpose Exemption for real property account C-GNG-00-02C0 (Lot 2C, G&G Subdivision); and

WHEREAS, this property is a small portion of the first homestead in the valley filed on by Charles Anway, and the sole purpose of the property is to preserve the buildings constructed by Mr. Anway in a state closest to the original begun around 1900 while also preserving his amazing legacy; and

WHEREAS, the borough assessor evaluated the request and recommends the borough assembly grant Community Purpose Exemption status because the property qualifies for this exemption under the criteria outlined in HBC 3.70.040(D)(1)(a-k); and

WHEREAS, HBC 3.70.040(D)(5)(c) requires the assessor to forward community purpose exemption applications to the assembly along with a recommendation for approval or denial,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly approves in response to an application from the Chilkat Valley Historical Society, as recommended by the borough assessor, a Community Purpose Property Tax Exemption for the property specified in this resolution.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this ____ day of _____, 2016.

_____
Janice Hill, Mayor

Attest:

_____
Julie Cozzi, MMC, Borough Clerk

Haines Borough Lands Department
P.O. Box 1209
Haines, Alaska 99827
Phone (907) 766-2231 (ext. 33)
Fax (907) 766-2716

Memo

To: Haines Borough Assembly
From: Dean Olsen
Assessor

Date: 4/5/2016

Re: Chilkat Valley Historical Society Community Purpose Exemption Application

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Members of the Haines Borough Assembly,

I have received a complete application with a cover letter from Chilkat Valley Historical Society requesting the Non-profit Community Purpose Exemption per HBC 3.70.040 (D). As outlined in HBC 3.70.040 (D) 5. C, I have evaluated this request and recommend approval of the exemption for real property account C-GNG-00-02C0 (Lot 2C, G&G Subdivision).

The following were evaluated prior to this recommendation:

a. The property is availability to public use regardless of sex, race, creed, color, sexual orientation, or national origin;
b. The applicant organization is an exempt organization under Section 501(c)(3) of the Internal Revenue Code, as amended from time to time;
c. I can find no evidence that any part of the net earnings of the applicant inures to the benefit of any private entity or individual;
d. I can find no evidence of a dominant financial motive such as excessive charges, excessive employee compensation, or rental income that exceeds operating expenses;
e. I can find no evidence that the property is being used to financially benefit any officer, trustee, director, shareholder, member, or contributor of the applicant;
f. The applicant has shown that the property is used for the actual operation of at least one community activity;
g. There are no fees and charges for the use of the property and facilities that effectively deny to a significant portion of the borough the privileges and benefits provided by the property;
h. The Articles of Incorporation state the applicant organization is governed by a board of directors with no mention of compensation for the positions;
i. In my opinion the benefits provided to the community by the organization warrants the value of the exemption;
j. This property is unique and similar community benefits are not available through other entities;
k. The organization's allowed use of the property may impact the quality of life of some borough residents in a positive way.

In light of the evaluation of this application and the documentation provided by the applicant, I recommend approval of this application for a Community Purpose Exemption on the above listed property.

Dean Olsen
Haines Borough Assessor

RECEIVED
MAR 25 2016
HAINES BOROUGH

03-20-16

Dean Olsen Assessor

Haines Borough Administration Building
103 Third Ave. S
Haines ,Ak
99827

In accordance with Haines Borough Code HBC 3.70.040, local exemptions, and exclusions I hereby submit the following:

The only property owned by the C.V.H.S. Is a small portion of the first homestead in the valley filed on by Charles Anway. The property is located in lot 2c of the Mecock Subdivision.

The sole purpose of the property is to preserve the buildings constructed by Mr. Anway in a state closest to the original begun around 1900 while also preserving his amazing legacy. All improvements to the property have been paid for by grants. No member of the Society benefits from the property.

If you are in need of any further information feel free to call me at 766-3835 or my cell at 314-3250.

James S. Shook
President C.V.H.S.

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

Haines Borough
Office of the Assessor
103 Third Avenue S.
P.O. Box 1209
Haines, AK 99827
907-766-2231

RECEIVED
MAR 25 2016
HAINES BOROUGH

This form is to be used to apply for a community purpose exemption of real property assessments. Community Purpose Exemptions are regulated by HBC 3.70.040 Local exemptions & exclusions and the current assembly-adopted administrative policy. The applicant has the burden of proof to show the property is eligible for exemption from property tax. The Assessor may require additional information, to be provided in a timely manner. **POSTMARK DEADLINE is March 31, of the applicable year.**

Return applications to: Haines Borough Administration Building, 103 Third Ave S., or FAX to 907.766.2716. Telephone assistance is available at 907.766.2231 (Ext. 33).

Applicant Contact Information:

Name JAMES S. SHOOK Phone # 907-766-3835

Address P.O. BOX 1286 HAINES AK 99827 Email JULICANDJIM@APTALASKA.NET

Assessment/Tax Year 2016 LOT 2C OF MCCOOK SUBD.

Parcel # _____

Organization Name CHILKAT VALLEY HISTORICAL SOCIETY

Property Description: (type of property, building size, lot size, etc.)

_____

_____

_____

Non-profit Community Purpose Exemption

(HBC 3.70.040 Local exemptions and exclusions)

Initial **yes** or **no** to answer the following:

1. Is the organization organized as a not-for-profit profit entity? Yes ✓ No _____
2. Does the organization have a current IRS 501(c)(3) or 501(c)(4) exemption ruling? Yes ✓ No _____
3. Is this property used exclusively (100%) for the exemption sought? Yes ✓ No _____ If no explain:
4. Is any portion of the building or lot used for other purposes? Yes _____ No ✓ If yes explain:
5. Was any of this property used for rental purposes last year or previous year? YES_____ NO ✓ (If yes, please provide the total amount received and all expenses associated with the rental cost.)
   Total rent collected: _____ Expenses: _____

   Explain: _____

Continued >>

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

6. Is there a Membership Fee or fee to use or enter the property? YES_____NO_✓_ If yes explain:

7. Was property utilized as long-term residential housing? YES_____ NO _✓_ If yes, was property used for at least one of the following:

YES_____NO_✓_ Providing affordable rental housing for low income residents
YES_____NO_✓_ Providing affordable rental housing with access to care for Senior Citizens (age 65 and older)
YES_____NO_✓_ Providing affordable rental housing with access to care for US military Veterans with a service related disability of 50% or higher as determined by the Veteran's Administration
YES_____NO_✓_ Providing affordable rental housing with access to care for members of the community with a long term illness, injury, or disability

8. Describe the nature and uses of this property as it is related to the exemption requested (non-profit function), and explain how the use of this property is eligible for the exemption sought with relation to HBC 3.70.040(D)(1) [Attach additional information, as needed.]

THE NATURE AND USE OF THIS PROPERTY IS TO RESTORE AND PRESERVE IN PERPETUITY THE RESIDENCE AND ACCOMPLISHMENTS OF CHARLE ANWAY. A CHILKAT VALLEY PIONEER, GOLD MINER, HORTICULTURIST AND THE FIRST HOMESTEADER IN THE CHILKAT VALLEY.

Applying for an exemption of real property assessments under HBC 3.70.040, Local exemptions and exclusions, does not guarantee tax exempt status, but is granted case by case upon review of each application. If approved the exemption is valid for a period of three (3) years and claimants must submit annual validation statements to the assessor no later than March 31st of each year the exemption remains valid. _JS_ (Applicants initials)

I hereby certify that the information provided is true and correct to the best of my knowledge.

Principal/Agent: JAMES S. SHOOK Title: BOARD PRESIDENT

Signature: James S. Shook Date: 3-15-16

Attention: All information required on page 3 of this application must be included when applying before exempt status is considered.

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

HBC 3.70.040 Local exemptions and exclusions:
D. Community purpose exemption. The borough exempts from taxation the real property of an organization not organized for business or profit-making purposes and used exclusively for community purposes, provided that income derived from rental of that property does not exceed the actual cost to the owner of the use by the renter.

A request for exemption from the property taxes must be received by **March 31** of the applicable tax year. The property must be in use as of January 1 of the tax year in order to obtain an exemption for that year. Exemptions are not prorated and are granted based on two critical criteria: 1) not for profit ownership and, 2) exclusive use of the property for an exempt purpose. Typically vacant land is not exempt.

The property owner is responsible for proving that the property is used exclusively for an exempt purpose and qualifies for an exemption.

Documentation Requirements:

- A letter to the Assessor requesting exemption
  - Must provide a description of the use of the property and consistency with the requested exemption
  - Must describe any rental income received by the applicant organization including;
    - Any property, or portions of the property from which rentals of income are derived
    - Actual operating expenses, excluding debt service or depreciation
- Copy of By-Laws
- Copy of Articles of Incorporation
- Copy of IRS 501(c)(3) or 501(c)(4)
- Where property is leased by the organization to other entities, financial statements for the past tax year including income and expense reports, and description of any debt service or depreciation included in the financial statements for the property
- Documentation supporting/describing the activities of the organization. For example, brochures, pamphlets and web pages are acceptable forms of documentation.
- The municipal assessor or designee may request additional information prior to its determination, as reasonably necessary to determine the exempt status of a property in accordance with municipal code and regulations and state law.

DO NOT WRITE IN SHADED AREA

Assessor Approval Yes ✓ **No** ____ **Signature** Dean M Olsen **Date** 3-25-14

By—Laws of the Chilkat Valley Historical Society, Inc.
Amended July 13, 2000

Article 1

This organization shall be known as The Chilkat Valley Historical Society.

Article 2
Membership and Dues

Section 1. Any person [or institution] in agreement with the purposes of this organization as stated in the Articles of Incorporation shall be eligible for membership, and shall become a member in good standing upon completion of his application and the payment of dues.
Section 2. Dues shall be payable on or before the first day of each calendar year, and shall be deemed delinquent ninety days thereafter.
Section 3. Dues may be changed from time to time at the discretion of the Board of Directors.
Section 4. Any member 19 years of age or over and in good standing shall be entitled to vote on matters of business.

Article 3
Meetings

Section 1. An annual meeting shall be held each year for the purpose of the election of Board members, reading of the annual report and conducting business. Other meetings may be called by the President or the Board of Directors during the year. Members shall be notified in advance of all meetings.
Section 2. Meetings shall be conducted informally, in such manner as the presiding officer shall deem most suited to the needs of the corporation. The presiding officer, at his discretion, or [at the request of] one third of the members in attendance at any meeting, may require that meeting be held in accordance with Roberts Rules of Order, which shall then govern all proceedings at that particular meeting.
Section 3. Seven members of the corporation present shall constitute a quorum.

Article 4
Board of Directors

Section 1. Elective officers of the Society shall be a Board of Directors consisting of ~~5~~ [7] members, who will choose from among themselves or from the membership at large, a President, Vice President, Secretary, and Treasurer.
Section 2. Board members shall be elected at the annual meeting. A nominating committee shall develop a slate for Board elections. Nominations shall also be taken from the floor at the annual meeting. Balloting shall be by secret ballot.

Article 5
Duties of Officers

President—It shall be the duty of the President to preside at all meetings, to call special meetings as needed, and to appoint all committees with the supervision over all matters pertaining to the Society.
Vice-president--The Vice president shall assume the duties of the President in the absence of the President.
Secretary—The Secretary shall keep minutes or other appropriate records of all meetings, and shall prepare the corporate reports.
Treasurer—The Treasurer shall receive all monies due the Society, keep correct accounts and pay the bills approved by the President. He shall at such times as the Society may direct,

present for examination all books, papers, etc. His books shall be examined annually by an auditor appointed by the Board of Directors.

Article 6
Amendments

These by–laws may be amended by a simple majority of votes cast by active members of the corporation. The proposed amendment(s) must be presented to the membership in writing prior to the vote.

[I certify that the foregoing [original] By-Laws were adopted by The Chilkat Valley Historical Society at the organizational meeting held in Haines, Alaska, on Tuesday, October 28,1975.
Signed by Elisabeth S. Hakkinen]

I certify that the foregoing amended By-Laws were adopted by The Chilkat Valley Historical Society at their annual meeting on July 13, 2000, after they had been mailed to all members and voted on by secret ballot.

Joan M. Snyder

Joan M. Snyder, President

Date July 14, 2000

Roy Lawrence

Roy Lawrence, Vice President

Cynthia Jones

Cynthia L. Jones, Secretary

Lola Knutson

Lola Knutson, Treasurer

Board

Donald R. Poling

Don Poling

Jim Heaton

Jim Heaton

ARTICLES OF INCORPORATION

OF

THE CHILKAT VALLEY HISTORICAL SOCIETY

We, the undersigned, of the age of nineteen years of age or more, for the purpose of forming an educational, scientific and literary non-profit corporation pursuant to the laws of the State of Alaska, do hereby adopt the following articles of incorporation:

ARTICLE I

The name of the corporation is THE CHILKAT VALLEY HISTORICAL SOCIETY.

ARTICLE II

The objects and purposes for which this corporation is formed shall be to discover, collect and provide for the preservation and display of any material which may help to establish the historical background of Alaska, especially of Haines and the adjoining geographical and ethnic areas; to disseminate historical information and arouse interest in the past through museum displays, purchase of real and personal property, by the publication of articles, and by the holding of meetings with audio-visual presentations, lectures, papers and/or discussions; and to contribute to the education of the community and its visitors through these activities.

The foregoing enumeration of specific powers shall not be deemed to limit or restrict in any manner the general powers of the corporation and the enjoyment and exercise thereof as conferred by law.

ARTICLE III

The period of the corporation is perpetual.

ARTICLE IV

The principal place of business of the corporation is Haines, Alaska.

ARTICLE V

The initial registered office and agent of the corporation are The Sheldon Museum, Elisabeth S. Hakkinen, #7 Fort Seward Drive, Haines, Alaska 99827.

ARTICLE VI

The corporation shall not issue stock. Any person interested in the history of Alaska shall be eligible for membership in the corporation as provided in the by-laws.

ARTICLE VII

The highest amount of indebtedness or liability to which the corporation may be subject is $250,000.

ARTICLE VIII

The affairs of the corporation shall be managed by a Board of Directors composed of not less than five, elected from among the members, consisting of a president, vice-president, secretary and treasurer. The terms of directors shall be as provided in the by-laws. The names and addresses of the persons who are to serve as directors until the first annual meeting of members, or until their successors are elected and shall qualify are:

Elisabeth S. Hakkinen, Box 236, Haines, Alaska 99827
Wilma K. Henderson, Box 105, Haines, Alaska 99827
Retha M. Young, Box 13, Haines, Alaska 99827
Richard C. Folta, Box 37, Haines, Alaska 99827
Lou E. Montgomery, Box 502, Haines, Alaska 99827

ARTICLE IX

These articles of incorporation may be amended at any regular meeting of the corporation or any special meeting called for such purposes by a vote of two-thirds of the present and voting members comprising the corporation.

ARTICLE X

The names and addresses of the three incorporators are;

Elisabeth S. Hakkinen, Box 236, Haines, Alaska 99827

Wilma K. Henderson, Box 105, Haines, Alaska 99827

Retha M. Young, Box 13, Haines, Alaska 99827

ARTICLE XI

In the event of dissolution of the corporation, the assets of the corporation shall be distributed exclusively to charitable, scientific, educational or literary organizations which qualify under section 501(c)(3) of the Internal Revenue Code as amended.

Dated this 16 day of October, 1975 at Haines, Alaska.

s/ Elisabeth S. Hakkinen

s/ Wilma K. Henderson

s/ Retha M. Young

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

On this 16 day of October, 1975, before me, a notary public for Alaska, duly commissioned and sworn, personally appeared Elisabeth S. Hakkinen, Wilma K. Henderson, and Retha M. Young, known to me to be the identical persons who executed the above ARTICLES OF INCORPORATION and they acknowledged to me, and each of them, that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal this 16 day of October, 1975.

s/ Rowland C. Foster

Notary Public for Alaska
My commission expires

EIN 51-0180584

Chilkat Valley Historical Society

President: Jim Shook

Vice President: Julie Shook

Secretary/Treasurer: Cynthia Jones

Board Members: Ed Nelson, Bruce Gilbert, Gail Gilbert, Doris Ward, Tom Ganner, Carolyn Ganner, Phyllis Byrum

STATE OF ALASKA

DEPARTMENT OF COMMERCE & ECONOMIC DEVELOPMENT

Certificate of Incorporation

The undersigned, as Commissioner of Commerce & Economic Development of the State of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of THE CHILKAT VALLEY HISTORICAL SOCIETY

duly signed and verified pursuant to the provisions of the Alaska Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Commissioner of Commerce & Economic Development, and by virtue of the authority vested in him by law hereby issues this Certificate of Incorporation of

THE CHILKAT VALLEY HISTORICAL SOCIETY

and attaches hereto a duplicate original of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Juneau, the Capital, this 20th day of October A.D. 19 75

LANGHORNE A. MOTLEY
COMMISSIONER OF COMMERCE
& ECONOMIC DEVELOPMENT

Internal Revenue Service
District Director

Department of the Treasury

P.O. Box 21224
Seattle, WA 98111

Date: MAR 28 1976

Our Letter Dated: May 24, 1976

Person to Contact: Sandra L. Burger

Contact Telephone Number: (206) 442-5110

EIN: 51-0180584
assigned 4/23/76

Chilkat Valley Historical Society, Inc.
P.O. Box 236
Haines, Alaska 99827

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section * See below. Your exempt status under section 501(c)(3) of the code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

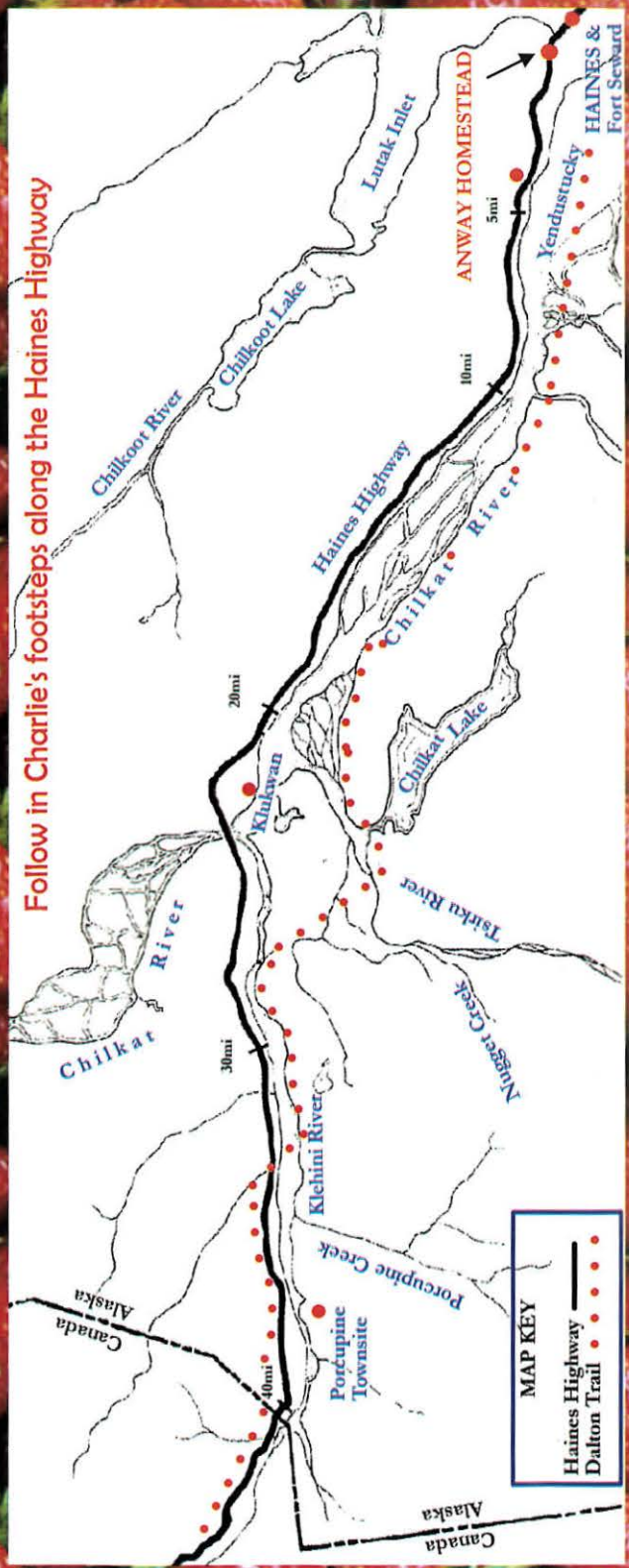
Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Arturo A. Jacobs
District Director

* 509(a)(1) & 170(b)(1)(A)(vi)



Alaska's 'Strawberry King'

Charles Anway Homestead

Restoring An Historic Alaska Landmark

2-mile Haines Highway

Chilkat Valley Historical Society

Haines, Alaska

www.sheldonmuseum.org/cvhs.htm

Charles Anway

Pioneer, miner and horticulturalist, Charles Anway is remembered as "Alaska's Strawberry King" and the "Johnny Appleseed of Alaska!"

Leon Ballard & Charles Anway

Charlie left Colorado in 1898 and headed for the Yukon in search of gold. Arriving in Alaska, Charlie abandoned his Klondike dream and came to Pyramid Harbor near **Haines**. Jack Dalton hired him to lead a pack train of horses to the Yukon along the **Dalton Trail**, which paralleled today's **Haines Highway**. *(See Map)*

While on the Dalton Trail, Charlie was impressed by the surrounding landscape and later staked mining claims at **Nugget Creek,** a **Tsirku River** tributary, 30 miles from Haines.

However, at heart Charlie was a farmer. Growing up in Colorado, his mother had taught him how to garden. It followed that during his search for a homestead while wintering in Haines, Charlie's top priorities were rich soil, sunlight and a water supply for crops.

Anway Homestead

Two miles west of town, Charlie found the perfect garden spot along the Chilkat River. By 1903 he surveyed his homestead, handcrafted a log home, planted a garden and began clearing land. Army Post **Fort William H. Seward** was under construction and provided a ready market, so Charlie decided to have a fruit farm.

From his farm's overlook on the region's transportation corridor, the **Chilkat River**, Charlie watched passersby. Well-liked by everyone, Charlie welcomed visitors as they walked the trail and sailed their canoes past his cabin to their mines, cabins and villages: **Yendustucky** and **Klukwan**.

In 1906 a road was built from Haines to copper mines in nearby Canada. Soon merchants were hauling freight by wagon to **Klukwan** and to **Porcupine Creek**. During WWII the road was extended to meet the newly constructed Alaska Highway.

The Consummate Farmer

Charlie obtained starts from excellent strawberries growing in Jack Dalton's garden at Porcupine. These berries were his first crop. Applying his superb farming skills, Charlie grew the huge, award-winning berries that made him famous.

Above: Strawberry sorting shed behind cabin. Handmade wooden strawberry boxes.

Left: Anway Strawberries: A Comparative Study in Size

Charlie cultivated the first commercial apple (1905) and sweet cherry (1930) orchards in Alaska and won awards for the first mature apples in the Territory. He also developed an early-maturing, pink-skinned potato called the *Early Anway*.

With help from his friend Leon Ballard, the neighboring Vermiere girls and others, his farm prospered. Strawberries, apples, cherries, the *Early Anway* potato and vegetables were sold to Fort Seward. Strawberries were shipped to Skagway and Juneau via the Army boats and up to Bennett on the White Pass & Yukon Railroad. Charlie lived on his farm until his death in 1949.

Cabin Restoration

Placed on the National Register of Historic Places in 2003, Charlie's cabin was later donated to the Chilkat Valley Historical Society. The Society has undertaken a multi-year project to restore and preserve the cabin, outbuildings and grounds.

When restored, the cabin will offer a rare insight into the ingenuity and achievements of Alaskan pioneers. Visitors will be able to visit Charlie's simple, functional home and explore the surrounding area where he grew his crops.

Volunteers working to restore Anway Homestead

Although much has changed since Charlie arrived in Alaska, travelers on the Haines Highway can follow in his footsteps to gain a personal understanding of the region he helped to pioneer.

Funding for this brochure was provided by the Federal Highway Administration National Scenic Byways Program Grant. The brochure was created through donated time by George Figdor, Larry Chase and the Anway committee.

11A3

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-638
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Request for Community Purpose Exemption for Takshanuk Watershed Council	1. Resolution 16-04-667 2. Memo from the Assessor 3. Takshanuk Watershed Council Application for CPE status
Originator: Assessor	
Originating Department: Lands/Assessment	
Date Submitted: 4/1/16	

Full Title/Motion:

Motion: Adopt Resolution 16-04-667.

Administrative Recommendation:

The Assessor recommends adoption.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$	$	$	Continued Reduced Prop Tax Rev.

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	Consistent: ■ Yes ☐ No

Summary Statement:

A complete application was received from Takshanuk Watershed Council requesting a Community Purpose Exemption for real property accounts C-TNS-06-0500 (Lots 5-8, Blk. 6), & C-TNS-12-0100 (Lots 1-5, Blk. 12). This Sawmill Creek property located at 6th and Dalton is utilized for a variety of educational and recreational purposes, all providing a community benefit. This property was previously exempt.

The assessor evaluated the request and recommends the assembly grant Community Purpose Exemption status because the property qualifies for this exemption under the factors outlined in HBC 3.70.040(D)(1)(a-k).

Borough Code requires assembly action on a request for community purpose exemptions.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16 Public Hearing Date(s):
Postponed to Date:

HAINES BOROUGH, ALASKA
RESOLUTION No. 16-04-667 **Draft**

A Resolution of the Haines Borough Assembly approving in response to an application from Takshanuk Watershed Council, as recommended by the borough assessor, a community purpose property tax exemption for the Sawmill Creek property at the corner of 6th and Dalton.

WHEREAS, Haines Borough Code 3.70.040(D) provides for a Community Purpose Exemption for real property owned by an organization not organized for business or profit-making purposes and used exclusively for community purposes, provided the organization applies and meets the code and policy community purpose standards and requirements, and receives assembly approval; and

WHEREAS, a complete application was received from Takshanuk Watershed Council requesting a Community Purpose Exemption for real property accounts C-TNS-06-0500 (Lots 5-8, Blk. 6), & C-TNS-12-0100 (Lots 1-5, Blk. 12); and

WHEREAS, this Sawmill Creek property is located at 6th and Dalton and is utilized for a variety of educational and recreational purposes, all providing a community benefit; and

WHEREAS, the borough assessor evaluated the request and recommends the borough assembly grant Community Purpose Exemption status because the property qualifies for this exemption under the criteria outlined in HBC 3.70.040(D)(1)(a-k); and

WHEREAS, HBC 3.70.040(D)(5)(c) requires the assessor to forward community purpose exemption applications to the assembly along with a recommendation for approval or denial,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly approves in response to an application from Takshanuk Watershed Council, as recommended by the borough assessor, a Community Purpose Property Tax Exemption for properties specified in this resolution.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this ____ day of _____, 2016.

_____
Janice Hill, Mayor

Attest:

_____
Julie Cozzi, MMC, Borough Clerk

Haines Borough Lands Department
P.O. Box 1209
Haines, Alaska 99827
Phone (907) 766-2231 (ext. 33)
Fax (907) 766-2716

Memo

To: Haines Borough Assembly
From: Dean Olsen
Assessor

Date: 4/5/2016

Re: Takshanuk Watershed Council Community Purpose Exemption Application

---

Members of the Haines Borough Assembly,

I have received a complete application, including a cover letter, from Takshanuk Watershed Council requesting the Non-profit Community Purpose Exemption per HBC 3.70.040 (D). As outlined in HBC 3.70.040 (D) 5. c., I have evaluated this request and recommend approval of the exemption for real property accounts C-TNS-06-0500 (Lots 5-8, Blk. 6), & C-TNS-12-0100 (Lots 1-5, Blk. 12).

The following were evaluated prior to this recommendation:

a. The property is availability to public use regardless of sex, race, creed, color, sexual orientation, or national origin;
b. The applicant organization is an exempt organization under Section 501(c)(3) of the Internal Revenue Code,
c. I can find no evidence that any part of the net earnings of the applicant inures to the benefit of any private entity or individual;
d. I can find no evidence of a dominant financial motive such as excessive charges, excessive employee compensation, or rental income that exceeds operating expenses;
e. I can find no evidence that the property is being used to financially benefit any officer, trustee, director, shareholder, member, or contributor of the applicant;
f. The applicant has shown that the property is used for the actual operation of at least one community activity;
g. There are no fees and charges for the use of the property and facilities that effectively deny to a significant portion of the borough the privileges and benefits provided by the property;
h. The Articles of Incorporation state the applicant organization is governed by a board of directors with no mention of compensation for the positions;
i. In my opinion the benefits provided to the community by the organization warrants the value of the exemption;
j. This property is unique and similar community benefits are not available through other entities;
k. The organization's allowed use of the property impacts the quality of life of borough residents in a positive way.

In addition to the above review of this application a request for an update of the current Board of Directors was promptly provided. I recommend approval of Takshanuk Watershed Council's application for a Community Purpose Exemption on the above listed property.

Dean Olsen
Haines Borough Assessor

Takshanuk Watershed Council
P.O. Box 1029
Haines, Alaska 99827
(907) 766-3542
takshanuk@gmail.com
www.takshanuk.org

Haines Borough
Office of the Assessor
103 3rd Ave. S.
Haines, AK 99827

RE: Application for Local Exemptions & Exclusions

The Takshanuk Watershed Council (TWC) is requesting exemption from property taxes for our property located at the corner of 6th and Dalton St. (Parcels: C-TNS-12-0100, C-TNS-06-0500). This property is utilized for a variety of educational and recreational purposes, all providing a community benefit.

The proximity of this property to the School has made it an ideal location for hands-on environmental education programs that are integrated into the school curriculum. The property is also regularly used for after-school and summer programs through TWC's Chilkat Forest Investigators and summer environmental education programs. Recently the Borough snow storage area on the property was improved by adding a bioswale to demonstrate a green infrastructure technique for mitigating stormwater impacts on water quality in Sawmill Creek, an urban anadromous fish stream. This property has been utilized for stream assessment methods training, which has benefitted the professional development of Chilkoot Indian Association, Chilkat Indian Village, and State of Alaska agency staff. Additionally, a pedestrian the trail through this property provides a safe route to school for students living in the Allen/Comstock Road area. Furthermore, the deed restriction on this property requires that it remain in use for environmental education purposes and excludes the property from being developed or subdivided.

TWC derives no rental income from this property. Access to this property is free and open to all members of the community.

Takshanuk Watershed Council is a non-profit organization within the Haines Borough. TWC's efforts focus on providing quality scientific research, restoration, and education to the residents of the Chilkat valley. Examples of the types of projects undertaken by the TWC can be found on our website: www.takshanuk.org.

Please feel free to contact me if you have any questions or request additional information.

Sincerely,

Meredith Pochardt
Executive Director

The mission of Takshanuk Watershed Council is to provide stewardship for the Chilkat, Chilkoot and Ferebee River systems. Through restoration, education, research, and community involvement we will benefit the natural ecology, economy and quality of life valued by all residents.

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

Haines Borough
Office of the Assessor
103 Third Avenue S.
P.O. Box 1209
Haines, AK 99827
907-766-2231

This form is to be used to apply for a community purpose exemption of real property assessments. Community Purpose Exemptions are regulated by HBC 3.70.040 Local exemptions & exclusions and the current assembly-adopted administrative policy. The applicant has the burden of proof to show the property is eligible for exemption from property tax. The Assessor may require additional information, to be provided in a timely manner. **POSTMARK DEADLINE is March 31, of the applicable year.**

Return applications to: Haines Borough Administration Building, 103 Third Ave S., or FAX to 907.766.2716. Telephone assistance is available at 907.766.2231 (Ext. 33).

Applicant Contact Information:

Name Takshanuk Watershed Council **Phone #** 907-766-3542

Address PO Box 1029, Haines **Email** meredith@takshanuk.org

Assessment/Tax Year 2016

Parcel # C-TNS-12-0100, (C-TNS-06-0500)

Organization Name Takshanuk Watershed Council

Property Description: (type of property, building size, lot size, etc.)

The property is located at the corner of 6th and Dalton St. and is approximately 1.9 acres total. There are no buildings on the property.

Non-profit Community Purpose Exemption

(HBC 3.70.040 Local exemptions and exclusions)

Initial **yes** or **no** to answer the following:

1. Is the organization organized as a not-for-profit profit entity? Yes X No _____
2. Does the organization have a current IRS 501(c)(3) or 501(c)(4) exemption ruling? Yes X No _____
3. Is this property used exclusively (100%) for the exemption sought? Yes X No _____ If no explain:
4. Is any portion of the building or lot used for other purposes? Yes _____ No X If yes explain:
5. Was any of this property used for rental purposes last year or previous year? YES_____ NO X (If yes, please provide the total amount received and all expenses associated with the rental cost.)
   Total rent collected: _____ Expenses: _____

   Explain: _____

Continued >>

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

6. Is there a Membership Fee or fee to use or enter the property? YES_____ NO X If yes explain:

7. Was property utilized as long-term residential housing? YES_____ NO X If yes, was property used for at least one of the following:

YES_____NO_____ Providing affordable rental housing for low income residents
YES_____NO_____ Providing affordable rental housing with access to care for Senior Citizens (age 65 and older)
YES_____NO_____ Providing affordable rental housing with access to care for US military Veterans with a service related disability of 50% or higher as determined by the Veteran's Administration
YES_____NO_____ Providing affordable rental housing with access to care for members of the community with a long term illness, injury, or disability

8. Describe the nature and uses of this property as it is related to the exemption requested (non-profit function), and explain how the use of this property is eligible for the exemption sought with relation to HBC 3.70.040(D)(1) [Attach additional information, as needed.]

described in attached letter

Applying for an exemption of real property assessments under HBC 3.70.040, Local exemptions and exclusions, does not guarantee tax exempt status, but is granted case by case upon review of each application. If approved the exemption is valid for a period of three (3) years and claimants must submit annual validation statements to the assessor no later than March 31st of each year the exemption remains valid. _____ (Applicants initials)

I hereby certify that the information provided is true and correct to the best of my knowledge.

Principal/Agent: Meredith Fochardt Title: Executive Director

Signature: [signature] Date: 3/28/16

Attention: All information required on page 3 of this application must be included when applying before exempt status is considered.

APPLICATION FOR LOCAL EXEMPTIONS & EXCLUSIONS

HBC 3.70.040 Local exemptions and exclusions:
D. Community purpose exemption. The borough exempts from taxation the real property of an organization not organized for business or profit-making purposes and used exclusively for community purposes, provided that income derived from rental of that property does not exceed the actual cost to the owner of the use by the renter.

A request for exemption from the property taxes must be received by **March 31** of the applicable tax year. The property must be in use as of January 1 of the tax year in order to obtain an exemption for that year. Exemptions are not prorated and are granted based on two critical criteria: 1) not for profit ownership and, 2) exclusive use of the property for an exempt purpose. Typically vacant land is not exempt.

The property owner is responsible for proving that the property is used exclusively for an exempt purpose and qualifies for an exemption.

Documentation Requirements:

- ✓ A letter to the Assessor requesting exemption
  - ✓ Must provide a description of the use of the property and consistency with the requested exemption
  - ✓ Must describe any rental income received by the applicant organization including;
    - Any property, or portions of the property from which rentals of income are derived
    - Actual operating expenses, excluding debt service or depreciation
- ✓ Copy of By-Laws
- ✓ Copy of Articles of Incorporation
- ✓ Copy of IRS 501(c)(3) or 501(c)(4)
- N/A Where property is leased by the organization to other entities, financial statements for the past tax year including income and expense reports, and description of any debt service or depreciation included in the financial statements for the property
- ✓ Documentation supporting/describing the activities of the organization. For example, brochures, pamphlets and web pages are acceptable forms of documentation.
- ✓ The municipal assessor or designee may request additional information prior to its determination, as reasonably necessary to determine the exempt status of a property in accordance with municipal code and regulations and state law. Board of Directors update

DO NOT WRITE IN SHADED AREA

Assessor Approval **Yes** ✓ **No** ____ **Signature** Dean M Olsen **Date** 4-5-2016

BYLAWS OF THE
TAKSHANUK WATERSHED COUNCIL

ARTICLE I: NAME
The name of this Corporation is Takshanuk Watershed Council.

ARTICLE II: OFFICES
Section 1. Principle Office. The principal office of the Takshanuk Watershed Council, hereinafter entitled the Corporation, shall be in the Borough of Haines or such other place as designated by resolution of the Board of Directors of the Corporation.

ARTICLE III: PURPOSE
This Corporation is formed exclusively for charitable, scientific, and educational purposes. No substantial part of the activities of the Corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office. Subject to the limitations stated in the Articles of Incorporation, the purposes of this Corporation shall be to engage in any lawful activities, none of which are for profit, for which corporations may be organized under the Alaska Nonprofit Corporation Act (AS 10.20) and Section 501(c)(3) of the Internal Revenue Code or the corresponding section of any future federal tax code.

The primary purposes of the Corporation are assessment, restoration, enhancement, education and information activities related to the Takshanuk Watershed and fundraising to support these activities.

ARTICLE IV: MEMBERSHIP
Section 1. Membership. Membership of the Takshanuk Watershed Council shall consist of the Board of Directors all of whom are voting members.

ARTICLE V: MEETINGS
Section 1. Regular Meetings. The Board shall meet at least quarterly, at an agreed upon time and place. An official Board meeting requires that each Board member have written notice at least two weeks in advance.

Section 2. Special Meeting. Special meetings of the Board shall be called upon the request of the President, or one-third of the Board. Notices of special meetings shall be sent out by the secretary to each Board member at least one week in advance

ARTICLE VI: DIRECTORS
Section 1. Number of Directors. The number of Directors which will compose the Board of Directors shall be not less than 6, nor more than 9. All Directors shall be of legal age and at least one Director shall be an American citizen.

Section 2. Standard of Care. Each Director shall perform his duties, including those of being a member on any corporate board, in good faith. Each Director shall execute all

Section 10. Conflict of Interest. Directors shall file annual Conflict of Interest statements upon election and at the first quarterly meeting of each calendar year.

ARTICLE VII: OFFICERS

Section 1. Titles. The Board of Directors shall appoint the officers of the Corporation. The initial officers of the Corporation shall be the Chair, Vice Chair, Secretary and Treasurer. Two or more offices may be held by the same person, except the offices of Chair and Secretary.

Section 2. Election. During the last quarter of each fiscal year of the Corporation, the Board of Directors shall elect officers to replace those whose terms will expire at the end of the fiscal year. This election shall take place during a regular meeting of the Directors, called in accordance with the provisions of these bylaws. The Board of Directors shall elect the officers to serve one year terms. An officer may be reelected without limitation on the number of terms the officer may serve.

Section 3. Vacancy. A vacancy of a Board office shall be filled not later than the first regular meeting of the Board of Directors following the vacancy.

Section 4. Other Officers. The Board of Directors may elect or appoint other officers, agents and employees as it shall deem necessary and desirable. They shall hold their offices for such terms and have such authority and perform such duties as shall be determined by the Board of Directors.

Section 5. Consultants. The Board of Directors has the authority to enter into a contract with one or more persons to serve as consultants to the Board. Such consultants perform such special assignments as delegated to them by the Chair and furnish such consultations on such matters as requested by the Board.

Section 6. Chair. The Chair shall convene regularly scheduled Board meetings, shall perform other duties as these Bylaws provide or as the Board of Directors may prescribe, and shall preside or arrange for other members of the Executive Committee to preside at each meeting in the following order: Vice Chair, Secretary, Treasurer.

Section 7. The Vice Chair. The Vice Chair shall chair committees on special subjects as designated by the Board. The Vice Chair shall serve in the absence of the Chair.

Section 8. Secretary. The Secretary shall be responsible for keeping records of Board actions, including performing or causing to be performed the duties of the taking of minutes at all Board meetings, sending out meeting announcements, distributing copies of minutes and the agenda to each Board member, and assuring that corporate records are maintained.

ARTICLE IX. COORDINATOR AND STAFF

Section 1. Watershed Council Coordinator. The Watershed Council Coordinator is hired by the Board. The Coordinator has day-to-day responsibilities for the organization, including carrying out the organization's goals and policies. The Coordinator will attend all Board meetings, report on the progress of the organization, answer questions of the Board members and carry out the duties described in the job description. The Board can designate other duties as necessary. The Coordinator will make recommendations on other staff hire to the Board.

ARTICLE X: AMENDMENTS TO BYLAWS

These bylaws may be amended or repealed and new bylaws adopted by the Board of Directors by a majority vote of the Directors present, if a quorum is present, with at least four votes required to approve. Prior to the adoption of the amendment, each Director shall be given at least two weeks' notice of the date, time, and place of the meeting at which the proposed amendment is to be considered, and the notice shall state that one of the purposes of the meeting is to consider a proposed amendment to the bylaws and shall contain a copy of the proposed amendment. Bylaws may be amended only at the quarterly meetings of the full Board.

ARTICLE XI: DISSOLUTION

Upon the dissolution of the Corporation and after the payment or the provision for payment of all the liabilities of the Corporation, the Board of Directors will dispose of all the assets of the Corporation exclusively for the purposes of the Corporation or to organizations that are then qualified as tax-exempt organizations under section 501(c)(3) of the Internal Revenue Code. Any assets not so disposed of will be disposed of by a court of jurisdiction in the borough in which the principal office of the Corporation is located.

CERTIFICATION

These bylaws were approved at a meeting of the Board of Directors by a majority vote on **August 28, 2003**

Norman Hughes, Chair

8/30/03
Date

Takshanuk Watershed Council
P.O. Box 1029
Haines, Alaska 99827
(907) 766-3542
takshanuk@gmail.com
www.takshanuk.org

<u>Takshanuk Watershed Council has a 7-member Board of Directors</u>

Sally Andersen - Board President

Darsie Culbeck– Vice President

Ben Kirkpatrick –Secretary

Stephanie Scott - Director

Deborah Vogt –Director

Norman Hughes – Director

Rich Chapell – Director

Sincerely,

Meredith Pochardt

File No 81642-D

State of Alaska

Department of Community and Economic Development

Division of Banking, Securities and Corporations

CERTIFICATE
OF
INCORPORATION

Nonprofit Corporation

The undersigned, as Commissioner of Community and Economic Development of the State of Alaska, hereby certifies that Articles of Incorporation of

TAKSHANUK WATERSHED COUNCIL

have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation and attaches hereto the original copy of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on
JULY 31, 2003

Edgar Blatchford

Edgar Blatchford
Commissioner

ARTICLE V
Registered Office

1. The physical (street) address of the initial registered office of this corporation is:
   115 6th St.
   Haines, AK 99827

2. The mailing address of the initial registered office of this corporation is:
   P.O. Box 1029
   Haines, AK 99827

3. The name of the initial registered agent at the registered office is: Mark Sogge

ARTICLE VI
Board of Directors

1. The management of this corporation shall be vested in a Board of Directors. The affairs and management of the corporation shall be at all times under the direction of the Board of Directors, whose operations in governing the corporation shall be defined by statute and by the corporation's by-laws. No Director shall have any right, title, or interest in or to any property of the corporation.

2. The number of directors, and the method of selecting directors, shall be fixed by the Bylaws of this corporation: provided, that the initial directors shall be six (6) in number. The names and addresses of those persons, each of whom shall serve as a director until his or her successor is elected and qualified, are as follows:

Name	Residence or Business Address
Randy Bachman	P.O. Box 330, Haines, AK 99827
Harriet Brouillette	P.O. Box 490, Haines, AK 99827
Todd Buxton	P.O. Box 1263, Haines, AK 99827
Mark Fontenot	P.O. Box 1185, Haines, AK 99827
Norm Hughes	P.O. Box 1136, Haines, AK 99827
Joel Telford	P.O. Box 1071, Haines, AK 99827

ARTICLE VII
Limitations

1. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes of this corporation.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: APR 0 9 2008

TAKSHANUK WATERSHED COUNCIL
PO BOX 1029
HAINES, AK 99827-1029

Employer Identification Number:
33-1069246
DLN:
17053082796088
Contact Person:
CARLY D YOUNG
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

ID# 31494

Dear Applicant:

Our letter dated March 2004, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Takshanuk Watershed Council – Supplemental Photos

Stream Gauging

Interpretive Sign

Culvert restoration

Chilkat Forest Investigators fish identification

Chilkat Forest Investigators: Tracking storm water runoff into Sawmill creek

11A4

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-642
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Authorize Purchase of Tanker Truck for the Klehini Valley Volunteer Fire Department (KVVFD)	1. Resolution 16-04-668 2. Purchase Contract 3. Truck Description 4. Pump Test Results 5. AML Shipping Estimate
Originator: KVVFD	
Originating Department: N/A	
Date Submitted: 4/6/16	

Full Title / Motion:

Motion: Adopt Resolution 16-04-668.

Administrative Recommendation:

This resolution is recommended by the Interim Borough Manager.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$ 95,000 + shipping	$ 25,000 + SRS	$ 0	Reduced Maintenance Costs

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	Consistent: ■ Yes ☐ No

Summary Statement:

Red Truck Sales International, Inc. has provided a quote of $95,000 for the purchase of a used Mack Amthor tanker truck for the Klehini Valley Volunteer Fire Department (KVVFD). The Haines Borough Assembly appropriated $25,000 in the FY16 budget's Capital Improvement Projects (CIP) fund for a KVVFD tanker truck. The KVVFD has sufficient funding from State Revenue Sharing to cover the remainder of this purchase order, plus the cost of delivering the vehicle to Haines.

Note: See attachments for shipping cost estimates.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16 Public Hearing Date(s):
Postponed to Date:

HAINES BOROUGH, ALASKA
RESOLUTION No. 16-04-668 **Draft**

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a purchase order with Red Truck Sales, Inc. to purchase a tanker truck for the Klehini Valley Volunteer Fire Department for an amount not-to-exceed $95,000.

WHEREAS, Red Truck Sales International, Inc. has provided a quote of $95,000 for the purchase of a used Mack Amthor tanker truck for the Klehini Valley Volunteer Fire Department (KVVFD); and

WHEREAS, the Haines Borough Assembly appropriated $25,000 in the FY16 budget's Capital Improvement Projects (CIP) fund for a KVVFD tanker truck; and

WHEREAS, the KVVFD has sufficient funding from State Revenue Sharing to cover the remainder of this purchase order, plus the cost of delivering the vehicle to Haines,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly authorizes the Borough Manager to execute a purchase order with Red Truck Sales, Inc. to purchase a tanker truck for the Klehini Valley Volunteer Fire Department for an amount not-to-exceed $95,000.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this ___ day of _____, 2016.

_____
Janice Hill, Borough Mayor

Attest:

_____
Julie Cozzi, MMC, Borough Clerk

RED TRUCK SALES Inc.

577 Brook Ave
Deer Park, New York 11729
631-612-8712

Purchase Contract

Purchase contract agreement dated March 31, 2016 between **Red Truck Sales, Inc.** and **Klehini Valley VFD** Haines Alaska , for one 1999/2000 Mack Amthor Tanker Pumper Vin# 1M2K185C6XM007542

Terms & Conditions:

1. **Price** – the agreed upon price is Ninety Five Thousand Dollars and no cents ($95,000.00).
2. **Records** – all available owners' manuals books and service records will accompany said vehicle.
3. **Service** – Unit will be fully serviced and DOT inspected prior to release.
4. **Detailed** – Vehicle will be fully detailed polished and waxed prior to release.
5. **Lettering** – RTS will remove the current departments lettering
6. **Release Date** – immediate
7. **Payment –** Klehini Valley VFD will wire transfer the full payment 5 days prior to release in the amount of $95,000.00 dollars to the account of Red Truck Sale, Inc. RTS Account Number is 7926839494, ABA # 026013673, and the bank is TD Bank 1361 Deer Park Ave North Babylon N.Y. 11703. Branch manager's Jackie & Jared, phone number 631-242-0038 is available for any assistance with this transfer. Unit must be paid in full prior to taking out of service and removing department lettering.
8. **Shipping –** RTS will assist with shipping logistics to ensure the safe loading of this vehicle. I will be present on the day of loading to ensure all goes well.
9. **Pump Test –** This unit just passed a NYS NFPA certified pump test.
10. **Service-** Unit will be fully serviced and PM performed prior to release. This service will be performed at the same facility that conducted the pump test.
11. **Additional Warranties –** Once vehicle is accepted and delivered no further warranty whether written or implied will apply.

Red Truck Sales, Inc.
Michael G. Shaughnessy
Michael G. Shaughnessy President.

Klehini Valley VFD
X_____

1-631-612-8712
577 Brook Ave Deer Park, NY 11703

2000 Mack International Amthor 3200 Gal 1250 GPM Tanker Pumper 11k Miles

STOCK NUMBER:	T-224
YEAR:	2000
CATEGORY:	Used Tankers
RECENTLY ADDED TRUCK:	Yes

Description

You will never run out of water with this unit – RTS is proud to present this 2000 Mack International Amthor 3,200 Gal Tanker Pumper waterous 1,250 GPM Waterous Pump – (3) cross lays – 10” rear dump W electric remote control valve – two side dumps with ball vales -This unit is like new with only 11k miles and 926 Hours. This tanker pumper is powered by a 300 HP Mac Turbo Diesel Engine and Allison automatic 5 Spd Transmission followed by the inter-lock tandem drive axle – For nighttime there are 6 scene lights in total – The cab is air-conditioned – This unit is 9’-9” High the length is 30’-16” and the wheel base is 16’-4” – Unit has been NYS DOT Inspected and pump tested for 2016 The tires are like new and this unit operates perfectly. Call 631-612-8712

Spec List

Stock# T-224

2000 Mack Amthor International 3,200 Gal 1,250 GPM Tanker/Pumper

3,200 Gallon Elliptical Baffled Tank

(2) Brand New 3,000 Gal Porta Ponds

1,250 GPM Waterbus Pump (Model CSD) Pump Tested 2016

3 Cross -lays

Rear 10" Dump W/ Extender Chute (With Remote Dump)

Right Ball Dump Valve

Left Ball Dump Valve

R/S 4 ½ Discharge

R/S (2) 2 ½ Discharge's

R/S (1) 2 ½ Suction

L/S 6" Main

L/S (3) 2 ½ Discharges

L/S (1) 2 ½ Discharge

(2) Hard Suction Lengths

(4) Fixed 500 Watt Scene Lights

Mack EM7 300 HP Turbo Diesel

50 Gal Fuel Tank

Allison Automatic 5 Sped Transmission (HD4560P-5)

Allison Brake Retarder

65 MPH

Mack Transmission Cooler

Air Conditioned Cab

Front Skid Plate

Front Tow Hooks

Rear Interlock Tandem Axle (Dana/Spicer Gears)

On-Spot Chains

Length 30’-16”

WB 16’-4”

Height 9’-9”

GVWR Gross 58,000

GAWR Front 14,000

GAWR Intermediate 22,000

GAWR Rear 22,000

11,107 Miles

926 Hours

Complete Service Records Books and Manuals

Call 631-612-8712

Subject: Shipping
From: Michael Shaughnessy <michael@redtrucksales.com>
Date: 3/28/2016 2:48 PM
To: "3-8-16 Tanker/Brindlee" <fireman1@aptalaska.net>

Hello Sean,

I have obtained a shipping quote in the amount of $5,695 from the fire house straight to:

Alaska Marine Lines
5615 W. Marginal Way, SW
Seattle, Wa. 98106

We are still working on the water rate.

Red Truck Sales, Inc.
www.RedTruckSales.com
Michael G.Shaughnessy
Cell: 631-612-8712
Fax 516-620-0550

Firematic SUPPLY COMPANY, INC

Pierce.

ANNUAL NFPA FIRE PUMP TEST REPORT

DATE: 03/31/16

TRUCK ID: 21-4-1
TRUCK MODEL: 1999 MACK
JOB# / VIN#: 1M2K18566XM007542
PUMP MAKE: WATEROUS
MODEL: CSD
SERIAL #: 45709W

TEST LOCATION: Carmel NY
AIR TEMP: 51

TARGET TEST REQUIREMENTS

NET PUMP PRESSURE	150PSI	200PSI	250PSI
TARGET GPM	1250	875	625
TARGET RPM	1363	1525	1703
SUCTION SIZE:	6"		
SUCTION LENGTH	20'		
LIFT	10'		

PRIMING TIME SECS: 25 VACUUM : 22

TEST READINGS

PSIG TARGET	150 (100%)	165 (10% Spurt)	200 (70%)	250 (50%)
TIME DURATION	20 min	5 min	10 min	10 min
TACH RPM	1360	1775	1525	1703
PUMP PSI	145	165	190	245
PUMP VAC IN.	15	15	15	10
PITOT TIP SIZE	2 ¼"	2 ¼"	2"	1 ¾"
PITOT GAUGE PSI	56	62	56	48
PUMP STAGE	VOL	VOL	VOL	VOL
GPM RESULTS	1129	1187	889	630

TEST RESULTS : PASS

Firematic SUPPLY COMPANY, INC

Pierce

PUMP TEST 1250 GPM

LAYOUT

1250 GPM **20 FT 6" SUCTION**

Test	Pressure	GPM	Hose Layout	Tip Size	Pitot	Actual Flow
100 %	150	1250	(4) 2 ½" x 100 ft	2 ¼"	70	1260 gpm
70 %	200	875	(3) 2 ½" x 100 ft	2"	56	889 gpm
50 %	250	625	(2) 2 ½" x 100 ft	1 ¾"	48	630 gpm

PRIMER VACUUM TEST

__X_____ PUMP DRAINED

__X_____ ALL VALVES CLOSED AND CAPPED

__X_____ ALL DRAINS CLOSED

__X_____ ALL INTAKES CLOSED AND CAPPED

__X_____ PRESSURE RELIEF DISSABLED

__20_____ PRIMER TIME (SECS)

__20_____ INITIAL VACUUM READING

__17_____ VACUUM READING AFTER 5 MINUTES

__3_____ DROP IN 5 MINUTES (NOT MORE THAN 10")

___X___ PASS _____ FAIL

FIREMATIC SUPPLY CO., INC
Remit To:
P.O. Box 187
Yaphank, NY 11980-0187
Web Site: http://www.firematic.com

Pierce Platinum BATTALION DEALER SALES & SERVICE

INVOICE

Proview Invoice

Page	1/1
Date	3/31/2016
Job Number	TRHV002604

Bill To	15827 - RED TRUCK SALES, INC
Site	16558 - NORTH HIGHLANDS ENGINE COMPANY 504 FISHKILL ROAD COLD SPRING, NY, 10516

CUSTOMER NO.	JOB NUMBER	TERMS	CUST. ORDER NO.	CUST. TRUCK NO.	VIN/JOB NUMBER
15827	TRHV002604	NET 30		21-4-1	IM2K185C6XM007542 1999 MAC

ITEM NUMBER	DESCRIPTION / SERVICE TECHNICIAN	QTY	Unit	U/M	Ext
21-4-1 (MISCTANK - MISC TANKER) Serial Number [IM2K185C6XM007542 1999 MA Faults					
HVTRV	HUDSON VALLEY TRAVEL LABOR	1.00	62.50	EA	62.50
HV GENERAL	HV GENERAL PER HOUR LABOR	1.50	105.00	EA	157.50
HV GENERAL	HV GENERAL PER HOUR LABOR	1.50	105.00	EA	157.50

For Information regarding this invoice or truck repair please contact Tom Bellmio at the Carmel Service Center at (914) 417-2845 or email at TBELLMIO@firematic.com

Services	377.50
Items	0.00
S/Total	377.50
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	0.00
Total Due (USD)	377.50

FIREMATIC SUPPLY CO., INC
10 RAMSAY RD
SHIRLEY, NY, 11967
Phone: (631) 924-3181
Fax: (631) 924-5202
E-mail: sample@samplecompany.com
Web Site: http:\\www.samplewebsite.com

Pierce Platinum BATTALION DEALER SALES & SERVICE

WORK ORDER / JOB CARD

Page	1/1
Date	3/31/2016
Field Invoice	
Document Number	TRHV002604

Site
NORTH HIGHLANDS ENGINE COMPANY
504 FISHKILL ROAD

COLD SPRING NY, 10516

Bill To
15827
RED TRUCK SALES, INC

Job Details
Description: GENERAL REPAIRS
Type: GR
Status: Ready For invoicing
Priority: 5

Date Entered: 3/31/2016 7:56:10AM by TOMB

Site Equipment Details
21-4-1 - MISC TANKER
Manufacturer: MISC
Model: TANKER

Serial Number: IM2K185C6XM007542 1999 MACK
Released: 3/15/2011
Installed: 12/5/2011

Job Equipment Notations

CUSTOMER IS SELLING VEHICLE, PURCHASER REQUESTED PUMP TEST.

TRANSPORTED VEHICLE FROM CUSTOMER SITE TO SHOP ON 3/31/16.

PERFORM ANNUAL PUMP TEST IN ACCORDANCE WITH NFPA RULES AND GUIDELINES.

5 MINUTE DRY VACUUM TEST.
TIMED PRIMER TEST.
20
MINUTE TEST AT RATED CAPACITY.
5 MINUTE SPURT TEST AT RATED CAPACITY.
10 MINUTE TEST AT 70 PERCENT CAPACITY.
10 MINUTE TEST AT 50 PERCENT CAPACITY.

PROVIDE TEST RESULTS TO CUSTOMER.

RETURNED VEHICLE TO CUSTOMER SITE ON 3/31/16

METERS -
Equipment Meters

Mileage: 11155.2
Engine Hours: 930.7

COMPLETED 3/31/16

5615 W MARGINAL WAY SW
P O BOX 24348
SEATTLE, WA 98124-4348
1-800-950-4265

100 MT ROBERTS ST
JUNEAU, AK 99801
1-907-586-3790
1-800-585-6102

Rate Estimate TG36

Prepared For:	HOLLY THOMAS HAINES VOLUNTEER FIRE DEPT	Date:	March 30, 2016
		Origin:	Seattle
Phone:	907 766-2115	Destination:	Haines
Fax:		Project Name:	
Email:		PO Number:	
		Estimated Ship Date:	April 13, 2016
Prepared By:	Ray Thibodeau rayt@lynden.com		
Phone:	907 586-3790		
Fax:	907 463-3298		

Qty	UOM	Freight Description	Dimensions (LxWxH)	Weight	Rate	Charge
1	EA	2000 MACK GPM TANKER/PUMPER TRUCK	31'4" x 8' x 9'9"	58,000		
		FREIGHT CHARGE		58,000	10.97	6,362.60
		FUEL SURCHARGE			2.50 %	159.07
		TOTAL CHARGES:				6,521.67

NOTES: HELLO, HERE IS THE ESTIMATE FOR SHIPPING THE FIRE TRUCK BASED ON THE WEIGHTS AND DIMS PROVIDED. PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS THANKS/RAY

TERMS AND CONDITIONS:

- Rated to Alaska Marine Lines destination terminal only.
- Rate shown is in cents per hundred pounds, subject to a minimum charge per lineal foot.
- Household goods and or personal effects, as described in Item 560, may be placed in enclosed areas of a boat OR vehicle provided they are secured by the shipper, and after weight of goods has been provided to carrier. Shipper must declare weight of the goods on the bill of lading. Items are subject to a released value of $.60 per pound, per article, however, shipper has the option to declare a higher released value subject additional charges. Items will be considered as Shipper load and count, and accepted to all items.
- If through no fault of carrier vehicle or machinery is received containing more than 1/4 tank of fuel, charges per Item 987 will be assessed for tank drainage.
- The gross vehicle weight, including any freight, will determine the appropriate rate level. Shipper must declare weight of any freight on the bill of lading. Freight will be considered as shipper load and count and accepted to all items.
- If through no fault of carrier vehicle or machinery is inoperable, charges per Item 987 will be assessed at origin for loading and off-loading.

Containers, platforms and chassis will be allowed *5 days free time* beginning the following day after the vessel arrives at the destination port. Please refer to AML Rules Tariff AKMR 100A (available at http://www.lynden.com/aml/tools/tariffs-and-forms.html) for applicable rates.

Green is good! Do your part in saving the environment by accessing documents electronically. Go to http://www.lynden.com/ez-signup.html and sign up for EZ Commerce, making it easier to conduct business at your fingertips. You can request pickups, generate shipping documents, track shipments, receive invoices and make payments electronically. Service is free, sign up today!

This estimate has been prepared based on information provided on this date and is valid for 30 days. Charges may differ from those contained herein due to changes in weight, dimensions, description of goods, or requested services. Fuel surcharge is estimated at the level in effect on this date, is subject to change without notice and will be billed at the level in effect in Carrier's published tariff on the date of shipment. All services are subject to the standard terms and conditions of our tariff (available at www.lynden.com/aml/100terms.htm) and the bill of lading published therein. Any bill of lading or other shipping document issued shall not be effective to the extent it conflicts with our terms and conditions. By shipping with Alaska Marine Lines, Inc., you are acknowledging acceptance of our terms and conditions.

Mayoral Appointments 4/12/16

Library Advisory Board

Meghan Elliott – term ends 11/2016

Jenty Fowler – term ends 11/2016

The board recommends these appointments (see attached).

This would leave no vacancies, at this time.

From: Julie Cozzi
Sent: Tuesday, April 05, 2016 11:22 AM
To: Krista Kielsmeier
Subject: FW: Board Recommendations

From: James Alborough [mailto:james@bearstar.net]
Sent: Tuesday, April 05, 2016 11:21 AM
To: Julie Cozzi
Cc: Patricia Brown (Library)
Subject: Board Recommendations

Hi Julie,

The Haines Library Advisory Board would like to recommend Jenty Fowler and Meghan Elliott to the open board seats on Library Advisory Board.

Both candidates are strong proponents of the library.

Jenty is a longtime volunteer who is familiar with the workings of the library and enthusiastic about ensuring that the institution remains a core element of Haines' makeup.

We are excited about Meghan's participation on the board because she represents a couple of core library user groups: younger adults and young families. She is also a strong proponent and participant in our many cultural programs.

Sincerely,
James Alborough
For the Haines Library Advisory Board

James Alborough
907-766-2082

Haines Borough
Application for Appointment

Check the board, commission, or committee for which you are applying ☑

	Planning Commission		Boat Harbor Advisory Committee
	Tourism Advisory Board		Fire Service Area Board #1
	Chilkat Center Advisory Board		Fire Service Area Board #3 (Klehini)
	Parks and Recreation Advisory Board		Letnikof Estates Road Maintenance Service Area Board
	Museum Board of Trustees		Riverview Road Maintenance Service Area Board
✓	Library Board of Trustees		Historic Dalton Trail Road Maintenance Service Area Board
	Public Safety Commission		Four Winds Road Maintenance Service Area Board

Name: Meghan Elliott
Residence Address: 1786 Haines Hwy Haines, AK
Mailing Address: PO 1786 Haines, AK 99827
Business Phone: _____ **Home Phone:** 314-0322
Fax: _____ **Email:** melliott2270@gmail.com

I declare that I am willing to serve as a member of the designated board, commission, or committee. Please enter my name for consideration of appointment by the mayor, subject to confirmation by the assembly. I am a registered voter of the State of Alaska and have resided within the Haines Borough for at least thirty (30) days preceding this date or the date of appointment.*

Meghan Elliott
Signature of Applicant

02/24/2016
Date

PLEASE BRIEFLY DESCRIBE YOUR QUALIFICATIONS (You may attach a resume):
I was honored to be asked to join the board because I LOVE the library so much and have enjoyed every event I have participated in. I would love to help and support the library any way I can.

* HBC 2.60.020 - A member of a committee, board or commission shall be a resident of the borough as defined below…a person qualifying as a borough resident shall: A) Continue to maintain the person's principal place of residence within the corporate boundaries of the borough and have done so for at least 30 days immediately preceding the date of the person's appointment by the mayor; and B) Physically occupy said residence for at least 30 days immediately preceding the date of the person's appointment by the mayor.

Haines Borough
Application for Appointment

Check the board, commission, or committee for which you are applying ☑

	Planning Commission		Boat Harbor Advisory Committee
	Tourism Advisory Board		Fire Service Area Board #1
	Chilkat Center Advisory Board		Fire Service Area Board #3 (Klehini)
	Parks and Recreation Advisory Board		Letnikof Estates Road Maintenance Service Area Board
	Museum Board of Trustees		Riverview Road Maintenance Service Area Board
✓	Library Board of Trustees		Historic Dalton Trail Road Maintenance Service Area Board
	Public Safety Commission		Four Winds Road Maintenance Service Area Board

Name: Jenty Fowler
Residence Address: 420 Beach Rd #4
Mailing Address: Po Box 1523
Business Phone: _____ **Home Phone:** 303.565.0541
Fax: _____ **Email:** jentyfo@gmail.com

I declare that I am willing to serve as a member of the designated board, commission, or committee. Please enter my name for consideration of appointment by the mayor, subject to confirmation by the assembly. I am a registered voter of the State of Alaska and have resided within the Haines Borough for at least thirty (30) days preceding this date or the date of appointment.*

Signature of Applicant _____ Date 3/19/16

PLEASE BRIEFLY DESCRIBE YOUR QUALIFICATIONS (You may attach a resume):
7 year resident of Haines, library volunteer during residency
love of books & reading

* HBC 2.60.020 - A member of a committee, board or commission shall be a resident of the borough as defined below…a person qualifying as a borough resident shall: A) Continue to maintain the person's principal place of residence within the corporate boundaries of the borough and have done so for at least 30 days immediately preceding the date of the person's appointment by the mayor; and B) Physically occupy said residence for at least 30 days immediately preceding the date of the person's appointment by the mayor.

11C2

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-641
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Approve 95% Harbor Design	1. General Site Plan 95% & Working Cost Estimate 2. PND 3/15/16 Submittal to USACE, inc. 95% Design 3. Record of Planning Commission Review of 95% 4. PHAC Recommendation to Approve 95% Design 5. Informal Petition Supporting 95% Design - 309 Sig. 6. Informal Petition Asking for Reconsideration of Beach Parking Lot - 88 sig. 7. Informal Harbor Users Petition Supporting Harbor Project in General - 40 sig.
Originator: Interim Borough Manager	
Originating Department: Administration	
Date Submitted: 4/1/16	

Full Title / Motion:

Motion: Approve the 95% Portage Cove Harbor Design.

Administrative Recommendation:

Approval is recommended by the Interim Borough Manager.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$ See attached estimate	$	$	TBD; See attached estimate

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	
Object 4B, Page 144	Consistent: ■ Yes ☐ No

Summary Statement:

The Interim Borough Manager, Harbormaster, and Port & Harbor Advisory Committee request assembly approval of the 95% Portage Cove Harbor Design. On 9/10/15, the Planning Commission conducted a public hearing and reviewed the 95% design. The commission determined the project design meets the goals of the Comprehensive Plan and is consistent with the current planning & zoning requirements.

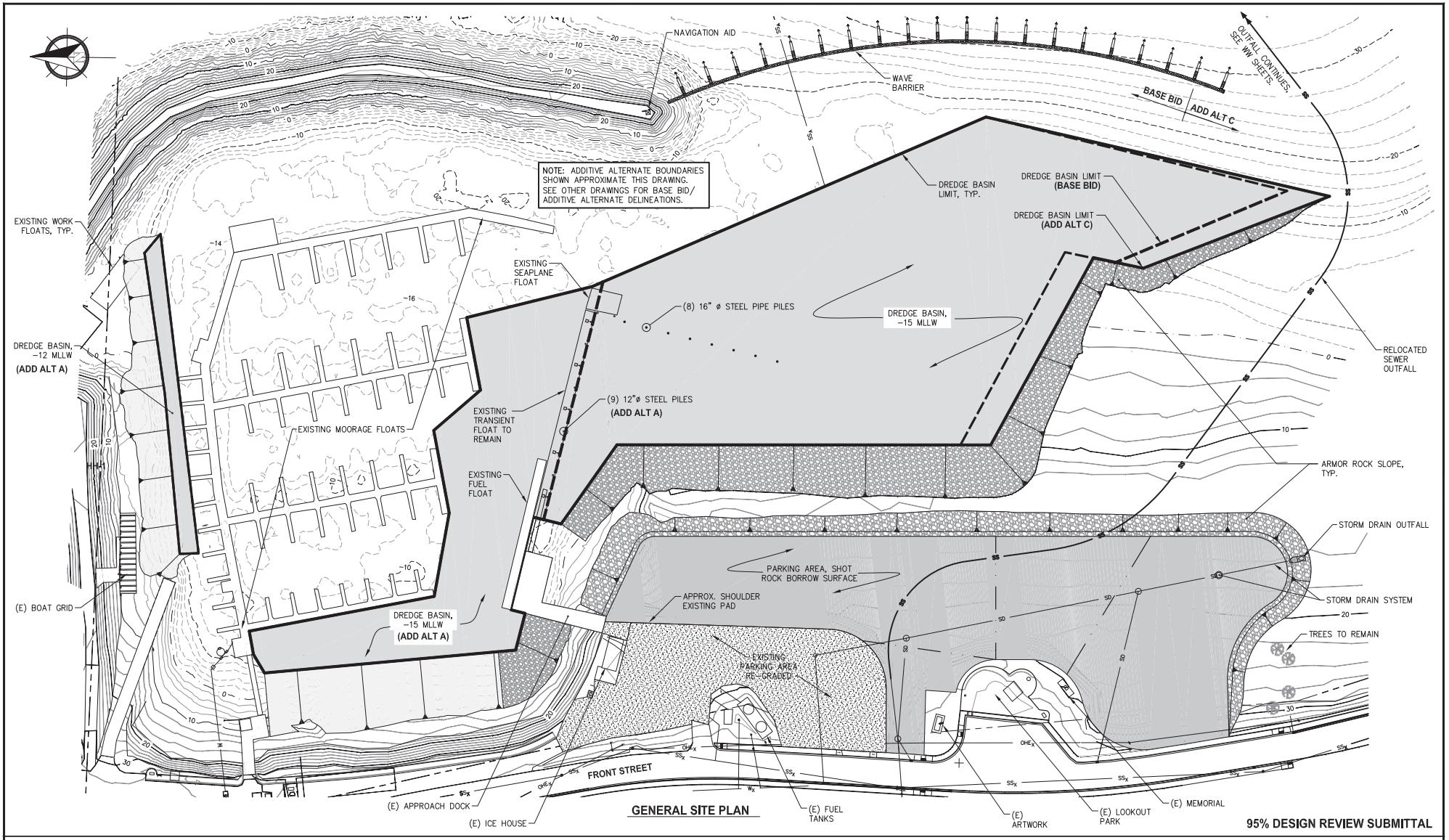
The design has been reviewed by the USACE and an ADOT&PF engineer. Regarding the 408 Permit: the manager reports we have received a draft letter of conditions from the USACE to move forward with the harbor expansion but it is not available for public review. The letter is anticipated around the end of April. The draft conditions look acceptable without any major revisions. The manager recommends assembly approval of the 95% harbor design.

Referral:

Referred to: Referral Date:
Recommendation: Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16 Public Hearing Date(s):
Postponed to Date:



GENERAL SITE PLAN

95% DESIGN REVIEW SUBMITTAL

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
9360 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: TCB CHECKED: CRS
DRAWN: PJD APPROVED: CRS
SCALE: SCALE IN FEET 0 50 100 FT.
DATE: 09/21/15

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: **GENERAL SITE PLAN**

1.05

PND PROJECT NO: 102029

SHEET 5 OF 29

HAINES BOROUGH
PORTAGE COVE HARBOR EXPANSION
WAVE BARRIER, DREDGING, GRAVEL PARKING AREA &
SEWER LINE RELOCATION

600 LF WAVE BARRIER BASE BID - COST ESTIMATE
SEPT 28, 2015

BASE BID

Item	Item Description	Units	Quantity	Unit Cost	Amount	
1505.1	Mobilization	LS	All Reqd	$1,235,790	$1,235,790	
1570.1	Erosion and Sediment Control - Upland Measures and Monitoring	LS	All Reqd	$20,000	$20,000	
1570.2	Silt Containment Boom with Navigation Lights	LF	1,500	$30	$45,000	
2060.1	Demolition, Salvage and Disposal	LS	All Reqd	$15,000	$15,000	
2060.2	Seaplane Float Removal and Reinstallation	LS	All Reqd	$5,000	$5,000	
2201.1	Clearing & Grubbing	LS	All Reqd	$15,000	$15,000	
2202.1	Class A Shot Rock Borrow	CY	8,100	$30	$243,000	
2202.2	Class B Shot Rock Borrow	CY	9,250	$22	$203,500	
2204.1	Base Course Grading C-1	CY	450	$50	$22,500	
2205.1	Class II Armor Rock	CY	3,250	$60	$195,000	
2205.2	Class III Armor Rock	CY	2,700	$70	$189,000	
2205.3	Class IV Armor Rock	CY	580	$70	$40,600	
2205.4	Remove and Replace Armor Rock on Rubble Mound Breakwater	LS	All Reqd	$100,000	$100,000	
2401.1	Furnish 16" Dia. HDPE Wastewater Outfall Pipe	LF	2,440	$50	$122,000	
2401.2	Install 16" Dia. HDPE Wastewater Outfall Pipe Sta. 1+50 - 7+75	LF	630	$85	$53,550	
2401.3	Install 16" Dia. HDPE Wastewater Outfall Pipe Sta. 7+75 - 25+75	LF	1,810	$320	$579,200	
2401.5	Furnish and Install Wastewater Outfall Diffuser	LS	All Reqd	$20,000	$20,000	
2401.6	Connect to Existing 16" Dia. HDPE Outfall Pipe	LS	All Reqd	$8,000	$8,000	
2402.1	Furnish and Install Wastewater Outfall Concrete Anchor, Type I	EA	170	$175	$29,750	
2402.2	Furnish and Install Wastewater Outfall Concrete Anchor, Type II	EA	15	$200	$3,000	
2501.1	12" CPEP Storm Drain Pipe	LF	160	$50	$8,000	
2501.2	24" CPEP Storm Drain Pipe	LF	110	$100	$11,000	
2501.3	36" CPEP Storm Drain Pipe	LF	560	$120	$67,200	
2501.4	Clean Existing Storm Drain Pipe to Upstream Manhole	LS	All Reqd	$3,000	$3,000	
2501.5	Connect to Existing Storm Drain Pipe	EA	4	$1,000	$4,000	
2502.1	Storm Drain Manhole Type I	EA	3	$10,000	$30,000	
2502.2	Storm Drain Manhole Type II	EA	1	$5,000	$5,000	
2502.3	Storm Drain Oil-Water Separator	EA	1	$40,000	$40,000	
2502.4	Storm Drain Outfall Structure	LS	All Reqd	$40,000	$40,000	
2702.1	Construction Surveying	LS	All Reqd	$200,000	$200,000	
2714.1	Geotextile Fabric	SY	15,000	$5	$75,000	
2881.1	Dredging and Offshore Disposal	CY	58,500	$25	$1,462,500	
2881.2	Dredging and Onshore Placement at Parking Area	CY	25,500	$35	$892,500	
2896.1	Furnish & Install Float Mooring Pile, 16 Inch Dia. X 0.500 Inch Thick	EA	8	$10,000	$80,000	
2896.2	Furnish & Install Wave Barrier Pile, 24 Inch Dia. X 0.500 Inch Thick w/Sheetpile Wing	EA	113	$28,500	$3,220,500	
2896.3	Furnish Bearing Pile, 30 Inch Dia. X 0.750 Inch Thick	LF	6,840	$260	$1,778,400	
2896.4	Install Bearing Pile, 30 Inch Dia. X 0.750 Inch Thick	EA	38	$26,000	$988,000	
2896.5	SPIN FIN®, 30 Inch Dia. Pile	EA	36	$5,500	$198,000	
2896.6	PDA Testing Assistance	HR	12	$3,000	$36,000	
2900.1	Contingent Work - Drill Equipment Mobilization	CS	All Reqd	$50,000	$50,000	
2900.2	Contingent Work - Equipment Rental	CMO	3	$50,000	$150,000	
2900.3	Contingent Work - Drill Pile	CEA	10	$30,000	$300,000	
2901.1	Furnish & Install Barrier Waler	LF	604	$550	$332,200	
2901.2	Furnish & Install Bearing Cap and Connection	EA	19	$22,500	$427,500	
2901.3	Wave Barrier Amenities - Fenders, Ladders and Navigation Light	LS	All Reqd	$50,000	$50,000	
	ESTIMATED CONSTRUCTION BASE BID PRICE				**$13,593,690**	
	CONTINGENCY (7%)				**$951,558**	
	CONTRACT ADMIN & CONSTRUCTION INSPECTION				**$951,558**	
	COMPENSATORY MITIGATION				**$100,000**	
	PLANNING, ALTERNATIVES ANALYSIS & PUBLIC INVOLVEMENT				**$260,777**	
	ENVIRONMENTAL INVESTIGATIONS, HABITAT STUDIES & PERMITTING				**$417,740**	
	GEOTECHNICAL INVESTIGATIONS				**$878,946**	
	SITE TOPOGRAPHIC & BATHYMETRIC SURVEYS				**$96,893**	
	FINAL ENGINEERING DESIGN & BID READY CONTRACT DOCUMENTS				**$1,139,841**	
	TOTAL RECOMMENDED PROJECT BUDGET				**$18,391,004**	**$18,391,004**

ADDITIVE ALTERNATE A-DREDGING NORTH BASINS AND TRANSIENT FLOAT WORK

Item	Item Description	Units	Quantity	Unit Cost	Amount	
1505.1-A	Mobilization	LS	All Reqd	$30,555	$30,555	
2060.1-A	Demolition, Salvage and Disposal	LS	All Reqd	$25,000	$25,000	
2060.3-A	Remove, Salvage and Reinstall Existing Light Fixtures	LS	All Reqd	$5,000	$5,000	
2205.1-A	Class II Armor Rock	CY	410	$60	$24,600	
2881.1-A	Dredging and Offshore Disposal	CY	16,300	$30	$489,000	
2896.9-A	Furnish Transient Float Pile, 12.75 Inch Dia. X 0.500 Inch Thick	LF	140	$75	$10,500	
2896.10-A	Install Transient Float Pile, 12.75 Inch Dia. X 0.500 Inch Thick	EA	9	$4,000	$36,000	
2896.11-A	Field Splice Transient Float Pile, 12.75 inch Dia.	EA	7	$2,000	$14,000	
2896.12-A	Furnish & Install Cutting Shoe, 12.75 Inch Dia. Pile	EA	7	$1,000	$7,000	
	ESTIMATED CONSTRUCTION ADDITIVE ALTERNATE A BID PRICE				**$641,655**	
	CONTINGENCY (5%)				**$32,083**	
	CONTRACT ADMIN & CONSTRUCTION INSPECTION				**$44,916**	
	TOTAL RECOMMENDED PROJECT BUDGET				**$718,654**	**$19,109,657**

ADDITIVE ALTERNATE B-ANODES

Item	Item Description	Units	Quantity	Unit Cost	Amount	
1505.1-B	Mobilization	LS	All Reqd	$26,120	$26,120	
2996.1-B	Supply Anode	EA	268	$475	$127,300	
2996.2-B	Install Anode	EA	268	$425	$113,900	
2996.3-B	Field Photos, Continuity, Potential Readings & Report	LS	All Reqd	$20,000	$20,000	
	ESTIMATED CONSTRUCTION ADDITIVE ALTERNATE C BID PRICE				**$287,320**	
	CONTINGENCY (5%)				**$14,366**	
	CONTRACT ADMIN & CONSTRUCTION INSPECTION				**$20,112**	
	TOTAL RECOMMENDED PROJECT BUDGET				**$321,798**	**$19,431,456**

ADDITIVE ALTERNATE C- ADDITIONAL 33' WAVE BARRIER WITH ANODES & DREDGING

Item	Item Description	Units	Quantity	Unit Cost	Amount	
1505.1-C	Mobilization	LS	All Reqd	$28,928	$28,928	
2205.1-C	Class II Armor Rock	CY	170	$60	$10,200	
2881.1-C	Dredging and Offshore Disposal	CY	7,100	$25	$177,500	
2896.1-C	Furnish & Install Wave Barrier Pile, 24 Inch Dia. X 0.500 Inch Thick w/Sheetpile Wing	EA	6	$28,500	$171,000	
2896.3-C	Furnish Bearing Pile, 30 Inch Dia. X 0.750 Inch Thick	LF	360	$260	$93,600	
2896.5-C	Install Bearing Pile, 30 Inch Dia. X 0.750 Inch Thick	EA	2	$26,000	$52,000	
2896.6-C	SPIN FIN®, 30 Inch Dia. Pile	EA	2	$5,000	$10,000	
2901.1-C	Furnish & Install Barrier Waler	LF	33	$550	$18,150	
2901.2-C	Furnish & Install Bearing Cap & Connection	EA	1	$22,500	$22,500	
2996.1-C	Supply Anode	EA	24	$475	$11,400	
2996.2-C	Install Anode	EA	24	$425	$10,200	
2996.3-C	Field Photos, Continuity, Potential Readings & Report	LS	All Reqd	$2,000	$2,000	
	ESTIMATED CONSTRUCTION ADDITIVE ALTERNATE B BID PRICE				**$607,478**	
	CONTINGENCY (5%)				**$30,374**	
	CONTRACT ADMIN & CONSTRUCTION INSPECTION				**$42,523**	
	TOTAL RECOMMENDED PROJECT BUDGET				**$680,375**	**$20,111,830**

NOTE: Costs for the parking area assume a gravel surface. Future paving, sidewalks, curbs, utilities, landscaping, restrooms and lighting improvements are not included in this estimate.

P | N | D

ENGINEERS, INC.

March 15, 2016 PND No. 102029.12

Julie L. Anderson, P.E.
Operations Branch Chief
Engineering and Construction Operations Division
Alaska District
US Army Corps of Engineers
P.O. Box 6898
JBER, Alaska 99506-0898

Subject: Portage Cove Harbor Expansion Project – Section 408 Permit

Dear Ms. Anderson:

This letter is in response to your January 22, 2016 letter requesting additional information concerning the Section 408 permit for the Portage Cove Harbor Expansion Project. PND and the Haines Borough have investigated the concerns outlined in your letter and believe the information below and enclosed should be sufficient to allow the USACE to proceed with review of the Section 408 permit application. A response to each item in your January 22, 2016 letter is presented below. Included for ease of reference is the original comment in italics:

1. Potential wave transmission through the gap between the wave barrier and crest of the existing breakwater will cause larger waves inside the harbor than designed for. On Sheet 5.04 in the 95% design review submittal, there should not be a gap between the wave barrier and the crest of the existing breakwater.

A design alternative that closes the gap with an extended wave barrier is presented in the enclosed drawings. PND agrees that a design without a gap will reduce the transmitted wave energy. However, it is questionable whether the added cost of approximately $290,000 (excluding armor rock) has sufficient value. Wave numerical modeling and diffraction diagram calculations (enclosed) indicate that the transmitted wave energy is acceptable, based on discussions with the harbormaster and local officials. In addition to the reduced construction cost, the benefits of the gap include improved circulation and fish passage, and reduced armor rock displacement forces near the wave barrier. The Haines Borough would like to discuss this issue further with the USACE and the Alaska DOT&PF before deciding whether to include this added length of wave barrier in the design.

2. There is concern that the armor size on the existing breakwater is not large enough to withstand the reflected wave force from a wave barrier installed through the head of the rubble-mound breakwater and that the armor rock would be pulled off of the breakwater. There is conflicting information on the size of armor rock and the design of the existing breakwater (Ref. 1.1 & 1.2). Based on photos and the design drawings, the armor rock on the existing breakwater appear to be in the 600 lb. range. A field site visit should be performed by the project designers to determine the size of the existing armor rock on the head of the breakwater.

The size and gradation of the existing armor rock was measured during a recent site visit by PND. The enclosed memo describes the existing conditions at the tip of breakwater. The mean armor rock size is approximately 450 pounds, although the gradation is wide with the measured armor rocks ranging in size from 8875 pounds to 31 pounds. 82% of the armor rocks are less than 1000 pounds. The armor layer appears sound, with no obvious armor rock displacement. Smaller size underlayer or core rock was not visible through the voids in the armor rock, indicating the outer layer is likely at least 2 armor rocks thick.

3. A flume study is recommended to determine the exact rock size necessary to ensure stability of the existing breakwater once the wave barrier is installed through the breakwater. If no flume study is done, at a minimum the armor rock size should be increased to 2500 lbs if 80% of the armor rock at the end of the existing breakwater is less than 1000 lbs and increased to 3500 lbs if 80% of the armor rock is larger than 1000 lbs on the existing breakwater. The replaced section of breakwater should have two layers of armor rock backed by two "B" layers in the W10 range.

The proposed wave barrier extension and rubble mound breakwater armor rock design is shown on the attached drawings. The design includes a median armor rock size of W50= 2,500 pounds. The underlayer rock size is 250 pounds.

PND agrees that a flume study (hydraulic model) would provide the best information on the size of armor rock required to armor the tip of a breakwater that includes a vertical wave barrier. However, a flume study is not planned due to cost and schedule considerations.

4. Please submit cross section drawings for review that show the redesigned two layers of armor rock at 2500 lbs or 3500 lbs (based on site investigation), two layers of "B" rock, and core that will fit within the current breakwater neat lines. It must also detail the transition from the existing armor rock configuration to the new armor stone size, starting at a minimum of 25 feet from the wave barrier on the Portage Cove side of the breakwater.

The attached drawings include plan, cross-section and details of the proposed design. The typical section shows a conventional 3 layer slope protection design, with armor rock, underlayer rock ("B" rock), and core rock.

5. The project designers should evaluate potentially adverse impacts the wave barrier wall construction could have on stability of the breakwater in view of the sensitive foundation soil conditions present. The design should include the following details and analyses.

Attached is a technical memo presenting the slope stability analysis.

5.1 Provide a detailed construction sequence for the planned wave barrier wall connection to the existing breakwater, involving excavation within the breakwater, installation of piles and barrier wall elements, and reconstruction of the breakwater nose.

Attached is a drawing showing the recommended construction sequence. The existing armor rock and underlayer rock will be removed within the limits indicated and replaced with larger rock. The new rock will fit within the existing breakwater neat lines. The total volume, and weight, of rock at the existing breakwater will not change significantly.

5.2 Provide a construction monitoring plan that would track and document continued stability of the breakwater and achievement of the required breakwater elevations and grades.

Construction monitoring will include repeated surveys of excavation and rock placement during construction. The survey standards, required submittals, and other details are described in notes included in the attached drawings.

5.3 Perform a slope stability analysis to evaluate post-construction stability of the breakwater, considering pile driving and reconstruction of the breakwater nose. Post construction condition of the breakwater should be at least a factor of safety of 1.3 against slope failure as determined in accordance with Corps of Engineers criteria.

As discussed in the enclosed memo, the added wave barrier will improve the stability of the existing rock breakwater. Post-construction the tip of the rock breakwater will have a factor of safety greater than 1.3. Some distance from the new wave barrier, the existing rock breakwater factor of safety will remain unchanged post-construction.

5.4 This office assumes that reconstruction of the breakwater will retain the existing elevation and cross-section configuration, placing no additional load on the underlying very soft clay foundation. If that is not the case, the slope stability analysis should reflect the expected increased loading from breakwater reconstruction and any localized weakening of the underlying clay stratum.

The proposed design for reconstructing the end of the breakwater retains the existing elevation and cross section configuration and no increased foundation soil loading will occur.

Although not part of the scope of this review, the Alaska District is hopeful that a wave analysis has been performed to assess the potential adverse impacts of reflected and diffracted waves from the wave barrier on the Port Chilkoot Dock.

There is no adverse wave impact at Chilkoot Dock or the entrance channel. PND performed this analysis previously, and the results were verified for the 95% design wave barrier alignment using the numerical model MIKE 21-BW as part of the work for this task. The results are included in the attached memo.

After you have a chance to review please let us know your further thoughts, concerns and recommendations. Feel free to call me if you have any questions at 907.586.2093, or by email at dsomerville@pndengineers.com.

Sincerely,
PND Engineers, Inc. | Juneau Office

Dick Somerville, P.E.
Vice President

Enclosures:

i. Technical memo presenting the wave numerical model analysis and diffraction diagram analysis (18 pages)
ii. Technical memo describing the existing rubble mound breakwater armor rock condition based on a site visit February 12, 2016 (7 pages)
iii. Design drawings illustrating the wave barrier extension, armor rock placement on existing breakwater and construction monitoring program (8 each, 11x17 sheets)
iv. Drawing illustrating suggested construction sequence (1 each, 11x17 sheets)
v. Drawing illustrating proposed Navigational Channel (1 each, 11x17 sheets)
vi. Technical memo presenting the slope stability analysis (4 pages)
vii. Construction cost estimate for added length of wave barrier at the tip of the existing rock breakwater (1 page)

cc: Shawn Bell, Haines Harbormaster
Brad Ryan, Haines Borough Manager
Randy Vigil, USACE Alaska District Juneau Regulatory Branch

MEMORANDUM

To: Dick Somerville

Date: March 4, 2016
Project No: 102029.12

From: Ajay Sampath and Nels Sultan

Subject: Portage Cove Harbor Expansion – Section 408 Permit Wave Analysis

This memo summarizes PND's analysis of waves for the Portage Cove Harbor Expansion Project, to address questions that are part of the Section 408 Permit application. PND applied the wave numerical model MIKE 21-BW and diffraction diagrams in the Shore Protection Manual. The key questions addressed by the analysis are the following:

i. Is wave transmission through a gap between the planned vertical wave barrier and existing rock breakwater acceptable? or should the gap be closed?
ii. How are wave heights and armor rock stability affected by the presence of a wave barrier near the tip of the existing rock breakwater?
iii. Are wave heights at the tip of the rock breakwater higher or lower if a gap is present? and is the armor rock at the tip more or less stable if a gap is present?
iv. Are wave conditions near the entrance acceptable considering wave reflections from the vertical wave barrier and the proximity to the cruise ship dock to the south?

Two wave barrier alternatives were tested, one with a gap and one without. The first alternative includes the gap and is shown in Figure 1. Alternative 2, with the gap closed is shown in the partial plan in Figure 2, the area at the tip of the existing rock breakwater. The wave barrier alternatives are based on the 95% design drawings and both include the 33 feet length of wave barrier in Additive Alternate C. Model runs were also performed for existing conditions, with the rock breakwater only.

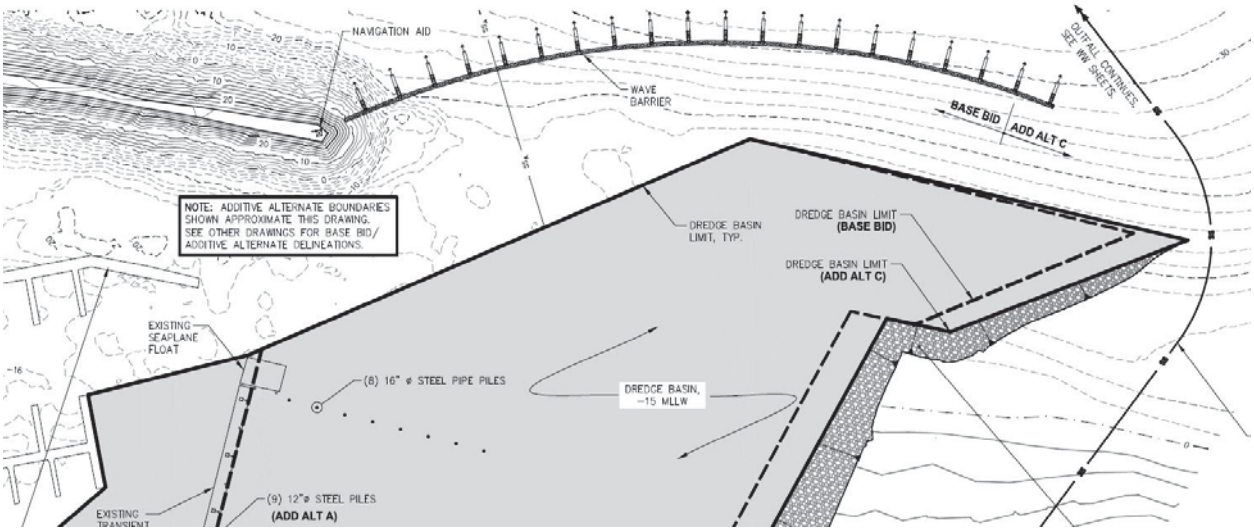


Figure 1. Alternative 1 - PCHE Wave Barrier – 95% Design with Gap (Length 633 feet)

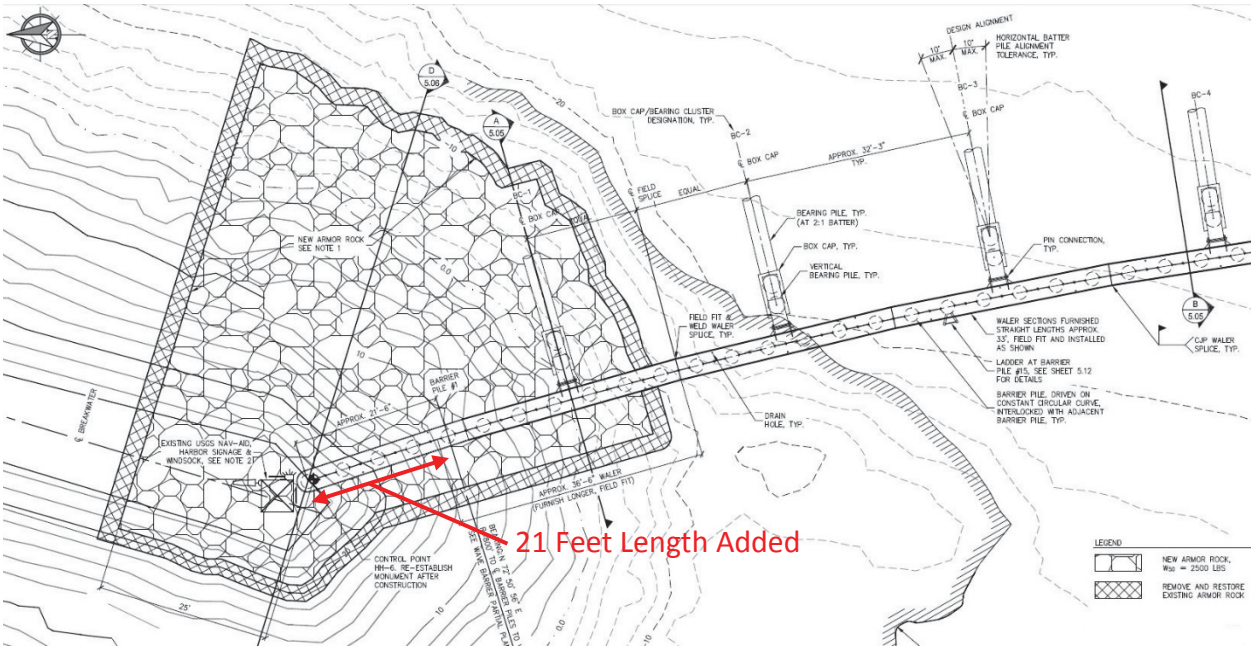


Figure 2. Alternative 2 Partial Plan - PCHE Wave Barrier without Gap (Length 654 feet)

MET-OCEAN DESIGN CRITERIA

Previous met-ocean analysis and numerical modeling of the wave barrier alternatives can be found in the technical memo "Portage Cove Wave Barrier Analysis "(PND, 2014) and the report "Harbor Protection Alternatives" (PND, 2013).

The environmental design criteria from the previous reports by PND are summarized in the tables below for ease of reference. The water elevations listed in Table 1 are from NOAA tide data and tide prediction software. Haines is in a region experiencing a relatively large rate of glacial rebound/uplift. As a result, relative sea level is falling and this should be considered in determining design water levels and dredging depths. In Skagway, the relative sea level is falling at a rate of 5.6 feet per 100 years. However, in Juneau the relative sea level is falling at a rate of 4.2 feet per 100 years. A reasonable assumption for Haines is that the local sea level will fall at a rate in between, approximately 5.0 feet per 100 years. Assuming a project life of 50 years, it may be reasonable to design for water levels 2.5 feet lower than those listed in Table 1.

Table 1. Water Levels and Vertical Datum

	Skagway (feet, MLLW)	Haines (feet, MLLW)	Juneau (feet, MLLW)
Highest Observed Water Level	26.5 (10/22/1945)	-	24.8 (11/2/1948)
Highest Astronomic Tide	21.0	21.1	20.6
Mean Higher High Water (MHHW)	16.7	16.8	16.3
Mean High Water (MHW)	15.7	15.8	15.3
Mean Tide Level (MTL)	8.7	-	8.5
Mean Low Water (MLW)	1.6	-	1.6
Mean Lower Low Water (MLLW)	0.0	0.0	0.0
Lowest Astronomic Tide	-5.1	-4.8	-4.8
Lowest Observed Water Level	-6.5 (12/14/2008)		-5.9 (12/14/2008)
Extreme Low Water (NOAA chart 17317)		-6.0	-

Table 2. Portage Cove – Design Operational Criteria (2-Year Return Period)

Direction	Water Elevation (feet, MLLW)	Wind Speed (knots)	Wave	
			Significant Height (feet)	Peak Period (sec)
Northeast (050°)	+17	31	2.6	2.5
East (090°)		31	2.1	2.2
Southeast (120°)		31	2.5	2.4

Table 3. Portage Cove – Design Operational Criteria (50-Year Return Period)

Direction	Water Elevation (feet, MLLW)	Wind Speed (knots)	Wave	
			Significant Height (feet)	Peak Period (sec)
Northeast (050°)	+20	68	6.5	4.3
East (090°)		68	6.9	4.4
Southeast (120°)		68	6.3	4.3

WAVE DIFFRACTION CALCULATIONS

Wave transmission through a gap between the wave barrier and existing rock breakwater was analyzed using diffraction diagrams from the Shore Protection Manual (USACE, 1984). Diffraction was also analyzed with the wave numerical model MIKE 21-BW, discussed in the following section.

Two conditions were analyzed, a 50 year return period wave (Hs=6.9 feet, Tp=4.4 seconds) and a 2 year return period wave (Hs=2.6 feet, Tp=2.5 seconds). A high water level of +21 feet, MLLW and waves perpendicular to the gap were assumed, as conservative assumptions. At a water level of +21 feet, MLLW, the gap width at the stillwater line would be 16 feet. The diffraction diagram that is the best fit to the 2 year incident waves and gap width is Figure 2-43 from the Shore Protection Manual. This diagram was scaled and overlaid on the harbor plan. The results for the 2 year return period incident wave height are shown in Figure 3. The results for the 50 year incident wave are shown in Figure 4. For the 50 year wave the transmitted wave height results are extrapolated from diffraction diagrams for larger gap widths, included in Appendix A. The line corresponding to the limit of acceptable wave height for good wave conditions is shown on each figure. The hatched area is the portion of the harbor that exceeds the acceptable wave height. The assumed criteria for good wave conditions are listed in Table 4.

The diffraction diagram gap width is 17 feet for the 2 year return period wave, approximately the same as the 16 feet width in the 95% design. The area inside the harbor where waves exceed 1 feet is relatively small, approximately 70 feet long and 50 feet wide (Figure 3). For the 50 year wave (Figure 4) the area inside the harbor where waves exceed 2 feet is also relatively small, approximately 100 feet long and 100 feet wide.

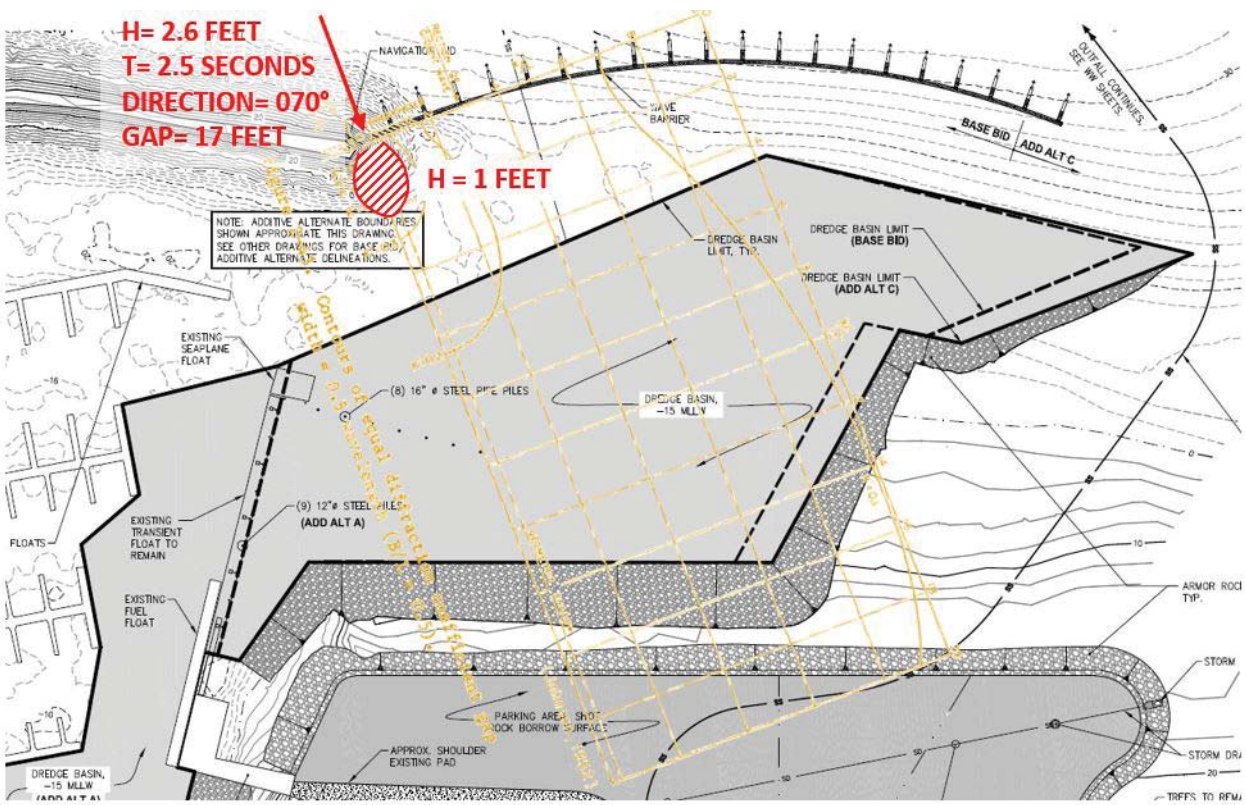


Figure 3. Wave Transmission at Gap - Diffraction Diagram Analysis – 2 Year Return Period Wave

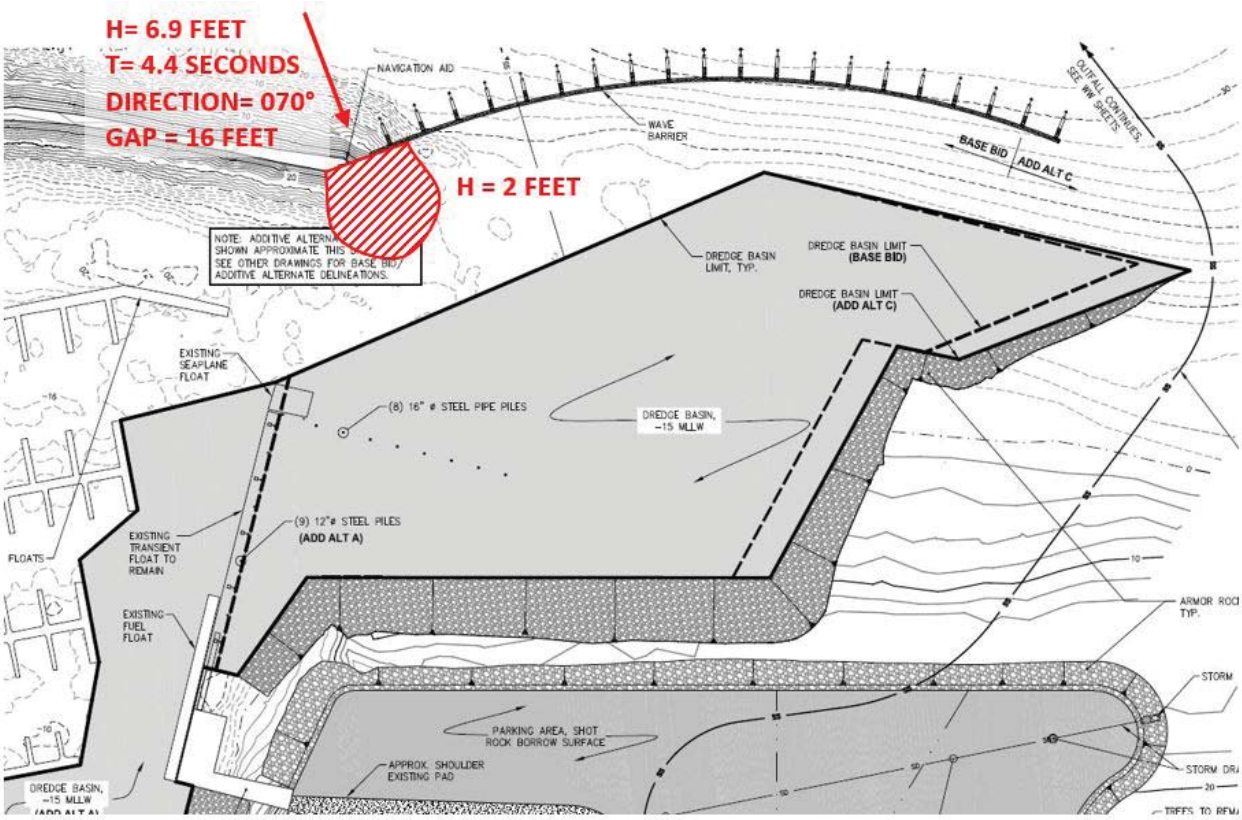


Figure 4. Wave Transmission at Gap - Diffraction Diagram Analysis – 50 Year Return Period Wave

Table 4. Criteria for "Good" Wave Conditions inside a Small Boat Harbor

Design Wave		Return Period		
Direction	**Peak Period**	**50 Year**	**1 Year**	**1 Week**
Head Seas	< 2 seconds	not applicable	<1 feet wave height	<1 feet wave height
	2 to 6 seconds	<2 feet wave height	<1 feet wave height	<0.5 feet wave height
	>6 seconds	<2 feet wave height	<1 feet wave height	<0.5 feet wave height
Beam Seas	< 2 seconds	not applicable	<1 feet wave height	<1 feet wave height
	2 to 6 seconds	<0.75 feet wave height	<0.5 feet wave height	<0.25 feet wave height
	>6 seconds	<0.75 feet wave height	<0.5 feet wave height	<0.25 feet wave height

[1] Reference: Small Craft Harbor Criteria, Canada Department of Fisheries and Oceans, Small Craft Harbors Branch.
[2] For "excellent" wave climate multiply by 0.75, for "moderate" wave climate multiply by 1.25.
[3] "Head seas are waves that approach from the bow or stern of the boat. "Beam seas" approach from the side.

WAVE NUMERICAL MODEL

The MIKE 21 Boussinesq wave (BW) module was used to analyze wave penetration inside the harbor. MIKE 21 BW is a state-of-the-art numerical (computer) model for analyzing wave disturbance in ports, harbors, and coastal areas. The model is capable of reproducing the combined effects of wave phenomena relating to wave penetration, including shoaling, diffraction, wave breaking, and bottom friction.

The met-ocean conditions tested are summarized in Table 5. The model runs varied the wave heights, and direction. The wave period is sensitive to the grid resolution in the BW model, a smaller wave period will require a highly refined grid and increase computation time. A constant 4.5 second period was used to maintain a uniform grid for all the simulations to keep the computation times reasonable and avoid blow-up (instability) in the model. The wave conditions tested are 2, 5, 10 and 50 year return period events. The water level for all model runs was assumed +21 feet, MLLW.

Table 5. MIKE 21 Wave Input - Summary

No.	Direction	Return Period (years)	Wave	
			Significant Height (feet)	Peak Period (sec)
1	Northeast (050°)	2	3.2	4.5
2		5	4.1	4.5
3		10	4.9	4.5
4		50	6.5	4.5
5	East (090°)	2	2.6	4.5
6		5	3.4	4.5
7		10	4.1	4.5
8		50	6.6	4.5
9	Southeast (115°)	2	3.1	4.5
10		5	3.9	4.5
11		10	4.7	4.5
12		50	6.9	4.5

Notes: Water Elevation +21 feet, MLLW for all runs

Model Set-up

The computational domain, shown in Figure 5, is a rectangle with waves generated at the eastern boundary. Waves were generated at a wave generation line approximately 2,600 feet from the wave barrier. The grid spacing is 2 m x 2 m in both the x and y direction and a time step of 0.1 s was used. A minimum water depth of 4.5 m was applied to eliminate wave run-up and breaking at the shoreline and reduce model run time. The shoreline was modeled as fully absorbing and the wave barrier was assigned a reflection coefficient of 0.9. A wave barrier reflection coefficient of 0.9 was selected to reduce the buildup of unrealistic wave energy in the model domain. The numerical model can be considered a "digital wave basin" with output similar to those in a hydraulic model.

The bathymetry used for the numerical model was obtained from a hydrographic survey completed by PND and David Evans and Associates in 2013. The model bathymetry inside the harbor includes the

proposed dredging depths, resulting in deeper water depths than existing conditions, which allows greater wave heights in and near the harbor than the existing depths.

A JONSWAP type spectral input was applied at the model boundary. Waves from the southeast, east and northeast were tested in the model. The model simulations were run for 40 minutes. A summary of the model set-up is in Table 6.

Figure 5. MIKE 21-BW Numerical Model Domain

Table 6. MIKE 21 Numerical Model Input Conditions

Input Conditions	Remarks
Bathymetry	Minimum water depth = 4.5 m, reflects proposed dredge depth inside the harbor
Grid Spacing	2 m x 2 m to simulate peak period of 4.5 s and to reduce simulation times
Structures	Rock breakwater and shoreline modeled as absorbing boundaries to reduce wave energy build-up inside the model domain. Planned vertical wave barrier assigned a reflection coefficient of 0.9.
Wave Input	JONSWAP spectrum with Tp=4.5 seconds applied at the boundary.
Wave Direction	Southeast, East and Northeast
Simulation Time	40 minutes to allow for adequate wave energy to build inside the harbor

Results

Wave height outputs were obtained along two lines, shown in Figure 6. The distances in feet along each line are shown. The results are discussed and comparison plots of the significant wave height along each line for different test runs are included in subsequent sections below.

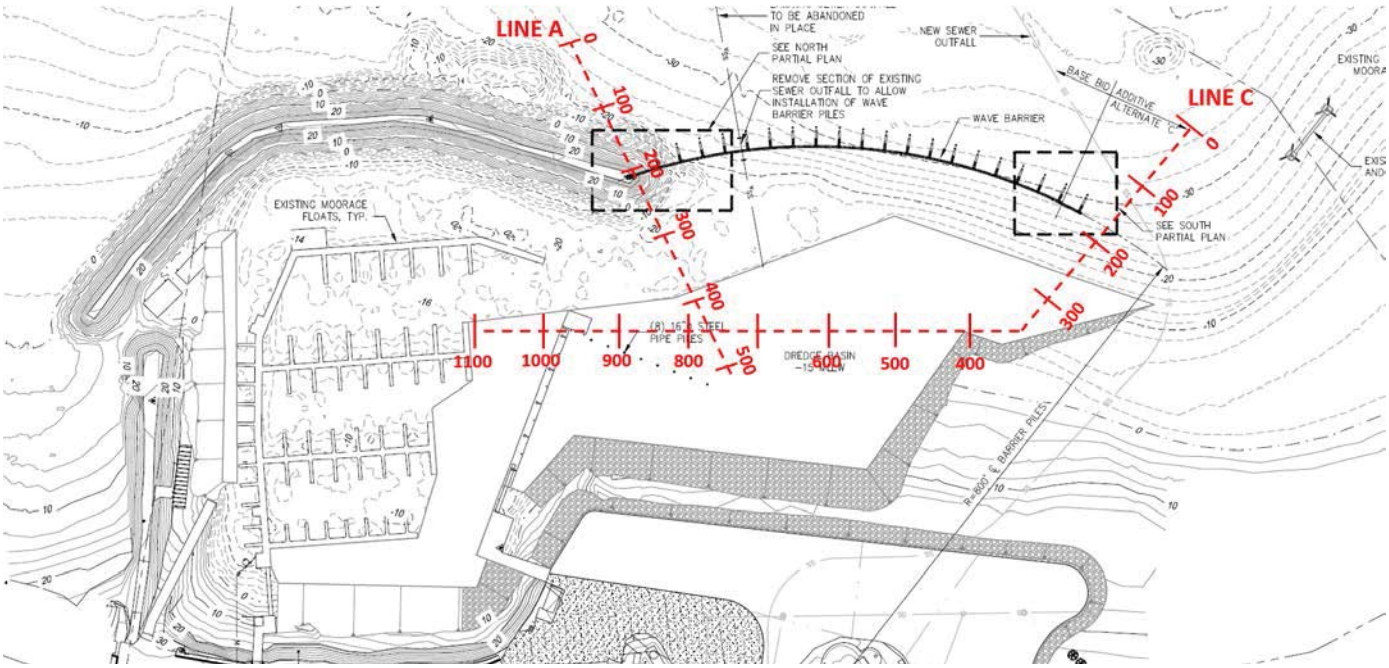


Figure 6. Wave Height Output Locations

The significant wave height statistics were averaged at 1 minute intervals during the simulations. The wave height at the end of the 40-minute simulation (cumulative statistics) was used for comparing the two wave barrier alternatives. The assumed design criteria for wave conditions inside a small boat harbor are listed in Table 4.

Wave transmission through the gap

Wave heights along "Line A" shown in Figure 6 are compared from Figure 7 through Figure 10 for waves from the east and northeast. The figures compare the wave heights for a 2-year and 50-year return period input condition for the wave barrier alternatives with and without the gap. It is evident from the figures that some wave energy is propagated through the gap between the wave barrier and rock breakwater as expected. The area inside the harbor where the wave heights are unacceptable have also been analyzed using diffraction diagrams in the previous section (Figure 3 and Figure 4) and are comparable to the numerical model results as indicated in Figure 7 and Figure 8. Wave heights meet the required design criteria in the harbor with the exception of a relatively small area near the gap. The waves are acceptable where floats and harbor facilities are planned to be located. Screenshots from the animations comparing the sea surface elevation for the two alternatives are shown in Figure 11. There is no difference visually in wave heights in the harbor for the two alternatives modeled (with a gap, and without a gap). The animations files are available on request as avi files.

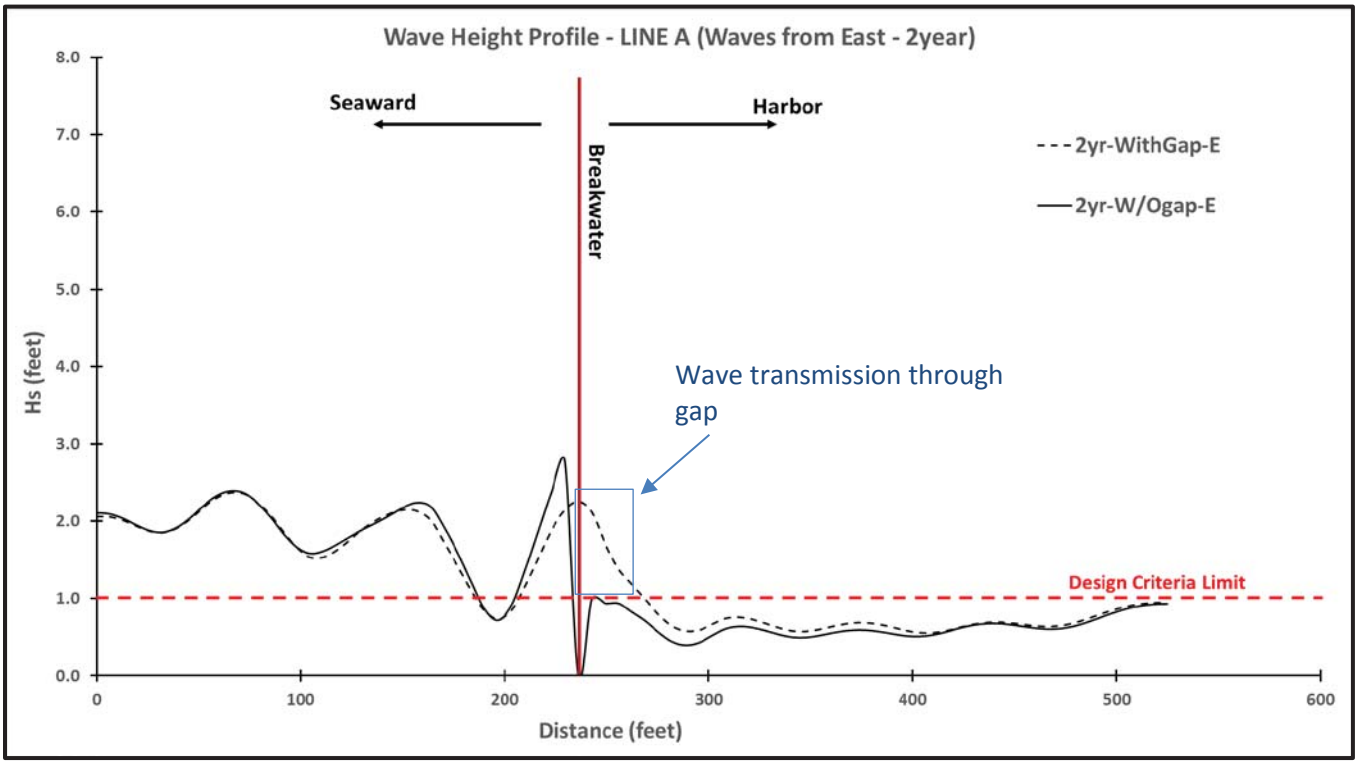


Figure 7. Wave Height Comparison – LINE A - Waves from East – 2 year Return Period (Hs = 2.6 ft, Tp = 4.5s)

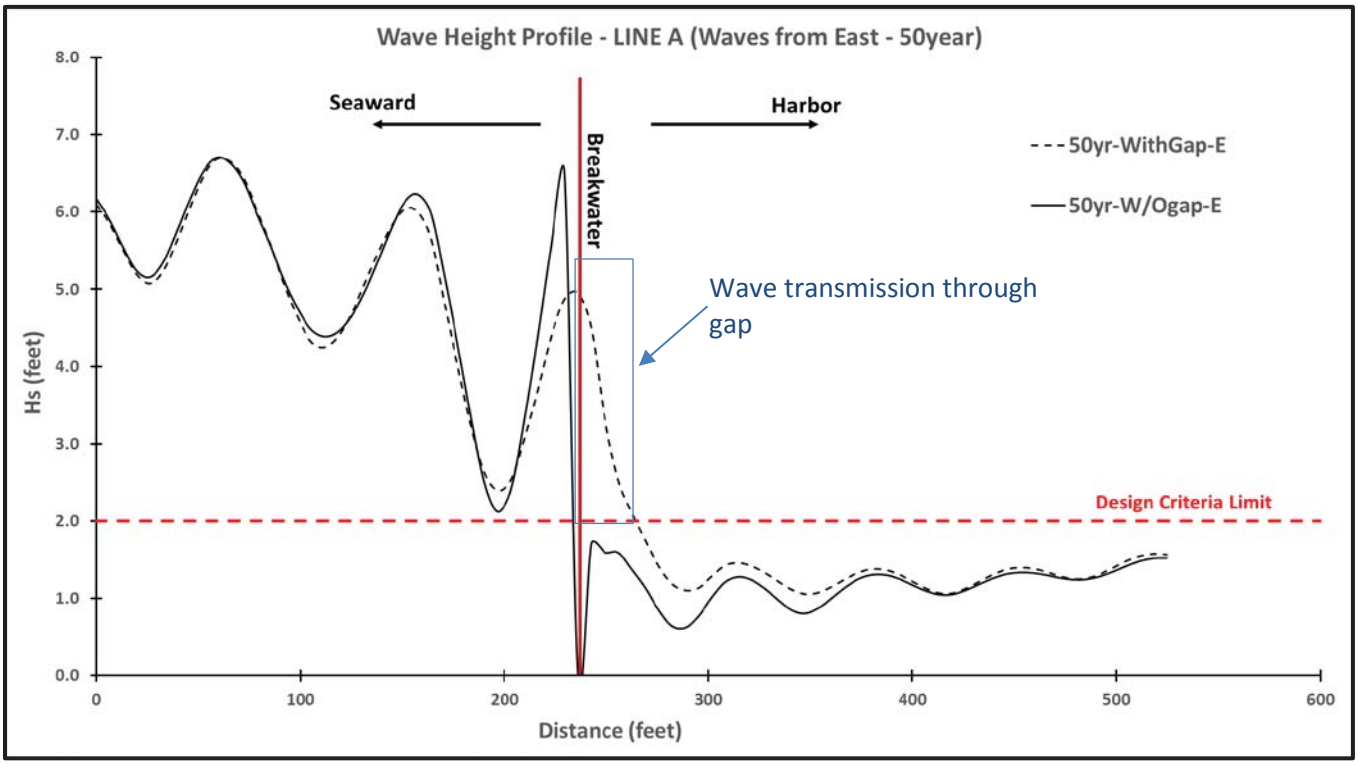


Figure 8. Wave Height Comparison – LINE A - Waves from East – 50 year Return Period (Hs = 6.6 ft, Tp = 4.5s)

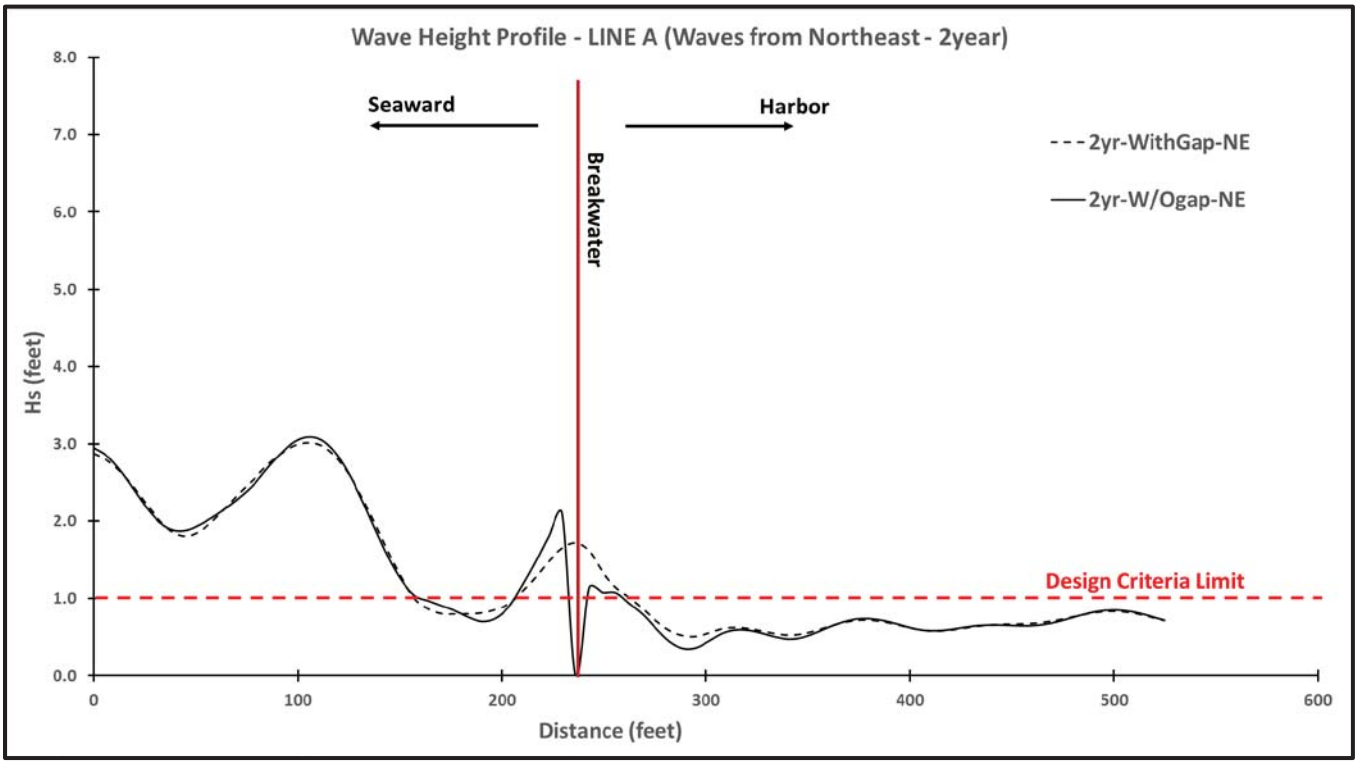


Figure 9. Wave Height Comparison – LINE A - Waves from Northeast – 2 year Return Period (Hs = 3.2 ft, Tp = 4.5s)

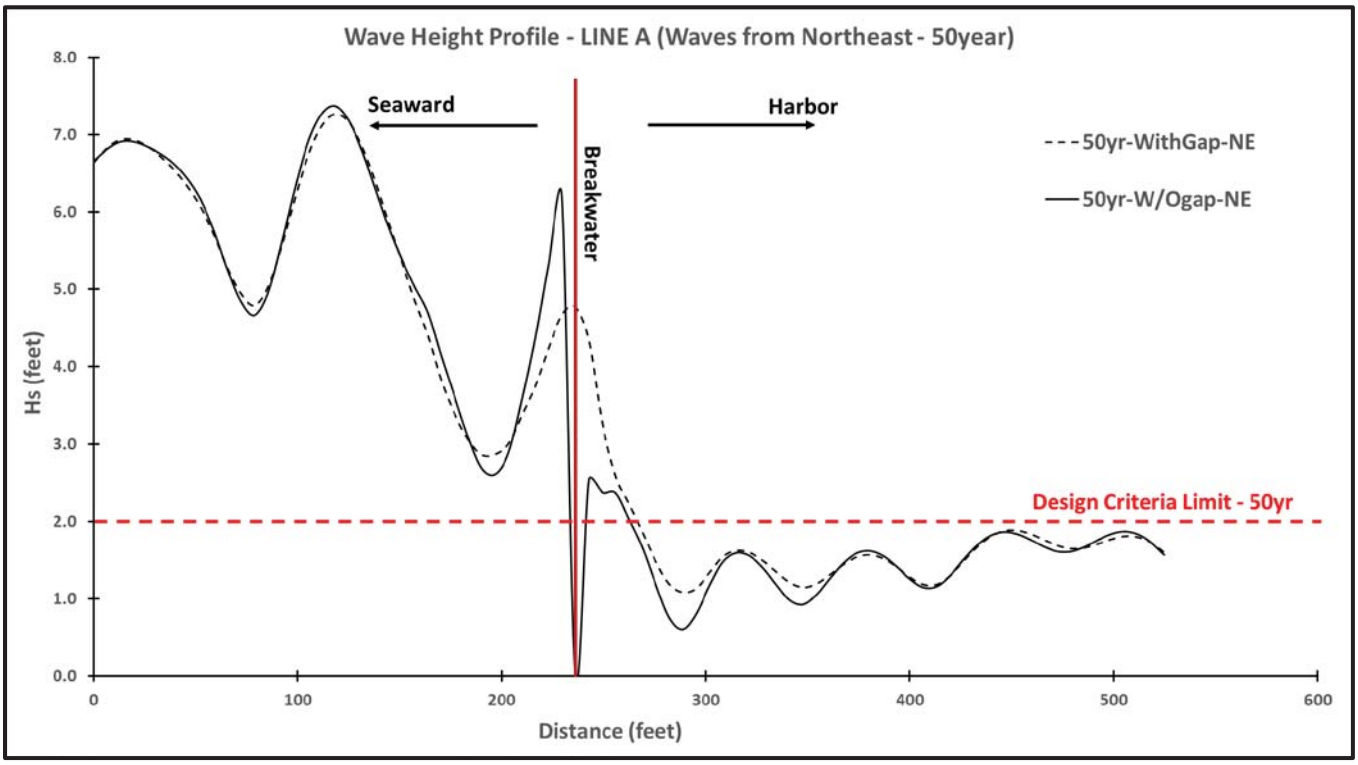


Figure 10. Wave Height Comparison – LINE A - Waves from Northeast – 50 year Return Period (Hs = 6.5 feet, Tp = 4.5 seconds)

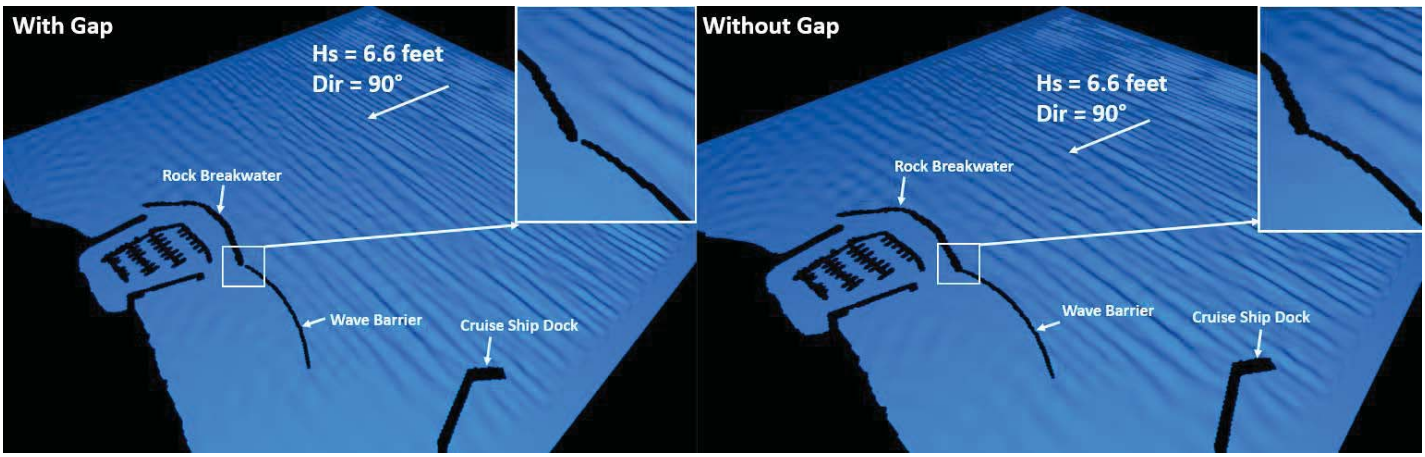


Figure 11. Model Animation Screenshots – Water Surface for Waves from east (Azimuth 090°)

<u>Wave conditions near the entrance</u>

Wave reflection from the wave barrier and the rock breakwater were also analyzed using the numerical model. The primary purpose of the analysis was to determine if reflected waves will be an issue for the vessels coming into the harbor during rough weather conditions. The numerical simulations were run for the 2-year, 5-year, 10-year and 50-year design input conditions, waves from the east. Data was extracted along the two lines shown in Figure 12. Figure 13 through Figure 16 compare the wave height near the rock breakwater and wave barrier. Figure 17 is a screenshot form the animation showing the same for a 50-year return period. The results of the analysis show larger significant wave heights within about 100 feet from the wave barrier. Larger wave heights can also be seen near the rock breakwater due to reflected waves. The increased wave heights due to reflection are larger for the vertical wave barrier.

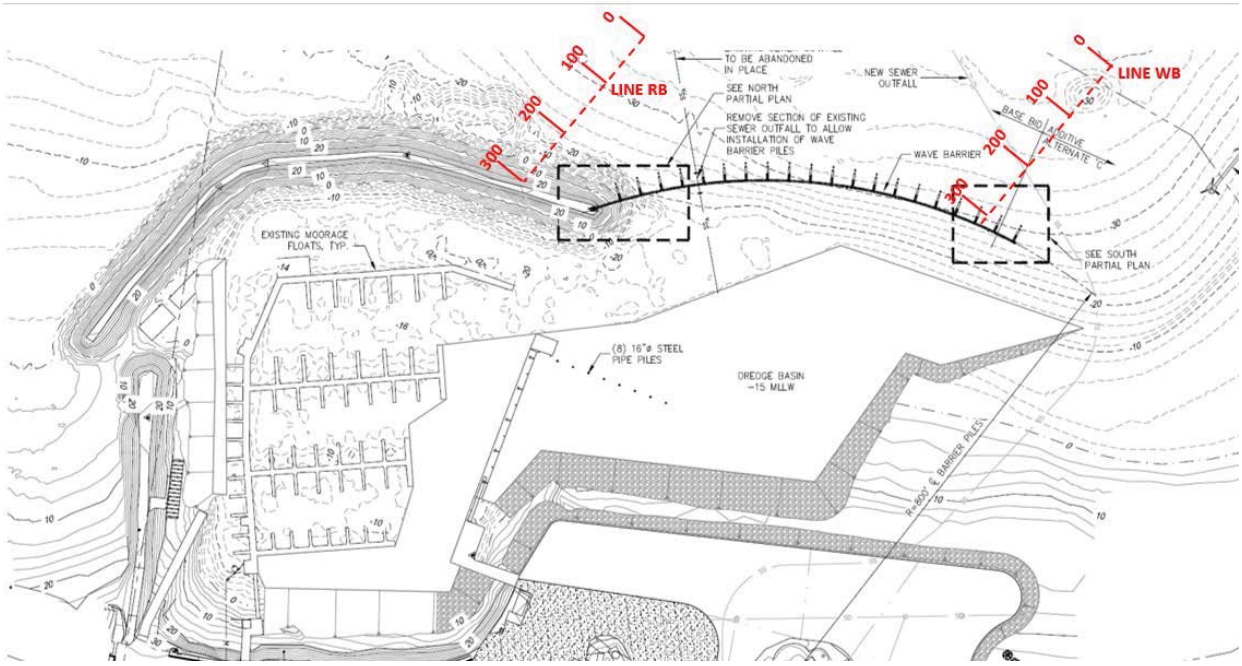


Figure 12. Wave Reflection Analysis – Output Locations

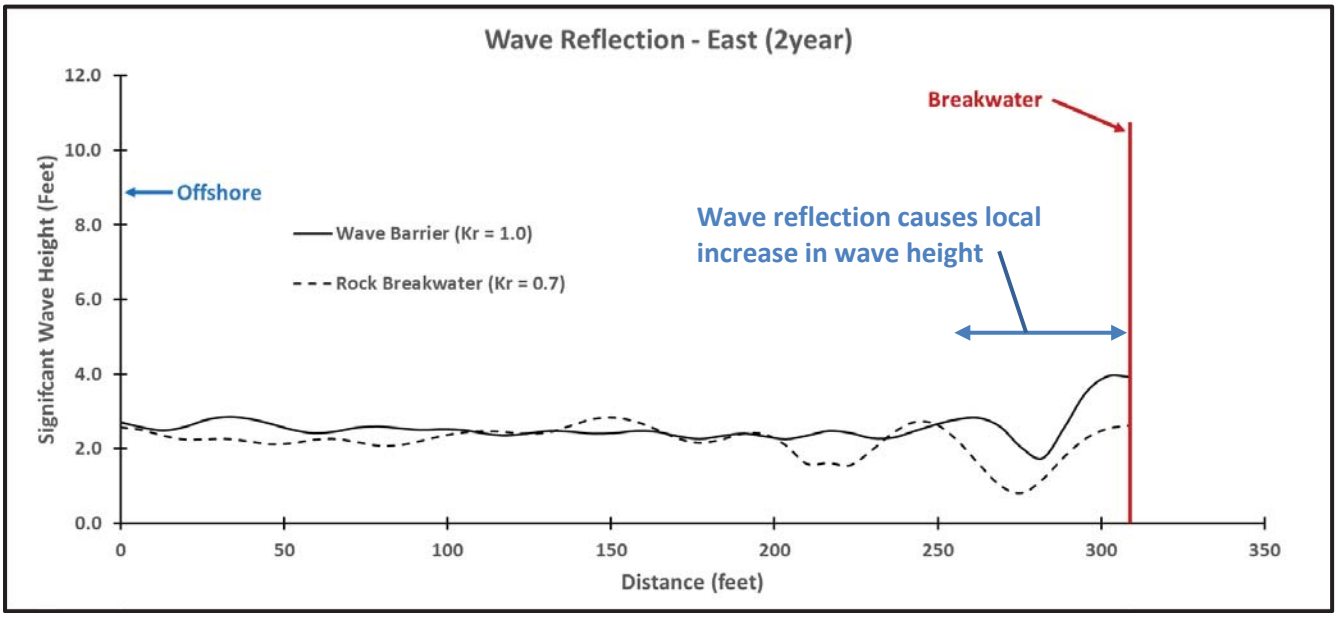


Figure 13. Wave Height Comparison near Tip of Wave Barrier and Rock Breakwater – Waves from East (2-year Return Period)

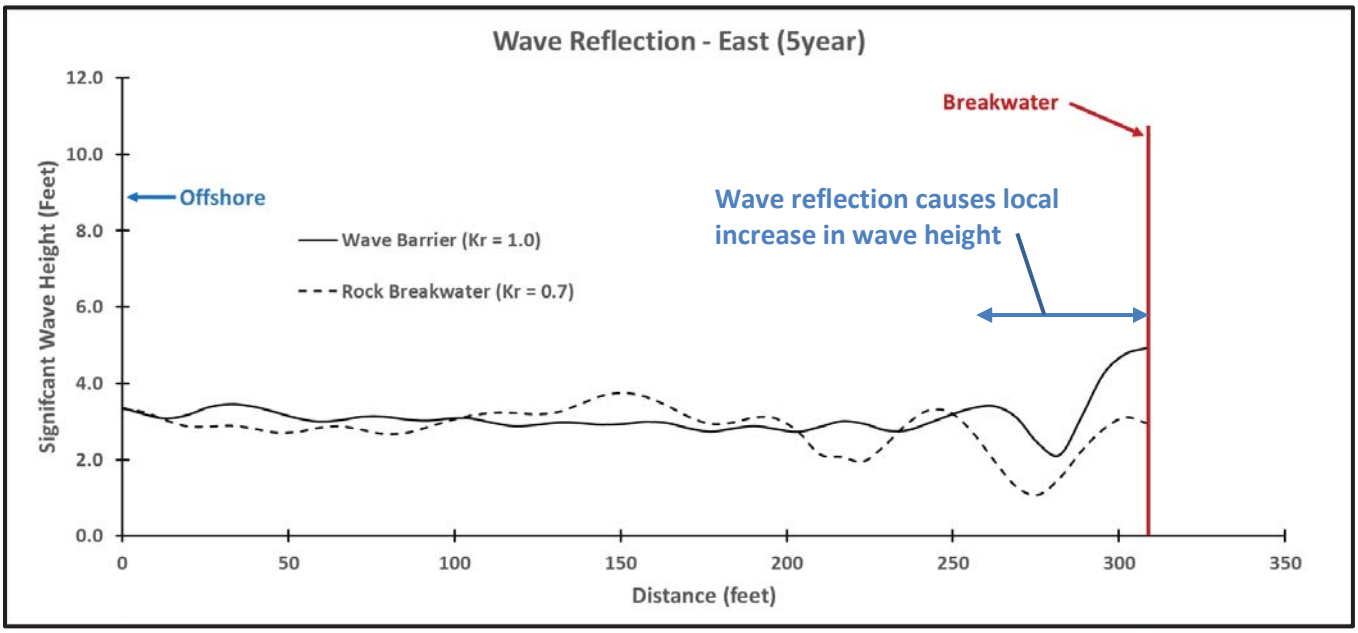


Figure 14. Wave Height Comparison near Tip of Wave Barrier and Rock Breakwater – Waves from East (5-year Return Period)

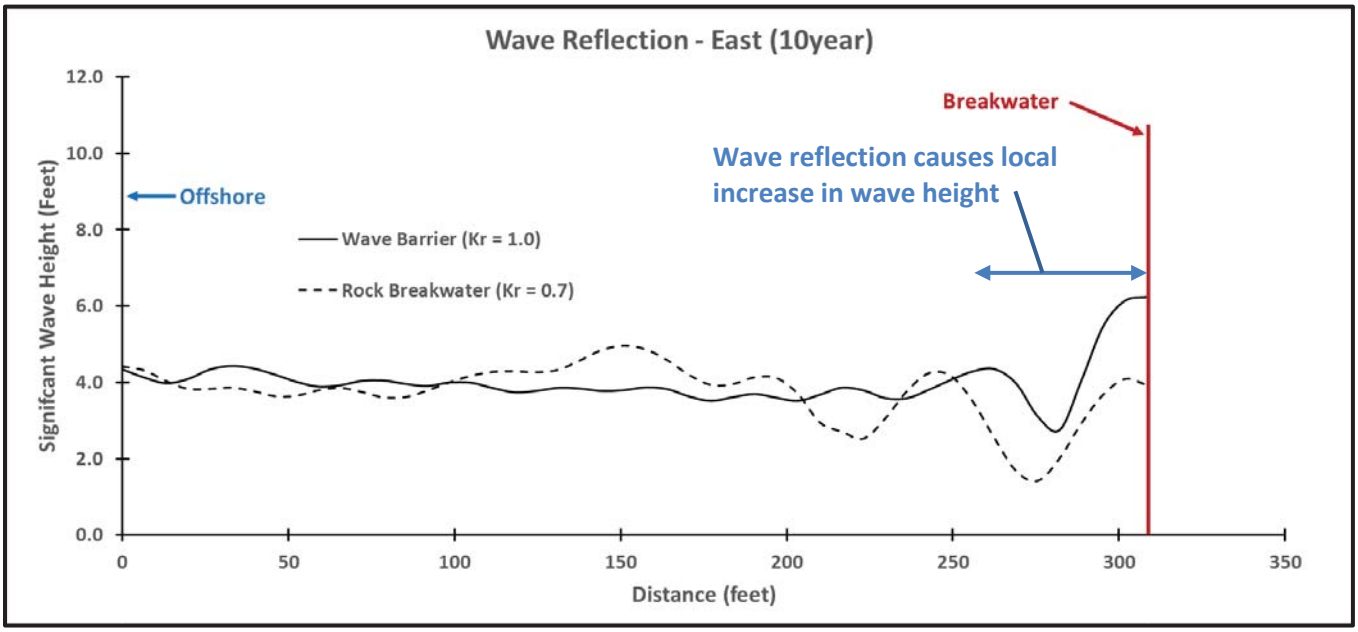


Figure 15. Wave Height Comparison near Tip of Wave Barrier and Rock Breakwater – Waves from East (5-year Return Period)

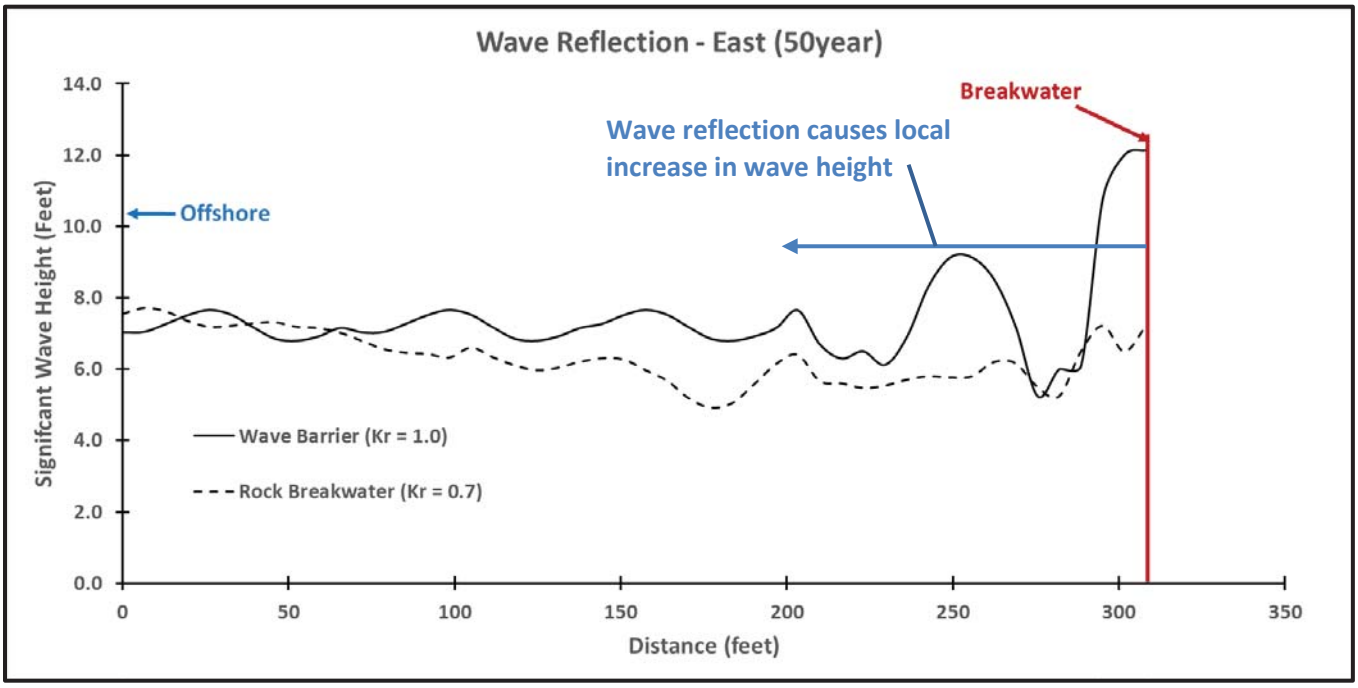


Figure 16. Wave Height Comparison near Tip of Wave Barrier and Rock Breakwater – Waves from East (50-year Return Period)

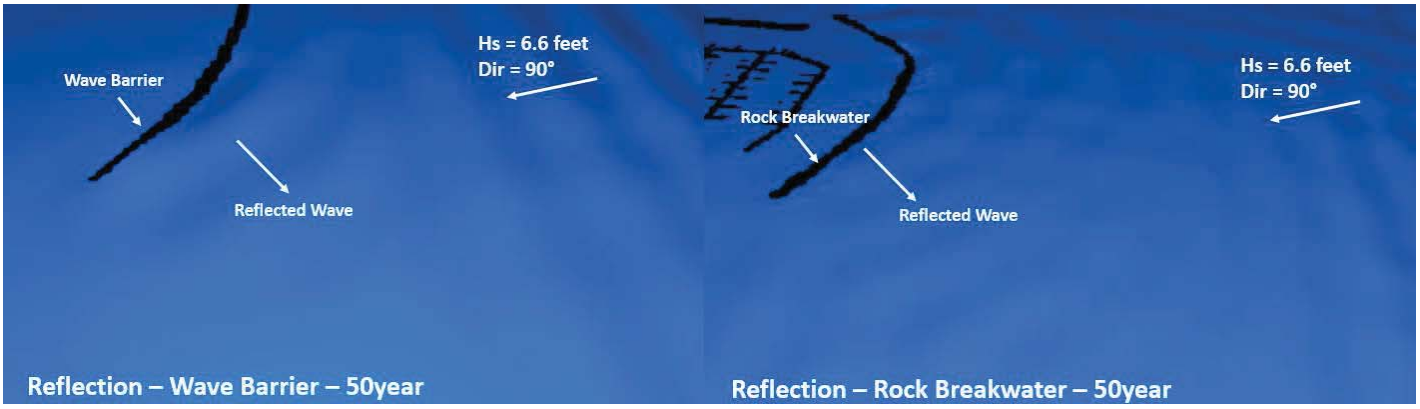


Figure 17. Animation Screenshot - Wave Height Comparison near Tip of Wave Barrier and Rock Breakwater – Waves from East (50-year Return Period)

Wave Height Reduction as Waves Enter Harbor from South

Wave heights along "Line C" shown in Figure 6 are compared from Figure 18 through Figure 21 for waves from the east and southeast. The figures compare the wave heights for a 2-year and 50-year return period input condition for the wave barrier alternatives with and without the gap. The wave heights are within the design criteria limits inside the harbor for the design wave input conditions from the east and the southeast. Figure 22 is from animations of the two model runs, showing the sea surface elevation for waves from the southeast. There is no visual difference in waves inside the marina for the two alternatives (with and without a gap).

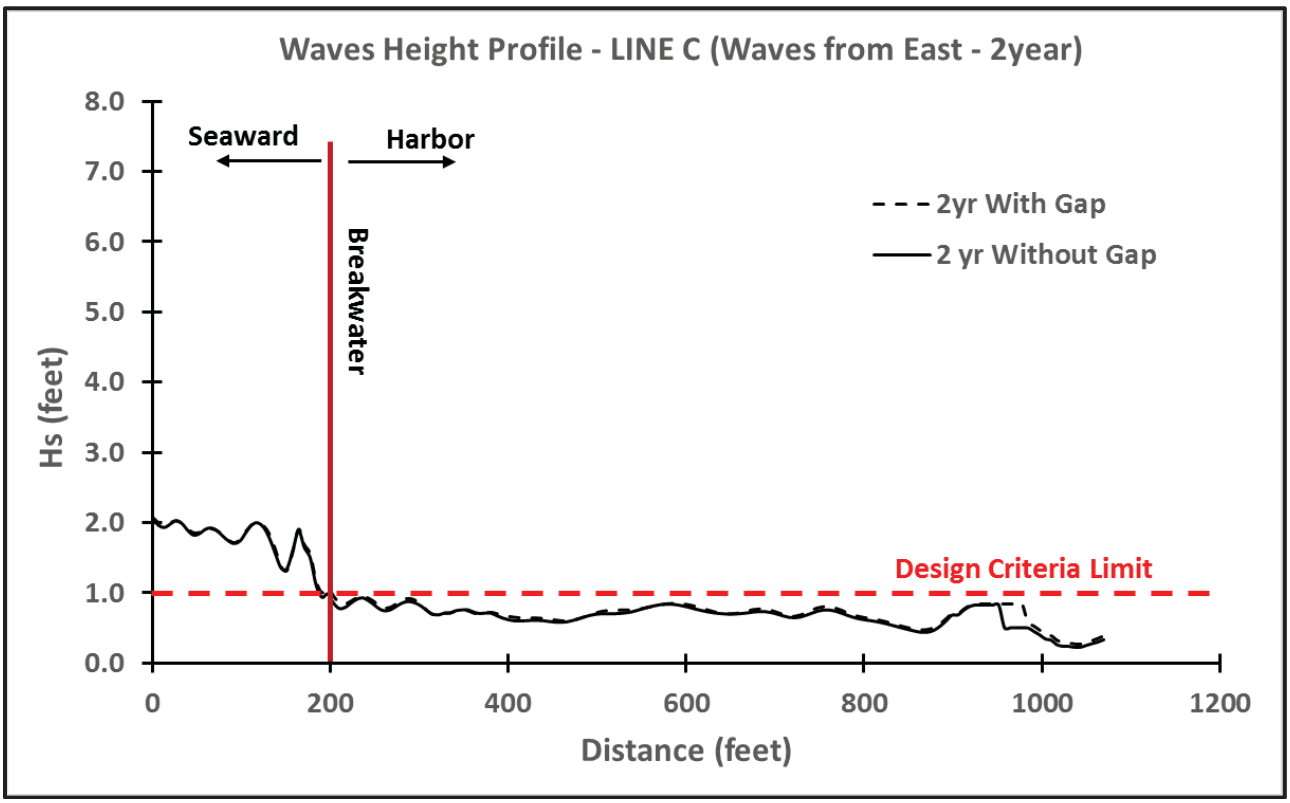


Figure 18. Wave Height Comparison – LINE C - Waves from the East (2-year)

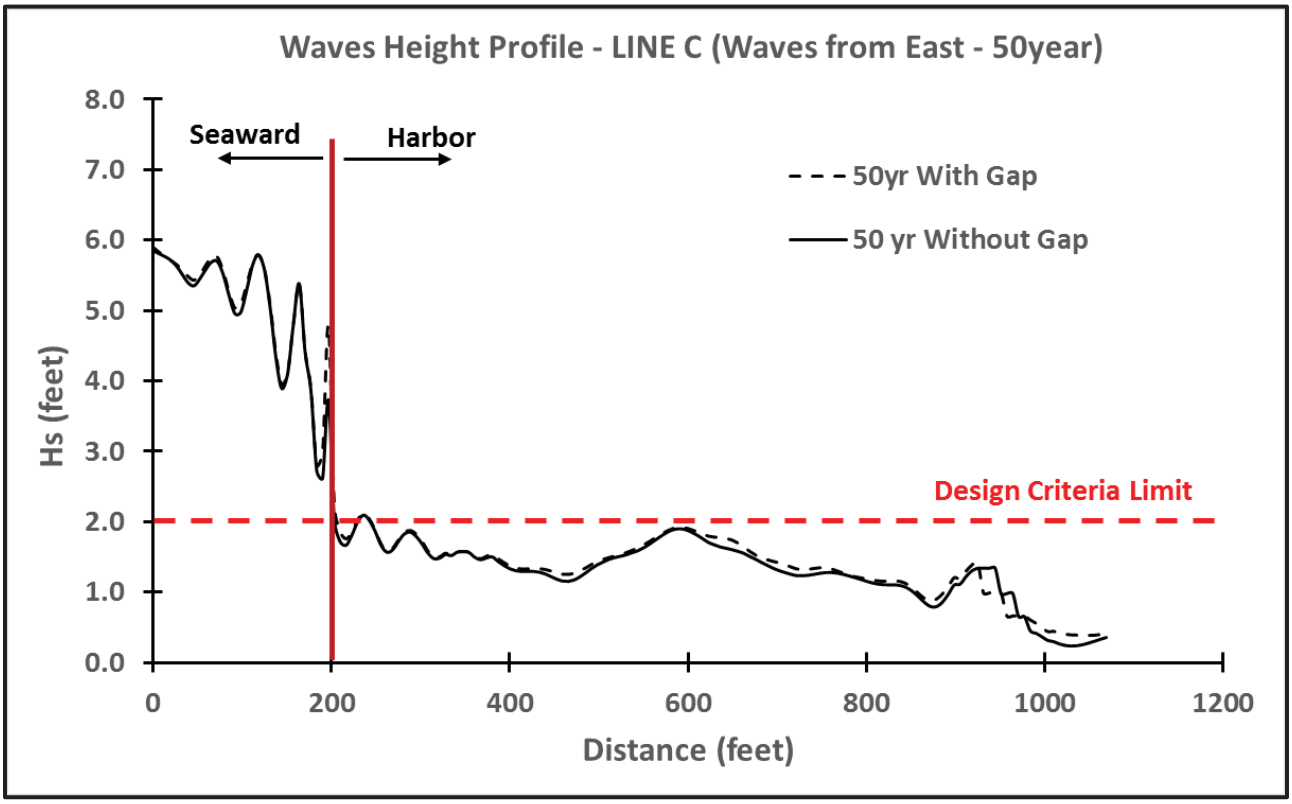


Figure 19. Wave Height Comparison – LINE C - Waves from the East (50-year)

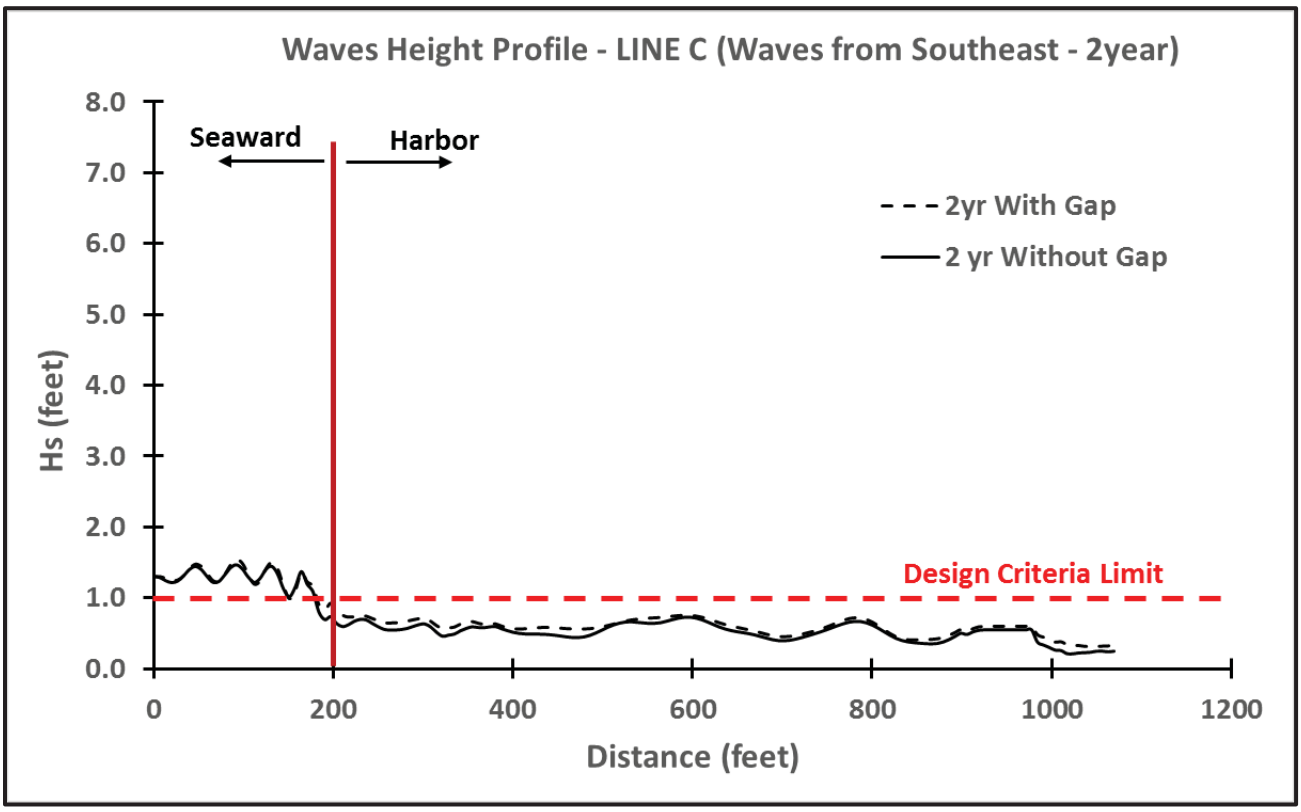


Figure 20. Wave Height Comparison – LINE C - Waves from the Southeast (2-year)

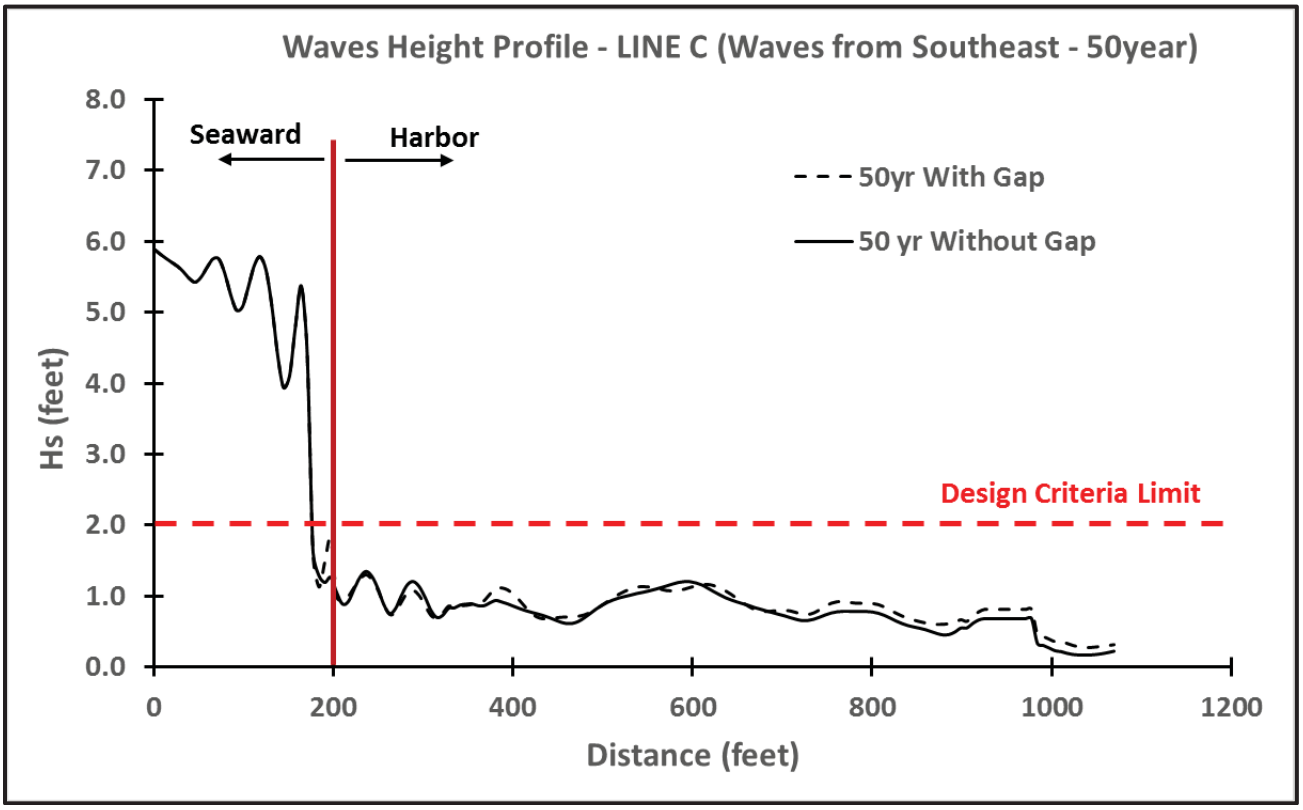


Figure 21. Wave Height Comparison – LINE C - Waves from the Southeast (50-year)

Figure 22. Model Animation Screenshots – Water Surface for Waves from southeast (Azimuth 115°)

CONCLUSIONS

The results of the analysis show minimal wave transmission through the gap between the planned wave barrier and existing rock breakwater. Closing the gap reduces the wave transmission to zero, as expected, although some wave energy enters the marina from the southern entrance. With a 17 feet wide gap (at design high water) the area inside the harbor with high waves that exceed allowable is on the order of 100 feet x 100 feet for a 50 year wave, and 50 x 50 feet for a 2 year wave. These dimensions

are from the diffraction diagram calculations. The numerical model analysis shows similar results to the diffraction diagram and results from the numerical wave model. In all other areas within the harbor the wave heights are within the design criteria limits.

Wave reflection from the planned wave barrier was analyzed using the numerical wave model. The results show an increase in significant wave height near the wave barrier, (a 1.5 feet increase for the 50 year return period wave). The increase is caused by superposition of incident and reflected waves in front of the wave barrier, as expected. The magnitude of the increase varies depending on the incident wave angle and distance from the wave barrier. However, the large wave heights are localized and the effects of wave reflection are relatively small at a distance further than approximately 100 feet from the wave barrier. The wave conditions at the cruise ship dock will not be affected by the presence of a wave barrier.

At the tip of the rock breakwater, closing the gap between the wave barrier and rock breakwater results in higher waves outside the harbor than if the gap is closed, due to increased reflected wave energy, a 1.5-foot increase in wave height This increase in wave height due to reflection will likely not affect the stability of the planned new armor rock at the breakwater tip.

REFERENCES

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DHI (2012). MIKE 21 Boussinesq Wave Module Scientific Documentation.

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National Oceanographic and Atmospheric Administration (2016). “Water Level Data”, Co-ops Online Tide Data, web address: http://co-ops.nos.noaa.gov/data_res.html

US Army Corps of Engineers (1984). “Shore Protection Manual”, 4th edition. Coastal Engineering Research Center, Waterways Experiment Station, Vicksburg, Mississippi.

APPENDIX A – DIFFRACTION DIAGRAMS

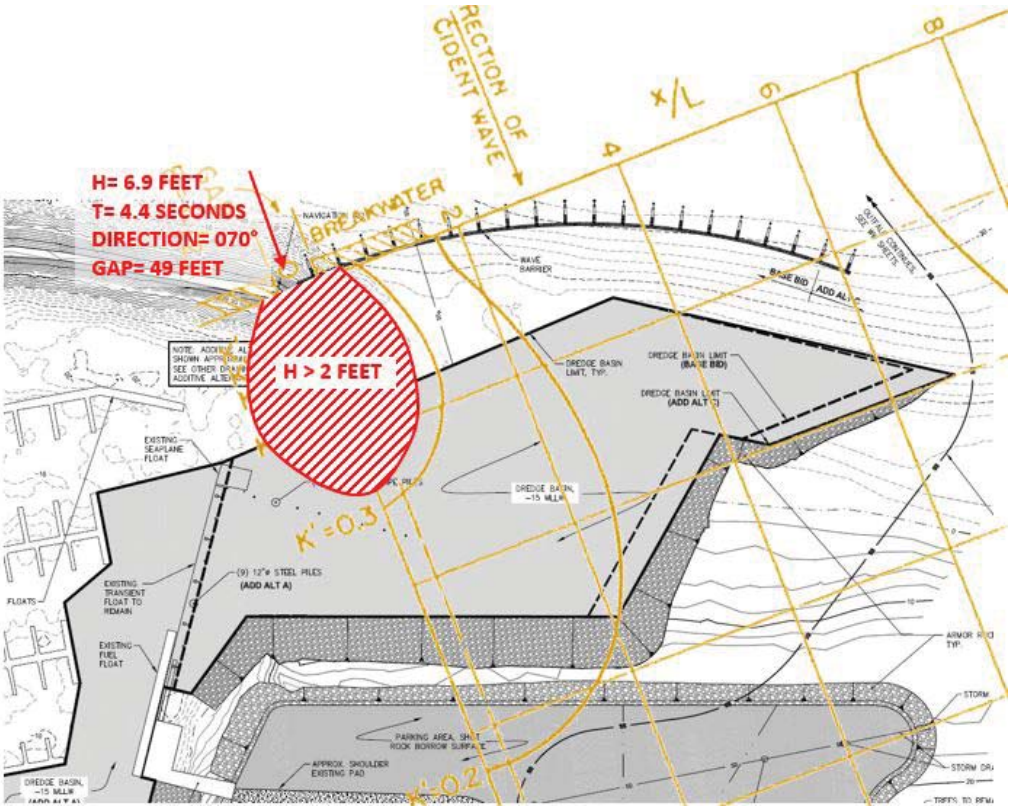


Figure A1. Diffraction Diagram – 50 Year Wave with Gap Width = 49 feet (B=L/2)

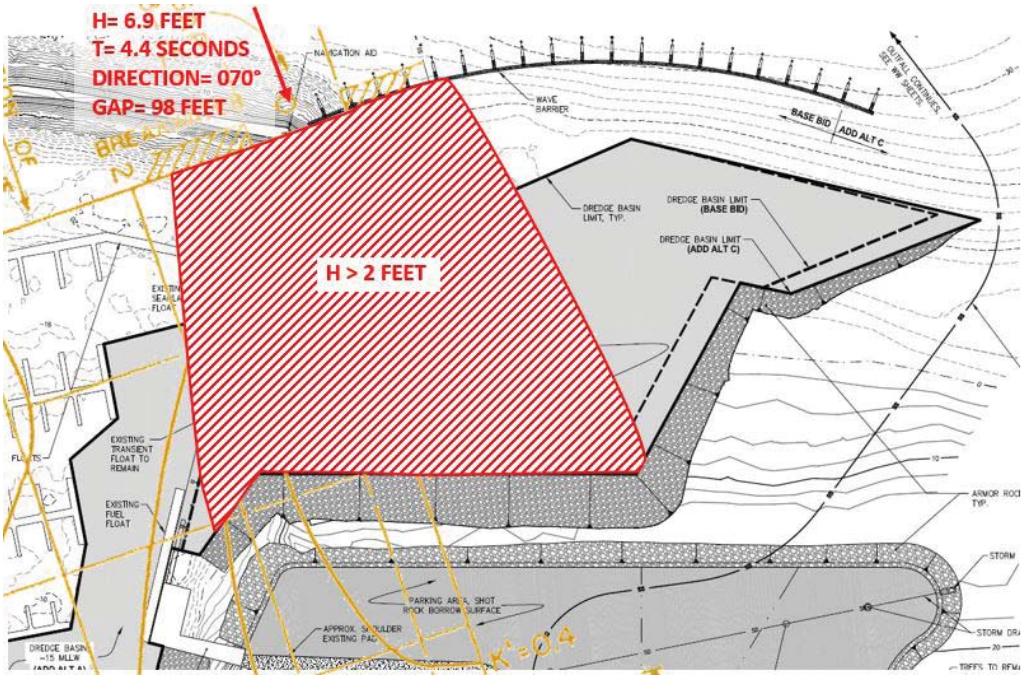


Figure A2. Diffraction Diagram – 50 Year Wave with Gap Width = 98 feet (B=L)

PND ENGINEERS, INC.

MEMORANDUM

To: Dick Somerville, Principal in Charge
PND Engineers, Inc.

Date: February 23, 2016
Project No: 102029.12

Cc: Nels Sultan, Senior Engineer
PND Engineers, Inc.

From: Sean Sjostedt, Senior Engineer
PND Engineers, Inc.

Subject: South Portage Cove Harbor Expansion – Existing Rubble-Mound Breakwater Armor Rock Evaluation

1.0 Introduction and Project Description

The Haines Borough is planning to expand South Portage Cove Harbor located in Haines, Alaska. The existing harbor is protected by an armor rock rubble-mound breakwater. The current harbor expansion design calls for a new partially-penetrating, pile-supported wave barrier which will tie in to the southern nose of the existing breakwater.

The United States Army Corps of Engineers, who designed the existing breakwater, have requested that PND evaluate the condition of the existing breakwater and potential adverse effects that the proposed wave barrier could incur on it; namely, increased wave energy resulting from wave refraction off of the proposed wave barrier. This memorandum will summarize a site visit and findings of the armor rock evaluation performed by PND to help satisfy this request.

2.0 Site Visit and Armor Rock Evaluation Procedures

PND visited the site on February 12, 2016 to examine, collect samples and perform a gradation of the armor rock at the southern nose of the existing breakwater. Haines Borough Ports and Harbors staff assisted PND with the evaluation. The site visit was conducted during the morning low tide (approximately a -0.4' MLLW) to maximize the quantity of armor rock accessible for measurement. The majority of the armor rock appears to be hard, competent, subangular to angular greywacke. The armor layer structure appears sound, with no obvious armor rock displacement. Voids in the armor rock layer were not large enough to make observations of underlayer or core rock.

To obtain a representative sample of stones for the armor rock gradation three straight "sample lines" were painted on the surface of the breakwater, from the navigational marker at the crest to the water level. The lines were oriented as follows: one along the alignment of the proposed wave barrier where it intersects the existing breakwater, one perpendicular to the longitudinal axis of the existing breakwater, and one approximately bisecting the two. Every visible rock crossed by the line was measured. The rock was measured along three axes to obtain an approximate volume. A total of (91) stones were measured and recorded.

A sample of the armor rock was retained and delivered to R&M Engineering in Juneau for the purpose of determining the bulk saturated surface dry specific gravity. The sample consisted of two stones, approximately football-sized, taken from an upper and lower elevation on the nose of the breakwater. This specific gravity was then used to estimate the weight of each stone measured.

3.0 Armor Rock Gradation

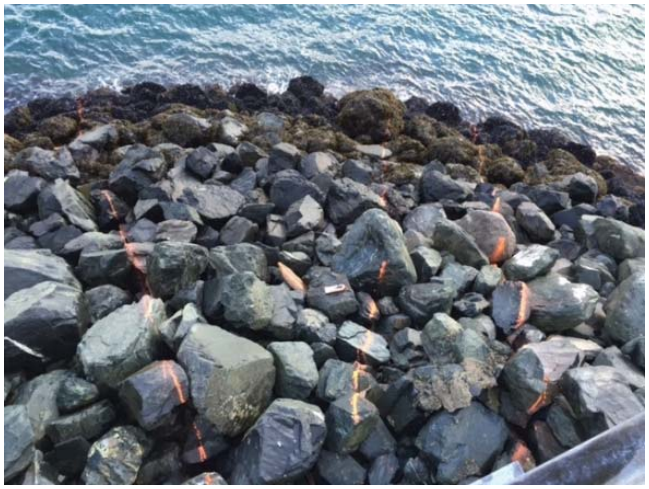
The volumes of the stones measured and the specific gravity obtained from laboratory testing were utilized to develop a gradation of the armor rock at the southern nose of the existing breakwater. Results are summarized in the table below.

	% Smaller	Rock Size (lbs)
W_{Max}	100	8,870
W_{75}	75	700
W_{50}	50	450
W_{25}	25	200
W_{Min}	0	31
1000 lbs	82	-

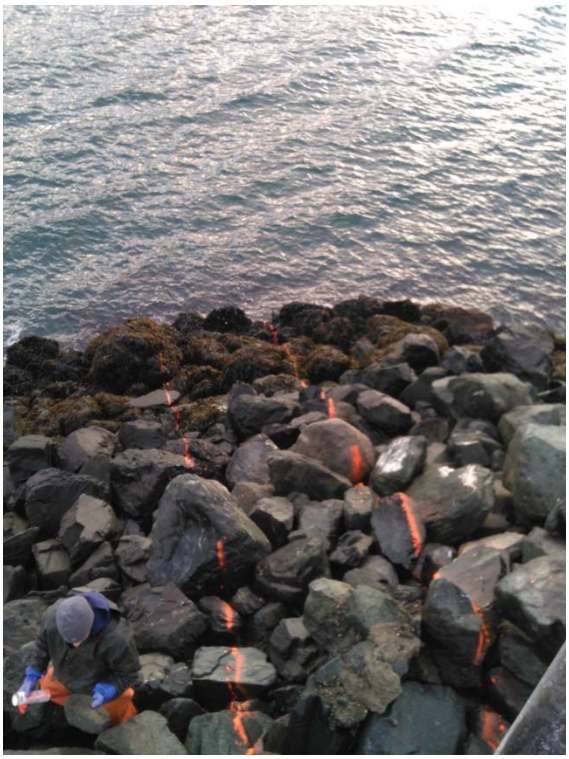
Note: Stone weights estimated based on field measurements and a bulk saturated surface dry specific gravity of 2.87 as determined from laboratory testing

Photographs

Fragment of armor rock retained for laboratory testing



Sample lines painted on southern nose of existing breakwater



PND personnel measuring existing armor rock

Example of existing armor rock

Example of existing armor rock

Example of existing armor rock

Example of existing armor rock

Example of existing armor rock

South Portage Cove Harbor Expansion

PND FILE NO: 102029; D

Specific Gravity	2.87
Total Stone Count	91

ARMOR ROCK GRADATION

Prepared By: PND Engineers, Inc. on February 12, 2015

Sample #	X"	Y"	Z"	CF	POUNDS	Data Range
1	33	5	18	1.7	308	308
2	47	30	23	18.8	3,361	3,361
3	14	14	11	1.2	223	223
4	31	16	12	3.4	617	617
5	52	18	13	7.0	1,261	1,261
6	19	25	15	4.1	738	738
7	21	20	11	2.7	479	479
8	16	26	10	2.4	431	431
9	23	20	24	6.4	1,144	1,144
10	21	22	19	5.1	910	910
11	28	28	16	7.3	1,300	1,300
12	16	20	24	4.4	796	796
13	10	10	11	0.6	114	114
14	11	14	5	0.4	80	80
15	19	23	14	3.5	634	634
16	10	7	6	0.2	44	44
17	23	11	13	1.9	341	341
18	15	16	19	2.6	473	473
19	18	25	11	2.9	513	513
20	30	17	10	3.0	529	529
21	12	9	6	0.4	67	67
22	31	14	13	3.3	585	585
23	8	20	9	0.8	149	149
24	19	30	19	6.3	1,122	1,122
25	23	16	14	3.0	534	534
26	6	8	12	0.3	60	60
27	20	30	25	8.7	1,555	1,555
28	22	21	9	2.4	431	431
29	22	43	22	12.0	2,157	2,157
30	8	16	6	0.4	80	80
31	12	30	16	3.3	597	597
32	15	10	12	1.0	187	187
33	20	22	9	2.3	410	410
34	18	19	8	1.6	284	284
35	21	15	11	2.0	359	359
36	21	30	16	5.8	1,045	1,045
37	17	26	17	4.3	779	779
38	17	25	11	2.7	485	485
39	14	19	19	2.9	524	524
40	12	6	6	0.3	45	45
41	19	8	14	1.2	221	221
42	15	20	6	1.0	187	187
43	40	16	25	9.3	1,658	1,658
44	22	16	17	3.5	620	620
45	23	18	11	2.6	472	472
46	12	6	9	0.4	67	67
47	34	17	15	5.0	899	899
48	24	17	14	3.3	592	592
						215
Sample #	X"	Y"	Z"	CF	POUNDS	1,536
49	23	10	9	1.2	215	313
50	39	19	20	8.6	1,536	560
51	21	12	12	1.8	313	326
52	15	24	15	3.1	560	296
53	22	13	11	1.8	326	504
54	26	11	10	1.7	296	1,772
55	17	22	13	2.8	504	159
56	36	25	19	9.9	1,772	144
57	10	17	9	0.9	159	31
58	18	7	11	0.8	144	226
59	10	6	5	0.2	31	37
60	8	21	13	1.3	226	622
61	8	9	5	0.2	37	537
62	26	21	11	3.5	622	103
63	16	27	12	3.0	537	243
64	11	10	9	0.6	103	537
65	12	13	15	1.4	243	162
66	16	27	12	3.0	537	562

<1000	<700	<450	<200	AVE
82%	75%	48%	26%	690
				MIN
				31
				MAX
				8,865

67	12	13	10	0.9	162	687
68	29	17	11	3.1	562	496
69	34	13	15	3.8	687	830
70	19	12	21	2.8	496	8,865
71	22	26	14	4.6	830	358
72	48	33	54	49.5	8,865	48
73	24	12	12	2.0	358	620
74	11	7	6	0.3	48	279
75	20	23	13	3.5	620	41
76	14	24	8	1.6	279	65
77	8	7	7	0.2	41	50
78	7	10	9	0.4	65	1,259
79	8	10	6	0.3	50	3,681
80	23	24	22	7.0	1,259	1,949
81	30	37	32	20.6	3,681	124
82	33	19	30	10.9	1,949	538
83	8	15	10	0.7	124	929
84	19	21	13	3.0	538	1,596
85	28	20	16	5.2	929	151
86	28	25	22	8.9	1,596	311
87	8	14	13	0.8	151	37
88	21	13	11	1.7	311	326
89	12	6	5	0.2	37	216
90	21	10	15	1.8	326	0
91	16	13	10	1.2	216	0
92				0.0	0	0
93				0.0	0	0
94				0.0	0	0
95				0.0	0	0
96				0.0	0	0
97				0.0	0	0
98				0.0	0	0
99				0.0	0	
100				0.0	0	

February 17, 2016

Mr. Sean Sjostedt
PND Engineers, Inc.
9360 Glacier Highway, Suite 100
Juneau, AK 99801

Sent Via Email

Re: South Portage Cove Harbor Expansion (PND # 102029.12)
Armor Rock
Laboratory Test Results
PDC Project No. 16054JN

Mr. Sjostedt,

On February 12, 2016, R&M Engineering (R&M) received one, 5-gallon bucket containing armor rock. The material source is unknown. The sample was collected from rock obtained at an existing breakwater. The sample was taken by Sean Sjostedt (PND Engineers, Inc.). The following table comprises a summary of the test results performed by R&M:

Lemon Creek Sand			
Requested Test	**Test Method**	**Comments**	**Test Results**
Specific Gravities & Absorption, CA	ASTM C-127	*See Note Below	**G_{sb} = 2.87** **G_{sb} SSD = 2.87** **G_{sa} = 2.88** **Absorption = 0.2 %**

*Note: The rock sample R&M Engineering received on 2/12/16 did not satisfy minimum sample mass requirements as described in ASTM C-127, Section 7.3. PND Engineers, Inc., understanding that results may not be representative of actual material, requested the rock sample to be tested as-is.

If you have any questions regarding the test procedure or the results, please do not hesitate to call.

Sincerely,

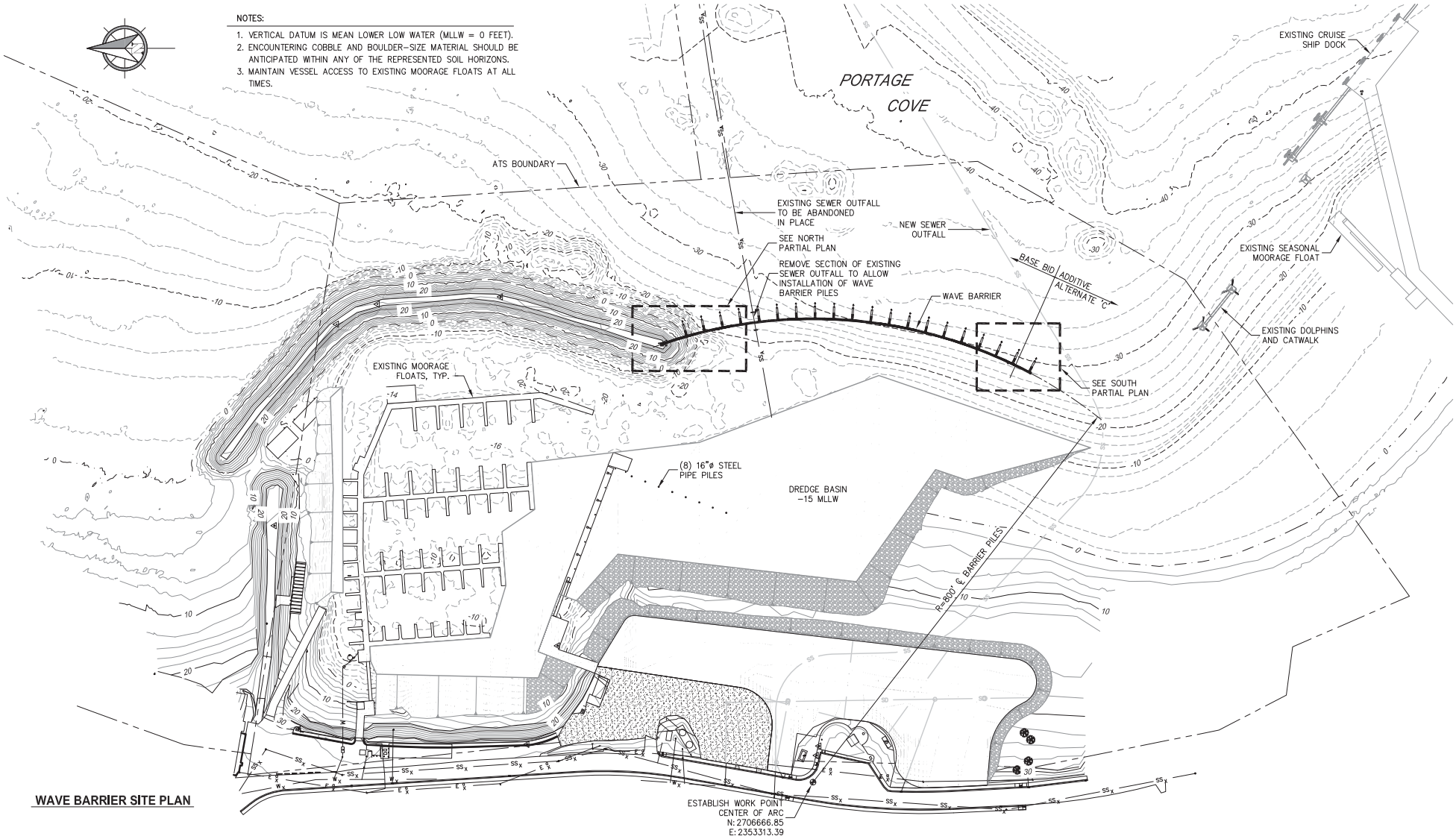
R&M ENGINEERING

William Steele
NICET Level I – Soils

I:\2016\16054JN\160218, Specific Gravity Report.docx

NOTES:

1. VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW = 0 FEET).
2. ENCOUNTERING COBBLE AND BOULDER-SIZE MATERIAL SHOULD BE ANTICIPATED WITHIN ANY OF THE REPRESENTED SOIL HORIZONS.
3. MAINTAIN VESSEL ACCESS TO EXISTING MOORAGE FLOATS AT ALL TIMES.



WAVE BARRIER SITE PLAN

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
9360 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

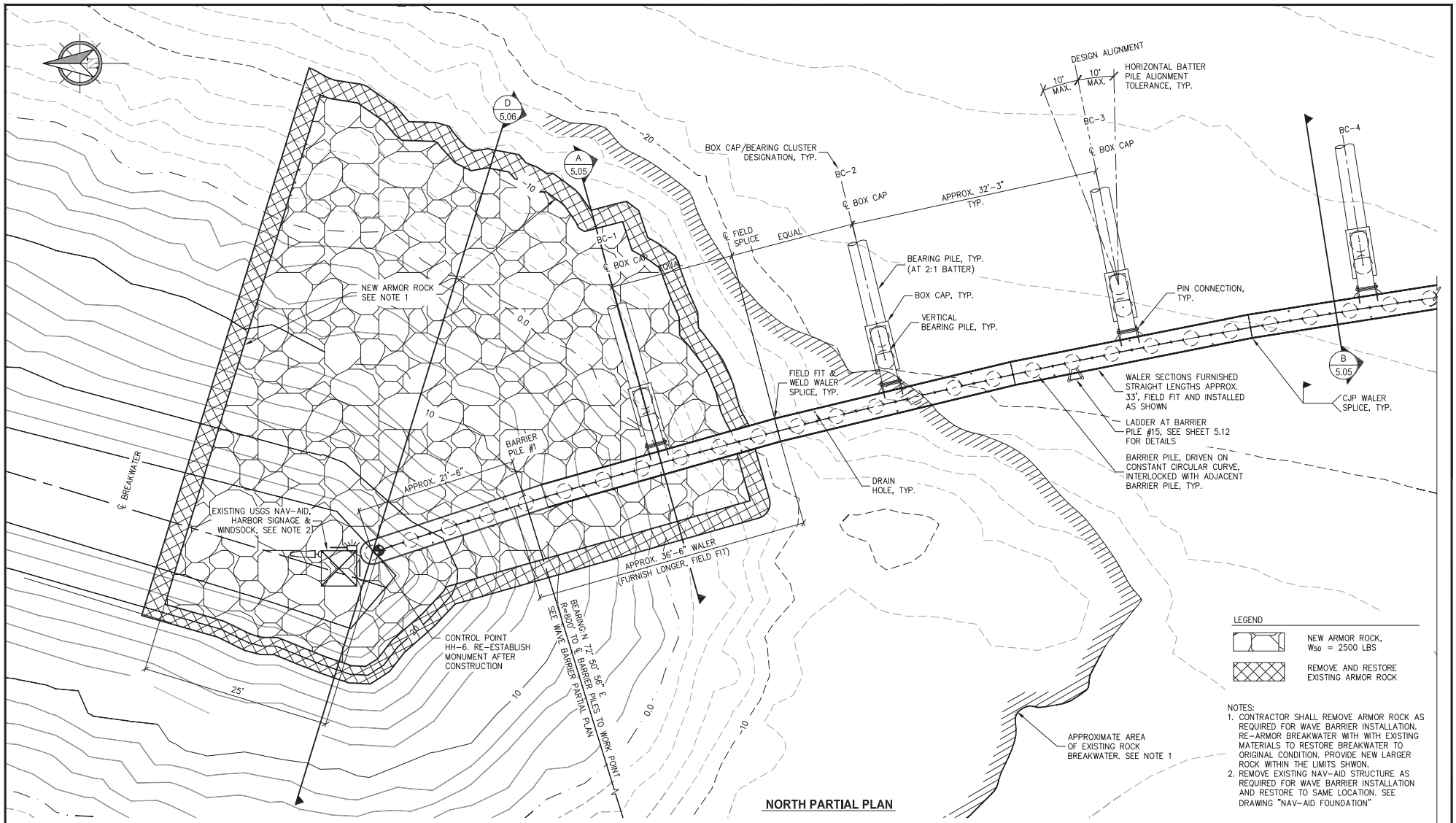
DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 40 80 160 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: WAVE BARRIER SITE PLAN

PN&D PROJECT NO.: 102029.10

5.01
SHEET OF



NORTH PARTIAL PLAN

HAINES BOROUGH ALASKA

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

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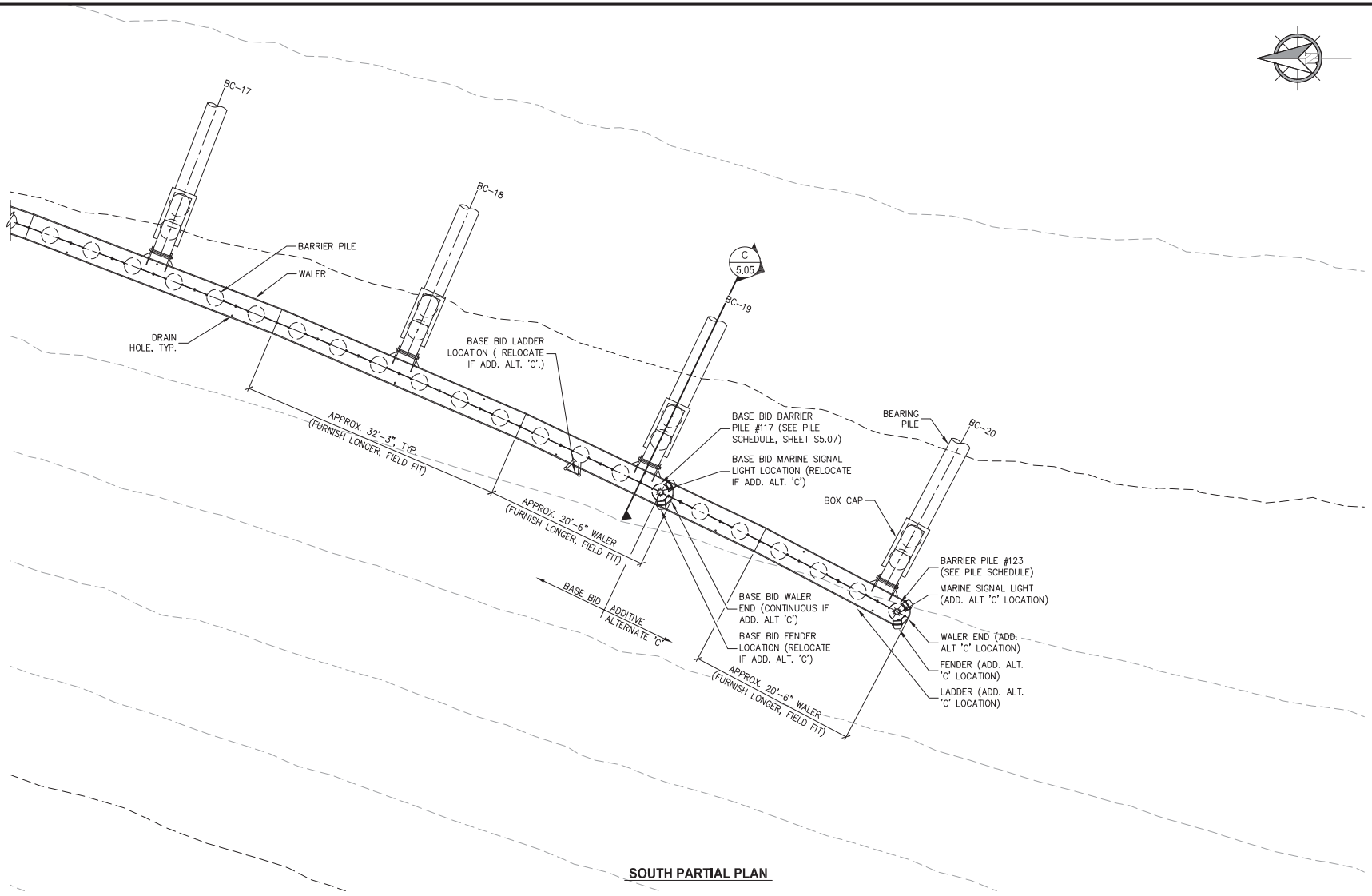
DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 6 12 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: **WAVE BARRIER NORTH PARTIAL PLAN**

PN&D PROJECT NO.: 102029.10

5.02
SHEET OF



SOUTH PARTIAL PLAN

HAINES BOROUGH ALASKA

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
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www.pndengineers.com

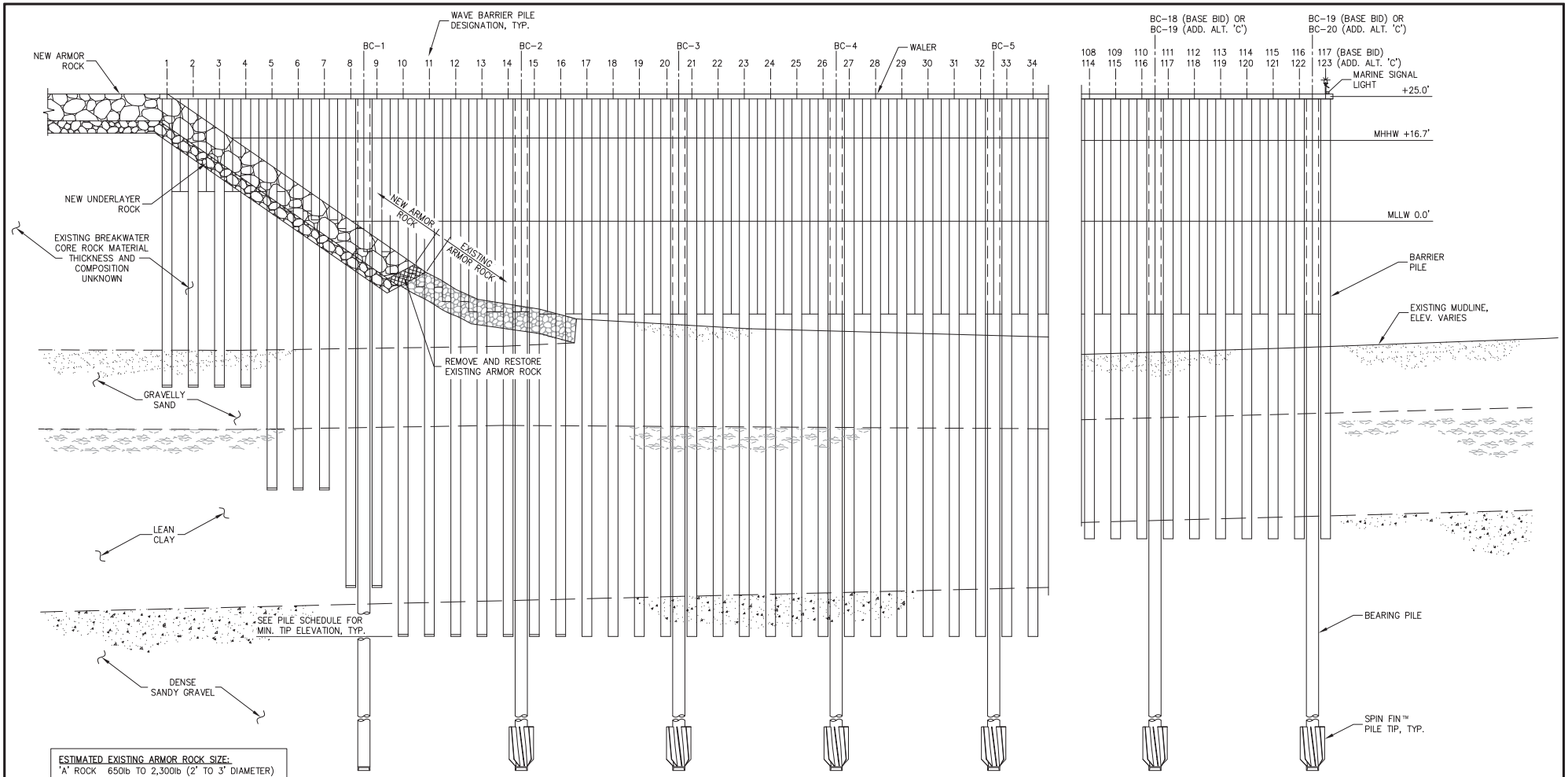
DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 6 12 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: WAVE BARRIER SOUTH PARTIAL PLAN

PN&D PROJECT NO.: 102029.10

5.03
SHEET OF



ESTIMATED EXISTING ARMOR ROCK SIZE:
'A' ROCK 650lb TO 2,300lb (2' TO 3' DIAMETER)
'B' ROCK 65lb TO 650lb (1' TO 2' DIAMETER

NOTE:
1. SOIL INFORMATION SHOWN IS APPROXIMATE AND FOR GENERAL ILLUSTRATION PURPOSES ONLY.SEE GEOTECHNICAL REPORT FOR SPECIFIC SOILS INFORMATION.
2. SEE PILE SCHEDULE FOR DETAILS NOT SHOWN AND INSTALLATION CRITERIA.

PARTIAL ELEVATION

NOTE: LADDERS NOT SHOWN FOR CLARITY

HAINES BOROUGH ALASKA

SPIN FIN™ PILE IS A REGISTERED TRADEMARK OF PND ENGINEERS, INC.

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
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DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 10 20 FT.
DATE: 2/10/16

HAINES BOROUGH PORTAGE COVE HARBOR EXPANSION

SHEET TITLE: **PARTIAL ELEVATION**

PN&D PROJECT NO.: 102029.10

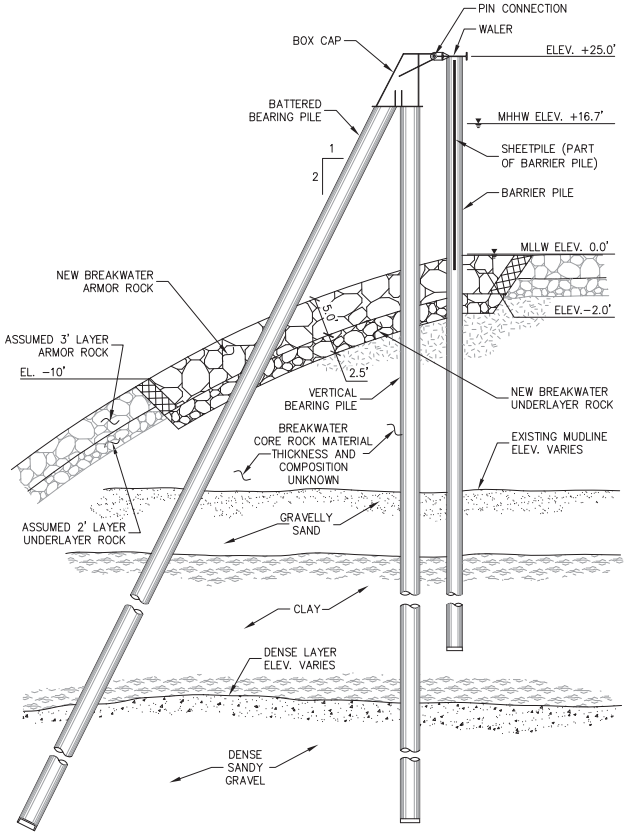
SHEET 5.04 OF

NEW ARMOR ROCK SIZE:

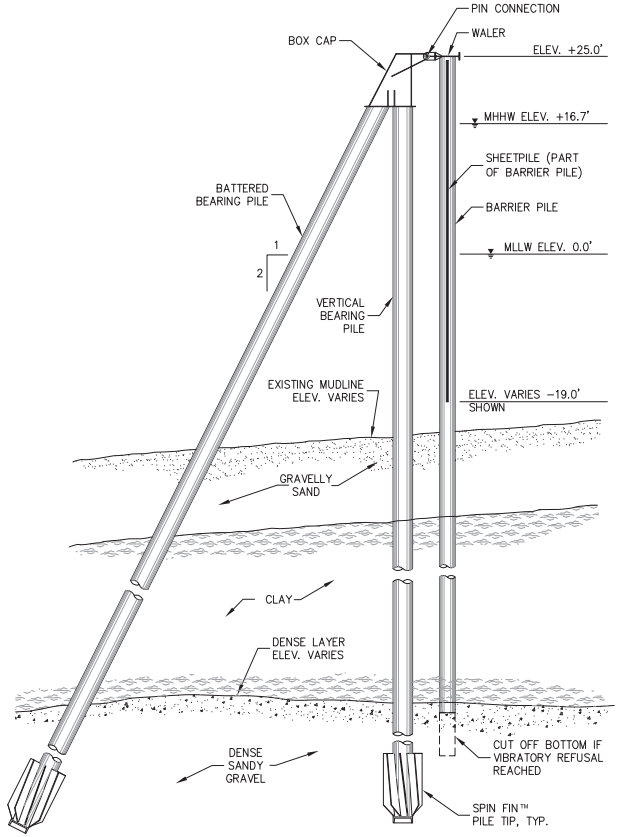
NEW ARMOR ROCK
W_{50} = 2500 LBS

NEW UNDERLAYER ROCK
W_{50} = 250 LBS

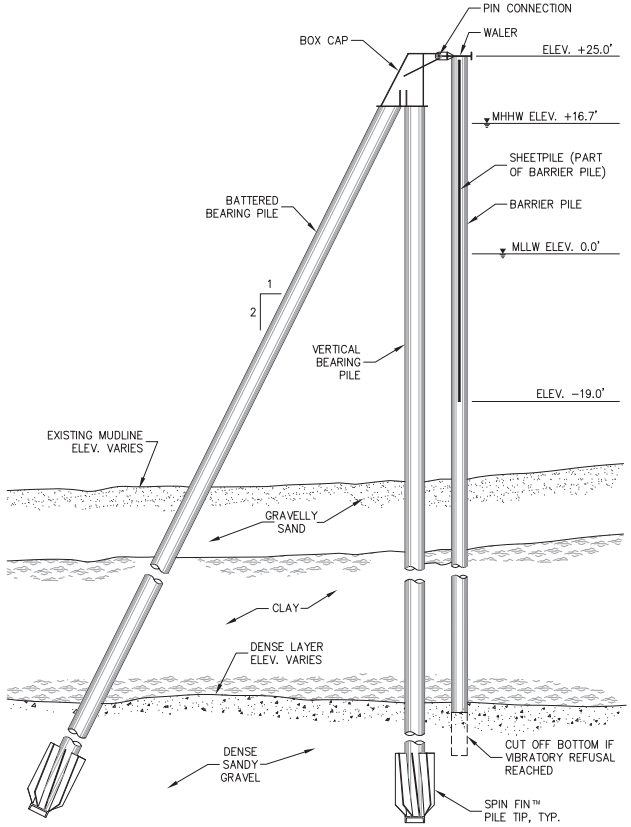
REMOVE AND RESTORE
EXISTING ARMOR ROCK



A 5.02 TYPICAL SECTION



B 5.02 TYPICAL SECTION



C 5.03 TYPICAL SECTION

SPIN FIN™ PILE IS A REGISTERED TRADEMARK OF PND ENGINEERS, INC.

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

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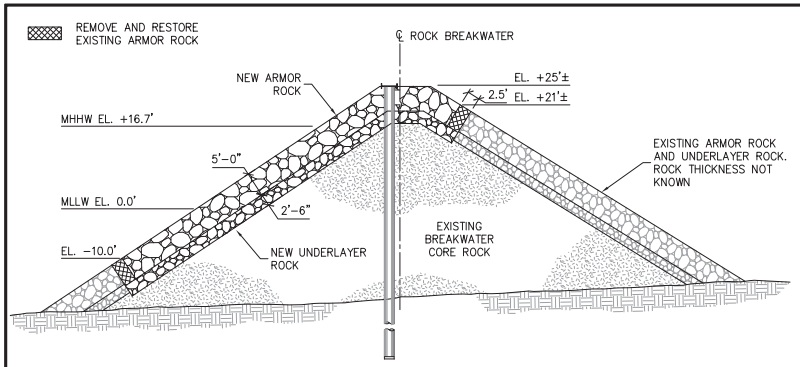
SCALE: SCALE IN FEET 0 8 16 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: TYPICAL SECTIONS

PN&D PROJECT NO.: 102029.10

5.05
SHEET OF



D 5.02 **TYPICAL SECTION**

GENERAL NOTES – ROCK BREAKWATER

REFERENCE

ASTM C 127–88 (R93)	Specific Gravity and Absorption of Coarse Aggregate
ASTM D 422 (1963; R 1998)	Particle–Size Analysis of Soils
ASTM D 2487–00	Classification of Soils for Engineering Purposes (Unified Soil Classification System)
CRD–C 148–69 (USACE)	Method of Testing Rock for Expansive Breakdown on Soaking in Ethylene Glycol

ABBREVIATIONS

ASTM	American Society for Testing and Materials
BSSD	Bulk Specific Gravity (Saturated–Surface Dry)
CRD	Concrete Research Division (US Army Corps of Engineers)
CF	Cubic Feet
CFR	Code of Federal Regulations
DIA	Diameter
E	Easting
EL	Elevation
ELEV	Elevation
FT	Feet
LBS	Pounds
MIN	Minimum
N	Northing
PSI	Pound per Square Inch
STA	Station
USACE	US Army Corps of Engineers

PERMITS
Contractor shall comply with the requirements of all permits. A copy of the permits are included in an appendix to the contract documents.

SUBMITTALS
Five (5) copies of each submittal shall be delivered to the Owner.
a. Work plan
b. Quarry location and development plan
c. Rock quality test results and reports
d. Rock transportation and handling plan
e. Cross sections and quantity computations
f. Daily Report of Operations
g. Catalog cuts for navigation aids

WORK PLAN
A work plan shall be submitted, including;
a. Sequence of operations
b. Schedule and hours of operation
c. Personnel
d. Supervisory organization and reporting chain up to and including the owner of the Contractor
e. Procedures and equipment to be used
f. Name and/or quantity of equipment and its capacity

DAILY REPORT OF OPERATIONS
On a daily basis, a Daily Report of operations shall be prepared and submitted to the Owner. The following information will be included: date, period covered by report, personnel on site, equipment used, area dredged or rock placed. The report shall include the results of all inspections, surveys and monitoring activities and shall be signed by the Contractor's on–site superintendent.

ROCK SOURCE AND QUARRY DEVELOPMENT PLAN
There is no designated rock source for this project.

The Contractor shall obtain rock which meets all requirements specified herein. The Contractor shall identify its proposed rock source. The Contractor shall comply with all Federal, State and local laws and regulations pertaining to surface mining, safety, and protection of the environment. The Contractor shall be responsible for obtaining all permits and/or easements for the rock source.

Development of a new or existing off–site quarry for furnishing rock required by this contract may require review by Local, State and Federal agencies. The Contractor is responsible for investigating and obtaining all necessary reviews and permits from Local, State and Federal agencies.

Quarry sites shall be evaluated per ASTM D4992–07 Standard Practice for Evaluation of Rock to be used for erosion control.

EXISTING BREAKWATER
Rock removed from the existing breakwater may be reused if it meets the quality and size specifications for Armor Rock Type 1 or Underlayer Rock Type 2.

Removed rock shall become the property of the Haines Borough and stockpiled on land at a location designated by the Owner.

Rock shall be rough, angular, dense, sound and durable. Rock shall be fine grained, free from faults, fissures, seams, laminations, planes of weakness, or bands of minerals or deleterious materials that would result in breakage during or after placement in the breakwater. Rock shall be free of expansive or other materials which would cause accelerated deterioration by exposure to project conditions.

Rock shall be from a source pre–approved by the Owner. The greatest dimension of each rock shall be no greater than 3 times the least dimension.

All rock will be accepted or rejected at the quarry site based on test results and visual geologic examinations by the Owner. Test results shall be furnished to the Owner 30 days prior to any transport of rock. Rock shall be tested as specified below.

No further laboratory testing of rock will be necessary if results meet the requirements specified, and a continuous visual geologic examination of the rock by the Owner indicates no change in rock type or quality for rock passing the laboratory tests. Rock exhibiting significant changes in type or quality will be rejected unless additional testing shows that the rock meets the specified requirements. Rock shall meet the following test requirements for quality.

A test result that indicates the rock does not meet a standard for quality will not necessarily mean that the rock source is rejected. Rock will be accepted or rejected by the Owner based on evaluation of all test results and visual geologic examination of the rock at the quarry.

Test	Results
Specific Gravity, BSSD ASTM C 127–88 (R93)	Not less than 2.65 (Stone density not less than 165 lbs/cf)
Absorption, ASTM C 127–88 (R93)	Not greater than 6%
Freeze–Thaw (300 cycles) NPD Test Method	Not greater than 10% loss by weight
Wetting–Drying (300 cycles) NPD Lab Method by weight	Not greater than 15% loss

Test	Results
L.A. Abrasion ASTM C535	less than 20% loss in 500 revs
Soundness–Magnesium Sulfite ASTM C88	less than 5% loss

Testing shall be the responsibility of the Contractor and shall be performed by an independent commercial test laboratory approved by the Owner. The Contractor shall furnish certified, complete copies of all test results to the Owner. Previous tests for an existing quarry dated within 12 months of contract are acceptable.

ARMOR ROCK – TYPE 1 ROCK
Armor Rock shall meet the gradation in the following table.

Armor Rock Gradation (percent by weight)		
	% Smaller	Rock Size (pounds)
Wmax	100	3250
W_{50}	25–50	2500
Wmin	0	1750

UNDERLAYER ROCK – TYPE 2 ROCK
Underlayer Rock shall meet the gradation in the following table.

Underlayer Rock Gradation (percent by weight)		
	% Smaller	Rock Size (pounds)
Wmax	100	500
W_{50}	25–50	250
Wmin	0	125

PRODUCTION TESTING
The Contractor shall perform the following minimum gradation tests.

Samples shall be taken at the source of the materials, and at subsequent points during transport or placement directed. No failing tests shall count toward meeting the minimum number of representative tests. Tests shall be evenly spaced throughout production. Tests shall be by actual weighing. Results shall be provided to the Owner within 24 hours, or sooner if requested.

Tests shall consist of determining the total weight of all the rocks and the individual weight of each rock in the sample respectively. Percent smaller by weight shall be determined by dividing the total weight of the sample into the sum of the total weight of the rocks smaller than the specified rock weight.

a. Armor Rock: Test at least 2 representative samples. Each sample shall be approximately 50 cubic yards in volume.
b. Underlayer Rock: Test at least 2 representative samples. Each sample shall be approximately 25 cubic yards in volume.

The Contractor shall display at least one typical rock for each type of rock specified at the quarry loading area and at the project site. The weight shall be clearly marked on each rock, and shall be located within easy sight of rock handling equipment at the quarry loading area and project site, to ensure proper sizing and grading of the specified material. Each armor rock shall be weighed prior to transport from the quarry.

FREEZE–THAW TESTING METHOD
The test sample shall consist of approximately 50 pounds of pieces passing the 2 inch sieve and retained on the 1–1/2 inch sieve, will be prepared by jaw crushing or hand chipping. All sharp edges will be chipped off and only pieces approximately cubical in shape will be used. The original dry weight of pieces selected for the freeze–thaw test will be computed by determining moisture content of room dry rock from representative surplus or undersized pieces.

Dry weight of pieces selected for freeze–thaw = Weight Room Dry / (1 + MC/100)

(MC = moisture content in %)

Specimens shall be immersed in water for 24 hours prior to start of test. Sample will then be placed in a pan approximately 15 inches x 9–1/2 inches x 2–1/4 inches and the pan filled from 1/4 inch to 1/2 inch depth of water. Sample in pan will be subjected to freezing and thawing in freeze–thaw apparatus described in CRD–C 20–94, "Standard Test Method for Resistance of Concrete to Rapid Freezing and Thawing" (ASTM C 666–92). Freezing and thawing will be at the rate of 12 cycles per day, each cycle consisting of approximately one hour at 0 + 2°F and one hour at 40 + 2°F. At the end of the test, the samples will be washed, dried, sieved over the 1–1/2 inch sieve and weighed. Tests shall consist of 100 cycles unless other wise specified. The percent loss will be computed based on the original dry weight. Observations of appearance of each piece with comment as to apparent soundness, cracking, etc., will be reported. Photographs of the sample at the end of the test or during the test will be made when significant cracking, flaking, crumbling, or disintegration has taken place.

WETTING AND DRYING
The test sample shall be approximately 250 pounds of 2 inch to 1–1/2inch sized particles prepared as specified above for freezing and thawing tests. The test sample shall be oven–dried and weighed, then soaked for 24 hours prior to starting tests. Testing will consist of soaking for 3 hours in tap water at approximately 60°F, and drying for 3 hours with an infrared heat lamp so that the surface temperature of rocks will reach 165°F. Upon completion of the test, samples will be oven–dried, screened over 1–1/2 inch sieve and weighed. Percent loss will be based on original dry weight. Significant changes in appearance such as cracking, splitting, etc., will be noted.

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

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Juneau, Alaska 99801
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DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 8 16 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: **ROCK BREAKWATER & NOTES**

PN&D PROJECT NO.: 102029.10

SHEET **5.06** OF

GENERAL NOTES – ROCK BREAKWATER (cont.)

ROCK PLACEMENT
Place rock to the lines and grades indicated on the drawings. The finished slope shall form a uniform and regular surface not steeper than the slopes indicated on the drawings.

All armor rock shall be stable, keyed and interlocked with neighboring rocks. Armor rock placement shall be without overhanging, or "floater" rocks and without voids underneath a layer of rock. Armor rock shall be seated on the underlayer rock to prevent slipping, rocking or displacement under wave action or the weight of overlying rock. All armor rock shall be placed individually and in a manner to avoid displacing underlying materials or placing undue impact force on underlying material. Armor rock shall not be dropped.

Armor rock above water line at time of placement additionally have Selective Placement as follows: place rock side by side with staggered vertical joints. All rocks shall be interlocked and keyed into adjacent rocks. The longitudinal axis of each outer rock shall be normal to the axis of the breakwater and slope downward toward the center of the armor rock berm. The rocks shall be placed with maximum interlocking of rocks and maximum points of contact with adjacent rocks. Re-handling of individual rocks after initial placement may be required to achieve the above requirements.

Armor rock below water line shall have Random Placement. Attached to the contract documents are photographs which illustrate the difference between "selective placement" and "random placement".

Equipment proposed for use shall be capable of placing the armor rock near its final position before release and capable of moving and manipulating the armor rock if necessary to its final position. Dragline buckets and skips shall not be used for placement of armor rock. Placement shall begin at the bottom of the slope and proceed up the slope placing rock to the full armor thickness in one operation. Casting or dropping of rock from a height greater than one (1) foot or moving by drifting or manipulating down the slope shall not be permitted.

Underlayer rock may be placed by bottom-dump barge, clamshell or other methods to meet the lines and grades shown on the plans.

Reference: (US Army Corps of Engineers, Coastal Engineering Manual, Part VI –Chapter 4, Materials and Construction Aspects, page VI-21, revised June 1, 2006)

VERIFICATION TEST SECTION
The Contractor shall construct an initial 25 feet by 25 feet area of rock breakwater which upon acceptance shall become a model for further rock placement and shall become a part of the finished structure. The purpose of the verification test section is to verify the rock size, layer thickness and rock placement. The Owner may direct changes in the work based on the results of the verification test section.

SURVEYS
Control of all rock placement and dredging shall be by neat line surveys.

All surveys shall be performed by an independent licensed surveyor at the Contractor's sole expense. The surveyor shall be normally engaged in the business of hydrographic surveying. The independent surveyor, their equipment and methods, shall be pre-approved by the Owner.

The contractor shall install a water level gauge at the project site so that the equipment operator and hydrographic surveyors can observe the water level at all times. The water level gauge shall be installed under the supervision of a licensed surveyor.

The Owner shall be notified a minimum of 5 days prior to any surveys. The Owner may be present during all surveys and may accompany the surveyor on board the survey vessel.

Surveys shall be daily or as required to control the work and to determine neat line rock placement and dredging limits. The following surveys shall be required at a minimum:

a. Pre-Construction Survey: A pre-construction survey shall be performed prior to initial removal of any rock or excavation of any materials.
b. Interim Condition Surveys: Interim condition surveys shall be conducted before covering the excavated/dredged area, core rock and underlayer rock, and at intervals of no more than 3 days. Cross-sections of the interim condition surveys shall be plotted every one week in which required survey data has been collected and shall be provided to the Owner.
c. Post-Construction Survey: A post-construction survey shall be conducted immediately following completion of the breakwater.

Cross-sections at 20 feet stations along the breakwater centerline shall be prepared before and after rock placement. Soundings shall be taken along each station, at a minimum of 20 feet intervals, and perpendicular to the centerline of the breakwater. Soundings shall extend a minimum of 50 feet beyond the toe on each side, and shall capture all break points.

Cross-sections shall be plotted at a scale of 1"=10" (1 inch equals 10 feet) both horizontally and vertically and shall show the existing ground, all excavated material, all placed rock, and the correct breakwater design template for each 25 feet station, together on the same axis. Elevations shall be displayed and plotted to the nearest 0.1 foot. Each section shall be identified and labeled with the excavation and fill calculated areas. Surveys shall include the location, date and time (hours and minutes) and water elevation for each sounding line. Data and notes shall include bar checks and time of readings.

All survey submissions shall include a hard (paper) copy and an electronic copy of the survey data, plotted cross-sections and calculations. The electronic data shall include all point files, breaklines, digital terrain models, triangular irregular network (TIN) and other digital data used to complete the survey and quantity calculations. The contractor shall submit sounding sheets (plan view of all soundings), plotted cross-sections, field notes and quantity calculations within 5 days of the completion of a survey.

Deficiencies identified by the surveys shall be corrected before continuing with excavations, dredging or placement of rock.

Quantities shall be calculated using the average-end-areas method and using original ground and design template neat lines and delivered to the Owner with the survey cross-sections. Cross-sections and quantity calculations shall be performed by the independent surveyor or registered engineer. Surveys may need to be repeated at the Contractor's sole expense until the placed rock, excavation and dredging is within the limits and tolerances indicated on the drawings.

Prior to the start of work, the Contractor's surveyors shall meet with the Owner to review survey procedures, methods and equipment to be used for the Contractor's surveys. Surveys shall conform to the minimum technical performance standards described in US Army Corps of Engineers Manuals EM-1110-1-1005 "Topographic Surveying" and EM 1110-2-1003 "Hydrographic Surveying". Surveys shall conform to the following maximum allowable tolerances:

a. Land Surveying: plus or minus 0.02 feet horizontal, and plus or minus 0.1 feet vertical.
b. Hydrographic Surveying: plus or minus 0.50 feet horizontal, and plus or minus 0.2 feet vertical.

Survey tolerances shall not accumulate.

BREAKWATER FOUNDATION – POTENTIAL SETTLEMENT
A geotechnical investigation has identified a soft clay layer under the existing breakwater and planned Wave Barrier. Settlement is not expected to occur during construction.

The contractor shall monitor settlement during construction using settlement plates or other approved methods. Contractor shall increase the volume of the breakwater core and/or underlayer rock as needed to account for settlement. The post-construction surveys must demonstrate that the as-built breakwaters meet the crest elevations and side slopes indicated on the drawings.

MEASUREMENT BY WEIGHT
Rocks shall be weighed, by barge or truck following the technical standards described in US Army Corps of Engineers Manuals EM 1110-2-2302 "Construction with Large Stone – Appendix C: Measurement for Payment" and as further described herein.

The method of measurement for determining the weight of rock delivered by truck shall be certified weigh bills provided by the supplier. Weigh bills and the scales used for weighing of trucks and materials contained therein shall have approval by the Owner or representative prior to notice to proceed is issued. Contractor shall submit a copy of the truck scale's certification of accuracy from the local weights and measures regulating agency. Contractor shall also submit weight bills, including certification of exact weight and time of weighing for each load of rocks delivered.

The method of measurement for determining the weight of rock delivered by barge shall be displacement of the barge, based on certified barge gage marks. Barge gage marks and certification shall have approval by the Owner or representative prior to notice to proceed is issued. Contractor shall submit a copy of the barge gauging table prepared by an accredited agent satisfactory to Owner. Contractor shall also submit weight bills, including certification of exact weight and time of weighing for each load of rocks delivered.

DESTINATION AND DELIVERIES
The Rock shall be delivered to the destination indicated on the bid schedule with all transportation. The supplier shall stockpile the Rock in accordance with its gradation. The contractor shall be responsible for all personnel and equipment to load, unload and stockpile the Rock. The exact location of the Rock stockpiles shall be as directed by the Owner

MISPLACED MATERIALS
Should the Contractor, during the execution of the work, lose, dump, throw overboard, sink or misplace any dredge material, dredge, barge, machinery, appliance, or other materials, the Contractor shall promptly recover and remove the same.

Figure VI-4-3. Selective placement (USACE, COASTAL ENGINEERING MANUAL)

Figure VI-4-2. Random placement (USACE, COASTAL ENGINEERING MANUAL)

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
9360 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 8 16 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

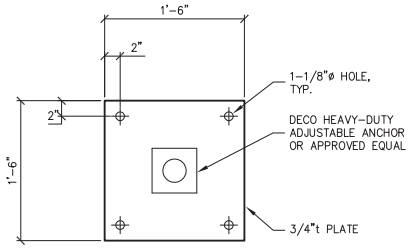
SHEET TITLE: ROCK BREAKWATER & NOTES

PN&D PROJECT NO.: 102029.10

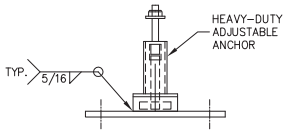
5.07
SHEET OF

EXISTING NAV-AID STRUCTURE

EXISTING NAV-AID FOUNDATION



PLAN

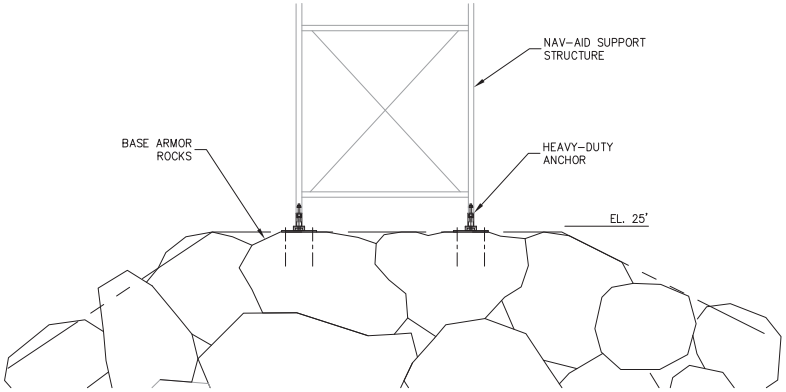


SECTION

BASE PLATE

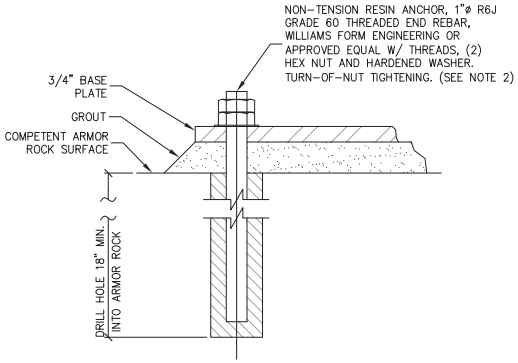
NOTES:

1) NAVIGATION AID BASE PLATES (4 EACH) SHALL BE PLACED ON ONE ARMOR ROCKS WHICH ARE SPECIALLY PLACED WITH A FLAT SIDE UP ORIENTATION. ARMOR ROCKS ON ALL SIDES SHALL BE PLACED TO PROVIDE MAXIMUM INTERLOCK AND STABILITY BETWEEN THE BASE AND THE ARMOR ROCK. NAVIGATION AID BASE PLATE SHALL BE HORIZONTAL, LEVEL AND SHALL BE ROCK BOLTED AND GROUTED INTO FLAT SIDE UP ARMOR ROCK.
2) RESIN ANCHORS SHALL BE EPOXY TYPE RESIN CARTRIDGES PER MANUFACTURER'S RECOMMENDATIONS. USE RESIN THE FULL LENGTH OF THE DRILL HOLE, CLEAN HOLE CAREFULLY BEFORE INSERTING RESIN. INSTALL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3) BASE ARMOR ROCK SHALL BE THE LARGEST ROCK THAT CAN BE QUARRIED AND PLACED, WITH MINIMUM NOMINAL DIMENSIONS 4'x4'x3'.
4) ALL METALS AND HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A123 OR A153 AS APPROPRIATE.
5) BOLTS SHALL BE ASTM A325. STEEL PLATE SHALL BE A MINIMUM ASTM A36.
6) GROUT SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. GROUT SHALL BE NON-CORROSIVE, NON-METALLIC, CEMENT BASED GROUT MEETING ASTM C-1107, GRADE C, MEET THE REQUIREMENTS OF ASTM 520, AND DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 9,000 PSI.
7) SIZE OF HEAVY DUTY ADJUSTABLE ANCHOR SHALL MATCH BOLT SIZE AND THREAD OF EXISTING ANCHOR.
8) REMOVE EXISTING NAV-AID STRUCTURE, CLEAN, REPLACE EXISTING THREADED ROD WITH NEW AND RESTORE ON NEW FOUNDATION AT SAME LOCATION AND ORIENTATION, SOLAR PANEL FACING SOUTH.
9) APPLY ANTI-SEIZE COMPOUND TO THREADED ROD.



NAVIGATION AID ATTACHMENT

NOT TO SCALE



ROCK BOLT ANCHOR

NOT TO SCALE

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

BASE PLATE

PND ENGINEERS, INC.
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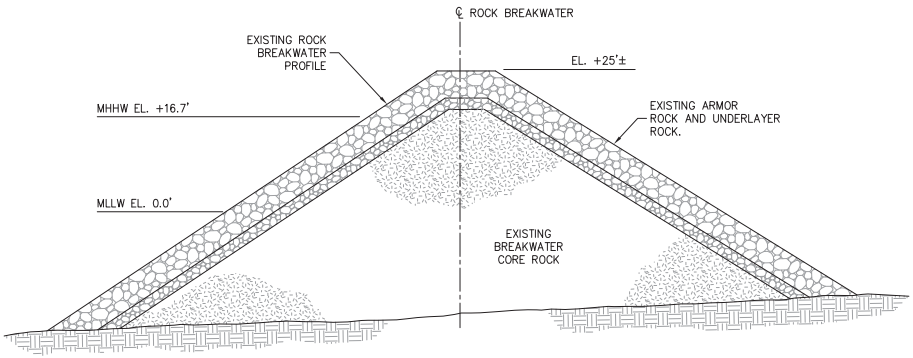
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 8 16 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

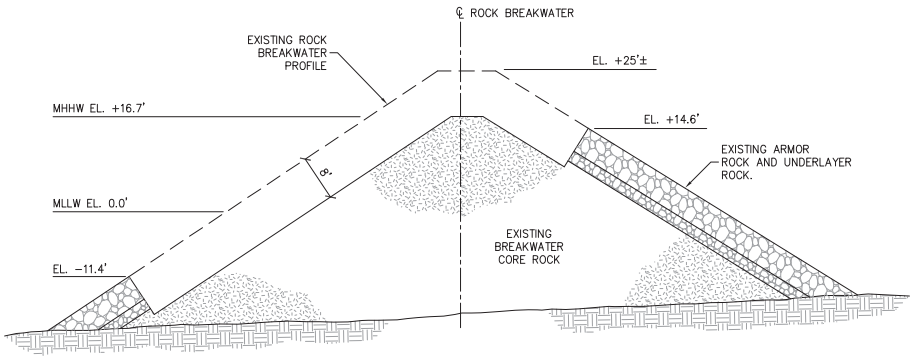
SHEET TITLE: NAVIGATION STRUCTURE DETAILS

PN&D PROJECT NO.: 102029.10

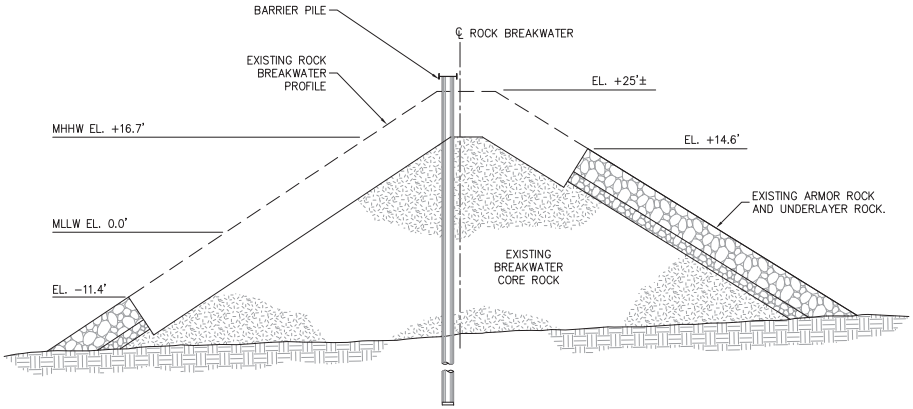
5.08
SHEET OF



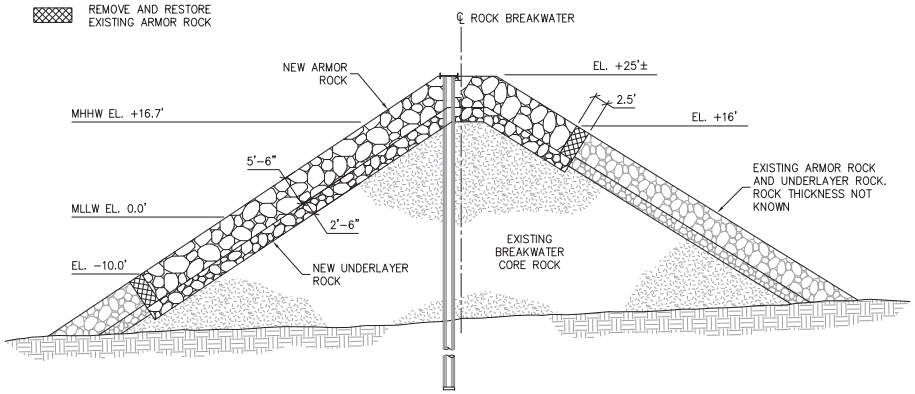
1 **EXISTING ROCK BREAKWATER**
NOT TO SCALE



2 **REMOVE EXISTING ROCK**
NOT TO SCALE



3 **INSTALL WAVE BARRIER**
NOT TO SCALE



4 **PLACE NEW ROCK**
NOT TO SCALE

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

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Fax: 907-586-2099
www.pndengineers.com

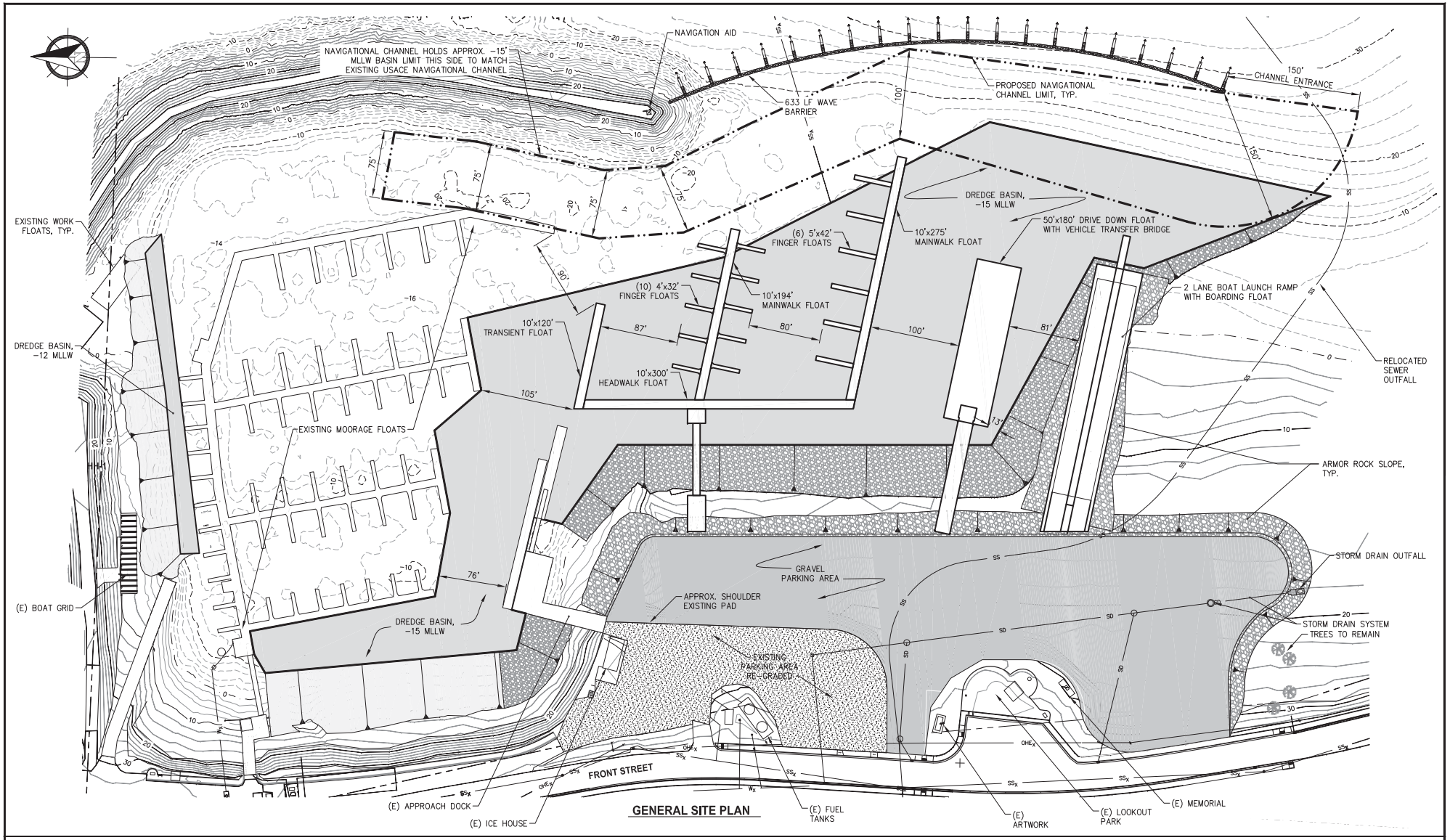
DESIGN: JDO CHECKED: CRS
DRAWN: DRH APPROVED: CRS
SCALE: SCALE IN FEET 0 8 16 FT.
DATE: 2/10/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE:
SUGGESTED CONSTRUCTION SEQUENCE

PN&D PROJECT NO.: 102029.10

SHEET 1 OF 1



GENERAL SITE PLAN

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
9360 Glacier Highway, Ste. 100
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Fax: 907-586-2099
www.pndengineers.com

DESIGN: TCB CHECKED: CRS
DRAWN: PJD APPROVED: CRS
SCALE: SCALE IN FEET 0 50 100 FT.
DATE: 03/15/16

HAINES BOROUGH
PORTAGE COVE
HARBOR EXPANSION

SHEET TITLE: **NAVIGATIONAL CHANNEL**

PND PROJECT NO: 102029

1.00

SHEET 1 OF 1

P | N | D
ENGINEERS, INC.

MEMORANDUM

To: Dick Somerville, P.E., Principal

Date: Feb 29, 2016
Project No: 102029

From: Steven Halcomb, P.E., G.E., Senior Geotechnical Engineer

Subject: Haines Harbor Existing Rubble Mound Breakwater Post-Construction Slope Stability

Introduction

The Haines Borough Portage Cove Harbor Expansion current design consists of a partial penetrating wave barrier that will be installed as an extension of the existing Corp of Engineers (COE) rubble mound breakwater. In support of the design, PND has performed a static end-of-construction (EOC) slope stability analysis of the existing breakwater. This memo summarizes the results of that analysis.

Loading and Geometry

The proposed partial penetrating wave barrier will require piles to be installed into the existing nose of the breakwater. This will require removal of the existing armor rock and underlayer rock. The piles will then be installed to the required depths. On completion of the pile installation, new armor and underlayer rock will then be placed to return the breakwater to the approximated existing conditions.

The existing breakwater geometry was modeled with subsurface conditions interpreted based on the geotechnical report for the project by PND dated March 2015. The presence of the new piles will prevent several potential failure planes with respect to the existing nose of the breakwater with the critical failure plane occurring approximately perpendicular to the breakwater therefore this cross section was modeled.

Geotechnical Soil Parameters

The general lithology of the site consists of three layers of variable thicknesses:

- Surficial poorly graded sand
- Cohesive sediment of lean clay
- Alternating stratum of matrix-supported sediments and cohesionless poorly graded sand and gravel

A summary of the effective and total strength soil properties are found in Table 1.

Table 1: Soil Properties

Layer	Unit Weight pcf	c' psf	ϕ' degrees	s_u psf
Sand	125	0	34	0
Gravel	125	0	36	0
Breakwater	145	0	46	0
Lean Clay	120	0	32	SHANSEP

The soil properties for the lean clay were modeled considering three zones:

- Zone 1 - directly beneath the existing breakwater

- Zone 2 - areas beneath the side slopes of the breakwater
- Zone 3 - the clay outside the breakwater.

The unloading of a portion of the breakwater will cause the lean clay, currently in a consolidated state beneath the breakwater, to become lightly overconsolidated. An overconsolidated ratio (OCR) profile was estimated for the two zones beneath the breakwater based on elastic theory and the undrained shear strength was modeled following the Stress History and Normalized Soil Engineering Properties (SHANSEP). The SHANSEP relationship was developed by GeoEngineers as found in their memo in Appendix G of the Geotechnical Report (PND, 2015).

The three predominant failure modes in clay, compression, direct simple shear, and extension, were modeled in accordance with the SHANSEP method by altering the "S" coefficient for each shear mode. PND assumed the appropriate "S" for each failure mode based on conservative assumptions from literature relationships as no specific testing for each failure mode was performed. A summary of the SHANSEP parameters are found in Table 2.

Table 2: SHANSEP Parameters

Zone	Failure Mode	S	m
1	Compression (TXC)	0.15	0.80
2	Direct Simple Shear (DSS)	0.12	0.80
3	Extension (TXE)	0.075	0.80

Slope Stability Analysis

The EOC slope stability analysis was performed using the commercially available program SLIDE v. 7.0 produced by Rocscience (www.rocscience.com/). SLIDE is a 2-dimensional limit equilibrium slope stability program with new soil models that include the SHANSEP relationship. The existing breakwater that is not to be removed was considered in the computations as providing effective stress to the SHANSEP relationship as well as in-situ soil layers. The portion of the removed/replaced portion of the breakwater was considered to be only contributory to the driving forces of the stability analysis. Both directions, towards and away from Haines Harbor, were considered in the analysis.

Failure planes are generated by selecting a method (Bishops, Janbu, Spencer, Morgenstern-Price, Ordinary Method of Slices, etc.) and discretizing the failure plane into a series of slices in which the forces on each slide are computed. The ratio of forces driving slope movement with forces resisting slope movement are presented as the resulting factor of safety (FS) which is the same for each slice and in turn, for the entire failure plane. Trial failure surfaces are then sorted to identify the surface with the lowest FS, or the "critical" failure surface.

The critical failure plane was determined considering circular and non-circular failure planes using Spencer's method. The Morgenstern-Price method using a half sine interslice function was also computed as a comparison to Spencer to ensure results were consistent with other methods though results from other methods are not presented here. The critical failure plane was determined to be a non-circular, path search failure plane. Optimization was performed and the resulting failure plane was reviewed, found to be reasonable, and therefore the "critical" failure plane is concluded to be an optimized, non-circular failure plane.

Results and Conclusion

PND determined the EOC FS to be 1.34 and the results are presented in the attached Figure. The results and conclusion of the analysis are that a required FS of 1.3 is achieved therefore the existing breakwater is deemed stable for the temporary condition of installation of the piles and reconstruction of the armor rock.

References:

Haines Borough Portage Cove Expansion 95% Plan Set dated 2/10/16.

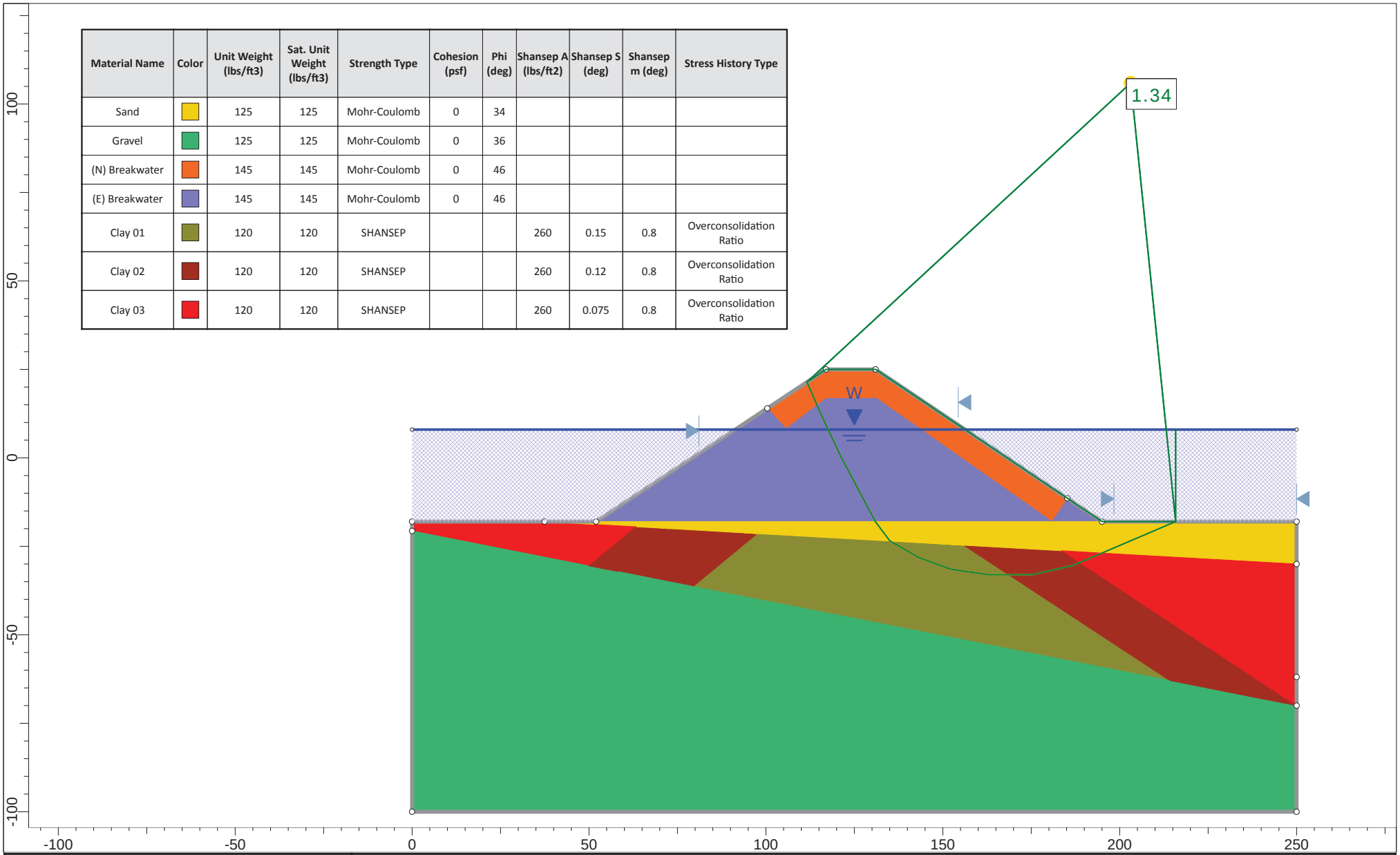
South Portage Cove Harbor Expansion Geotechnical Engineering Report, March 2015. Prepared for the Haines Borough by PND Engineers, Inc.

Rocscience, Inc. (2016). www.rocscience.com/

ATTACHMENTS:

- *SLIDE Output*

Material Name	Color	Unit Weight (lbs/ft3)	Sat. Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Shansep A (lbs/ft2)	Shansep S (deg)	Shansep m (deg)	Stress History Type
Sand		125	125	Mohr-Coulomb	0	34				
Gravel		125	125	Mohr-Coulomb	0	36				
(N) Breakwater		145	145	Mohr-Coulomb	0	46				
(E) Breakwater		145	145	Mohr-Coulomb	0	46				
Clay 01		120	120	SHANSEP			260	0.15	0.8	Overconsolidation Ratio
Clay 02		120	120	SHANSEP			260	0.12	0.8	Overconsolidation Ratio
Clay 03		120	120	SHANSEP			260	0.075	0.8	Overconsolidation Ratio



PND ENGINEERS, INC.

Project	SPCHE Rubble Mound Stability Analysis
Analysis Description	End of Construction
Drawn By	SH
Company	PND Engineers, Inc.
Date	2/22/2016, 12:11:25 PM
File Name	Existing Breakwater EOC.slim

SLIDEINTERPRET 7.011

Portage Cove Harbor - Wave Barrier Extension Cost Estimate
Prepared by PND, March 15, 2016

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	$ 21,663	$ 21,663
2896.2	Furnish & Install Wave Barrier Pile, 24 Inch Dia. X 0.500 Inch Thick w/ Sheetpile Wings	EA	5	$ 34,575	$ 172,875
2901.1	Furnish & Install Barrier Waler	LF	25	$ 550	$ 13,750
2702.01	Surveying, Re-Establish Monument	LS	All Req'd	$ 15,000	$ 15,000
2901.1	Remove & Reinstall Navigation Aid Structure	LS	All Req'd	$ 15,000	$ 15,000
	Estimated Construction Price				$ 238,288
	Contingency (10%)				$ 23,829
	Design (5%)				$ 11,914
	Contract Administration & Construction Inspection (7%)				$ 16,680
	Total Recommended Project Budget				$ 290,711

Haines Borough
Planning Commission Meeting
September 10, 2015
EXCERPT OF APPROVED MINUTES

Present: Chairman Rob **Goldberg**, Commissioners Lee **Heinmiller**, Heather **Lende,** Brenda **Josephson,** Rob **Miller**, Don **Turner III**, and Robert **Venables** (called in)**.**

Staff Present: Jan **Hill**/Mayor, David **Sosa**/Manager, Shawn **Bell**/Harbormaster, and Tracy **Cui**/Planning and Zoning Technician III.

Also Present: Mike **Case** (Assembly liaison), Diana **Lapham** (Assembly member), Dick **Somerville** (PND, called in), Bill **Kurz**, Debra **Schnabel**, John **Sickman**, Ardy **Miller**, Dave **Nanney**, Adam **McMahan**, Emily **McMahan**, Evelyna **Vignola**, David **Smith**, Jeremy **Stephens**, Tresham **Gregg**, Joe **Parnell**, Sean **Gaffney**, and others.

8. Public Hearings

A. South Portage Cove Harbor Expansion Project [95% Design]

Goldberg opened the hearing at 6:40 p.m., and closed the hearing at 8:10 p.m. **Kurz**, **Schnabel**, **Nanney**, **Gregg**, **Parnell**, and others commented.

The commission determined that the project design meets the goals of the Comprehensive Plan and is consistent with the current planning and zoning requirements. There was uncertainty about this at the meeting, and how the regulation might affect the design of the harbor. The commissioners think it is wise to protect the Borough's investment before corrosion begins. A suggestion was made that funds from the Raw Fish Tax be directed toward purchasing and installing the anodes. **Miller** said that Mr. Harvey Smith could provide the Borough a second opinion of the design at no charge. It is possible that he could suggest changes that could make the project better or save money.

Motion: **Goldberg** moved to "recommend the Assembly (1) seek a review of PND's design from Harvey Smith, the State Coastal Engineer; (2) determine the Coast Guard regulations for boating in proximity to cruise ships; (3) install sacrificial anodes on the wave barrier upon installation; (4) move Lookout Park to a spot designated on the plan by PND Engineers. The motion carried 5-1 with **Lende** opposed. (**Venables** left during the hearing.)

I certify that the above is a true and complete excerpt of agenda item 8(A) from the September 10, 2015 planning commission minutes.

HAINES BOROUGH INCORPORATED SEAL OCTOBER 17 2002 STATE OF ALASKA

Attest:

Julie Cozzi

_____

Julie Cozzi, Borough Clerk
Haines Borough, Alaska

Haines Borough

Ports and Harbors Advisory Committee

RECORD OF DECISION

DATE: 8-27-15

TO: Borough Assembly

FROM: Haines Borough Ports and Harbor Advisory Committee

BOARD DECISION: Motion Norman; 2nd Fred; passes 7-0
Hbphac endorses 95% design as proposed 8-27-15.

RATIONALE: Harbor committee's first meeting on 95% design and teleconference with PND. Committee had unanswered questions and has scheduled a meeting on 9-10-15 to review new information. The project is ever changing as new information becomes available. But the harbor committee still endorses the basic harbor expansion plans.

SUBMITTED BY _Norman Hughes Chair HBPHAC__ 9-24-15

RECEIVED Haines Borough
SEP 04 2015
Clerk's Office

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
Gary McConnell	Gary McConnell	Haines AK
[illegible]	Dan Lengstorf	Skagway
[illegible]	Rob Chiappone	Whitehorse
[illegible]	Larry Burton	Whitehorse
[illegible]	Susan Burton	Whitehorse
[illegible]	Lancelot Burton	Whitehorse
[illegible]	Jodi Hiscock	Whitehorse
[illegible]	Lloyd Cole	Whitehorse
[illegible]	Scott Crager	Haines
Sonny Myers	Sonny Myers	Haines
Mike L. Binkie	Mike L. Binkie	Haines AK
[illegible]	Kassandra L Hinkle	Haines AK
Joyce	Joyce	Haines
Kenny R. Joyce		Haines
Matt Davis		
[illegible]	Matt Davis	Haines, AK
Albert N. Giddings	Albert Giddings	Haines, AK
[illegible]	Louie Meacock	Haines AK
[illegible]	Mike Falvey	Box 46 Haines
Roger Bergstrand	Roger Bergstrand	Box 1315
[illegible]	Nishan Weerasinghe	P.O. Box 817 Haines
Paul Erny	Paul Erny	Box 1654 Haines
Gina M. Erny	Gina Erny	Box 1654 Haines
Kenneth R Klinger	Kenneth R Klinger	PO Box 1023 Haines AK
[illegible]	V. Joe Poor	PO Box 594 - Haines, AK
Judith McDermaid	Judith McDermaid	Haines AK
Dorothy M. Stecher	Dorothy M. Stecher	Haines, Ak
[illegible]	Daniel L Fitzpatrick	Haines, AK
Tom Ward III	Tom Ward III	Haines, AK
Paul Kelly Wilson	Paul Kelly Wilson	Haines, AK

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
Dylan Haisler	Dylan Haisler	Haines Alaska
David SHACKford	DAVID SHACKford	" " "
Dorothy Shackford	DOROTHY SHACKford	HAINES, AK
Rochella Rostad	Rochella Rostad	HAINES AK
MICHAEL STARK	MICHAEL STARK	HAINES, AK
Robert Lix	Robert Lix	Haines ak
Arthur H. Woodard	Arthur Woodard	Haines, AK
Sheldon O Scurrell	Sheldon SCURROLL	HAINES AK
Wayne Walter	Wayne WALTER	Haines AK
R S Musseman	Robert MUSSEMAN	HAINES AK
Mary Musseman	MARY MUSSEMAN	HAINES AK
Sandra Martin	Sandra martin	Haines AK
Shannon Willard	Shannon Willard	"
Lawrence Willard	Lawrence Willard	"
Gary Jackson	GARY JACKSON	HAINES AK
D. J. Chase	DONALD. CHASE	HAINES AK
Suzanne Newton	SUZANNE Newton	HAINES, AK
James S. Shook	JAMES S. SHOOK	HAINES, AK
Wayne Cowart	WAYNE COWART	HAINES, AK
Jane Cowart	Jane COWART	Haines AK
Bob Adkins	Bob Adkins	HAINES AK
J.B Axson	J.B AXSON	HAINES, AK
Jim Moran	Jim Moran	Haines AK
Steven Martin	Steven Martin	HAINES AK
Robert J. David Jr	Robert J. David Jr	Haines, AK
Ron Sparks	Ron Sparks	Haines AK
Janet Hayes	Janet Hayes	Haines, AK
James Hart	James Hart	Haines, AK
Steven Barr	Steven BARR	HAINES AK
Mike Stuart	Mike Stuart	Haines AK
Mark Allen	Mark ALLEN	1373 99827

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	Shane D Martin	Haines AK
	Steven Cunningham	Haines AK
	Tim Harrison	Haines Alk.
	Steve Anderson	Haines AK
	Kris Morden	Haines, AK
	Kevom J Dver	Haines, AK
	D. McConnell	HNS.
	Ezekiel Frank	HNS Ak
	Kenneth T.	Haines AK.
	TERRA DeRosa	HAINES AK
	John Hagen	Haines, AK
	DENNIS Gudmundson	Haines AK
	James Thomsen	Haines, AK
	Wm Rosiad	HAINES AK
	Steven M. Fossman	Haines, AK
	CARL TAYLOR	HAINES, AK
	DON HOLCH JR	HAINES AK
	Woody Pahl	Haines AK
	Arne / Kaiser	Whitehorse, Yukon
	Melanie Clarke	Whitehorse, YT
	Brad Badger	Haines AK
	Joel Pasqual	Hns AK
	KARL N. JOHNSON	Haines AK
	Dean Risley	Haines, AK
	Joe Adamson	Haines, AK
	Corey Tatham	Haines, AK
	John KATZEEK	HAINES. AK
	Henry Chatanay	Haines AK
	David Benjamin	Haines AK
	Kyle J. Fossman	Haines, AK

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	DANIEL HANSON	Haines, AK
	Wm "Bill" Thomas	Haines, AK
	Jeanne Beck	Haines AK
	Lawrence Beck	Haines, AK
	Helen Turner	Haines, AK
	Roger Tuenge	Haines, AK
	DAVE WERNER	Haines Hwy
	TIM WARD	HAINES AK
	MIKE DURAND	HAINES AK
	Tammy Hauser	Haines, AK
	MARY MANUELL	" "
	Troy Foltz	Haines AK
	Dave Stadler	Haines AK
	Nathan Jones	Haines, AK
	Kenneth Walsh	Hns AK
	Christopher Hauserk	Haines, AK
	Richard Chapel	HAINES AK
	Mark Bogge	Haines, AK
	Michael D. Ward	Haines AK
	Don Phillips	HAINES AK
	Kendra Knight	Hns, AK
	Christopher S. Torgerson	Haines AK
	Bill Williamson	HAINES AK
	Karen Tonsgard	Haines, AK
	DAVID SMITH	HAINES, AK
	Leslie Ross	Haines AK
	Kalani Kanahele	Haines, AK
	TIM WALTER	HAINES AK
	DALE WELDON	HAINES
	FRED FOLLETTI	HAINES
	Jonathan Donner	Haines, AK

280

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	Tyler Swinton	Haines, AK
	Dylan Swinton	Haines, AK
	James Studley	Haines AK
	Lucy W Harrell	Haines AK
	Charlotte Olerud	Haines, AK
	Ryan Sparks	Haines, AK
	Sarah Swinton	Haines, AK
	Douglas Olerud	Haines AK
	Kelly JESSUP	HNS, AK
	Saret Grant	Haines, AK
	Stuart DeWitt	Haines AK
	Erik Jacobson	Crookston, MN
	ALLAN JOBBIN	HAINES AK
	Math. Richard	Whistler BC
	Brittany Miller	Haines, AK
	Vincent Simkin	Haines, AK
	Geary Hinkle	Haines, AK
	Jasper Strong	Haines, AK
	PAUL BABIAK	WHITEHORSE - Yukon
	Ken VanSpronsen	Haines, AK
	Peter Dwyer	Haines AK
	Ralph Swinton	Haines, AK
	DON L BOYD	HAINES AK.
	Scott Brewington	Haines AK
	Kayley Swinton	Haines, AK
	Darren Pattison	Haines, AK
	KATHRYN L. WARNER	HAINES AK
	Scott Sudbery	Haines, AK
	Charles R Dewitt	Haines AK
	Paul Hearn	Whitehorse
	Kathleen Burke	Whitehorse

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	Kyle Gray	Haines AK
	Wm L STACY	HAINES, AK
	Bengie Stuart	Haines, AK
	GARY STIGEN	HAINES AK
	DALE LIPPY	HAINES AK
	Faith L. Lorentz	Haines AK
	Lyndsey M. Hura	Haines, Alaska
	Randy Bachman	Haines, AK
	Ron P. Smith	HNS, AK
	Doan Olsen	HNS, AK
	Ed Bryant	Hnes
	Jordan Bailey	Haines AK
	MARK S. KISTLER	HAINES, AK
	Don Sinkin	@ Haines
	IRA HENRY	HAINES AK
	Dayton Long	Haine AK
	Jill Atlas	Haine AK
	Harry Rieta	Haines AK
	JACK SMITH SR	HAINES AK
	JACK SMITH JR	Haines AK
	Larry W Berzanske	Haines AK
	William Whittington	Haines AK
	Jennifer Bader	Haines AK
	Katherine Fossman	Haines, AK
	Andy Berry	Haines, AK.
	Lori Katzeek	Haines
	Colleen Jensen	Haines
	ARIANNE DUMONT	HAINES
	NELIPELAVA Natalya	Haines
	Trovinney Stuart	Haines
	Bradley Winge	Haines

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	CHARLES E. STRONG	HAINES, AK
	Marjorie Ballew	Haines AK
	CAROLE RIDGE	HAINES
	Jacob B. Gognetti	Haines
	DON AYELSON	HAINES
	MARK LIGHT	HAINES
	DIANE LIGHT	HAINES
	Ron Mitchell	Phoenix, AZ
	Tim Banks	Haines AK
	Lee Taylor	Haines AK
	Daniel Martin	Haines, AK
	DON HEGAGAN	Baton Rouge, LA.
	Betty A Martin	Haines AK
	Steven Leavitt	Haines AK
	Joanne Lemieux	Haines, AK
	Vija Pelekis	Haines, AK
	Barbie Gillham	Haines, AK
	NICHOLAS KOROTOVICH JR	Haines, AK.
	BRAD LUCAS	HAINES, AK.
	Nik Hura	Haines, AK
	William Whittington	Haines, AK
	Tim Ackerman	HAINES AK
	Brenton Hedin	Seattle WA
	Travis Stuart	Haines, AK
	WILLIAM WEIR	HAINES, AK.
	T. W. PARDEE	HAINES, AK.
	Robert D. Heer	Haines, AK
	Son Bonnes	Haines AK
	Gene Martin	Haines, AK
	RALPH STRONG	HAINES, AK
	ROBERT HOPKINS	Haines, AK

Zii answer is... & Love

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	JENNIFER WALSH	HAINES, AK
	Alisa Beske	Haines, AK
	BRIAN LEMCKE	HAINES, AK
	Sony NASH	Haines, AK
	Hugh Rietze	Haines, AK.
	Cody Taylor	Haines, AK
	Carlos Jimenez	Haines, AK
	JAMES C SCHNABEL	HAINES AK
	FRED GRAY	HAINES AK
	BOB Fowler	HAINE AK
	GLEN JACOBSON	Haines AK
	JIM SZYMANSKI	HAINES. AK
	Clifford Thomas	HAINES AK
	Randy McDonald	HAINES
	ROBERT L JENSEN	HAINES
Karen M. Hess	Karen M. Hess	Haines
	DON E. HESS	HAINES
Jami Hansen		Haines
	Greg Watchers	Sitka, AK
	Scott Rossman	HAINES AK
	Jeff Hassler	Haines AK
	Victoria Moore	Haines, AK
	Connie Ward	Haines, AK
	MICHAEL GANEY	HAINES, AK
	Lisa Flory	Haines, AK
	Matt Boron	Haines, AK
	Will Hickman	Haines, AK
	Johnny L. Spencer	Haines, AK
	Ted Cheney	Haines AK
	BRAD SCHULZ	HAINES AK.
	Ed Davis	Haines AK

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
J. Dwight Downer	J. DWIGHT DOWNER	Haines AK
[illegible]	Eric Ferris	Haines AK
[illegible]	Ron Martin	Haines AK
[illegible]	Coleman Stanford	Haines, AK
Jeanne Kitayama	Jeanne Kitayama	Haines, AK
Kathy Berzanske	KATHY BERZANSKE	Haines, AK
Niki Atkins	Niki Atkins	Haines, AK
Gene P Strong	Gene P Strong	Hns, AK
Chris M. Strong	Chris Strong	Hns, AK
[illegible]	Pam Long	Haines, AK
[illegible]	CHERYL L. MULLINS	HAINES, AK
[illegible]	JOSEPH SIMKO	HAINES, AK
Bruce A. Smith	Bruce Smith	HAINES AK
Kent A Dobbins	KENT DOBBINS	HAINES AK
[illegible]	Jim Hayes	Haines AK
Harold D. Bieleski	HAROLD D. BIELESKI	HAINES, AK
Ryan Cook	Ryan Cook	Haines, AK
Stanley N Jones	STANLEY N. JONES	HAINES, AK
Marty L Smith	Marty L Smith	Haines AK
Mikalea Gudmundson	Mikalea Gudmundson	Haines, AK
Erik Lembke	Erik Lembke	Haines AK
Ryan Williams	Ryan Williams	Haines, AK
Jeffery Kramer	JEFFERY KRAMER	Haines, AK
Lyle Huff	Lyle Huff	Haines, AK
Don Highsmith	DON HIGHSMITH	HAINES, AK
Albert R Sampson	ALBERT SAMPSON	Haines AK
Shane D. Horton	Shane D. Horton	Haines AK
Gene Clark	Gene Clark	Haines AK
Janis Horton	Janis Horton	Haines AK
Craig Hogwood	Craig Hogwood	Haines AK
[illegible]	Christopher G Downer	Haines, AK

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
	STACIE TURNER	HAINES, AK
	DON TURNER JR	Haines AK
	Beverly M. Jones	Haines, AK.
	DAVID CANIPE	Haines AK
	Al Badsley	Haines AK
	DAN NORTHROP	HAINES AK
	Katie NORTHROP	"
	MICHAEL G. BINKIE	HAINES AK
	Bob Stickler	Haines AK
	Cheryl Stickler	Haines, AK
	Wm DAVID GRESS	HAINES AK
	James Sage	Haines, AK
	Robert Piper	Haines AK
	Jae Lampkins	Haines, AK
	Gabe Thomas	Haines, AK
	Lowell Nanum	Haines, AK
	Robert ADAMS	Haines AK
	Glenda Gilbert	Haines AK
	Loraine Barker	Haines, AK
	Scott Bradford	Haines AK
	LEONARD BANASZAK	HAINES AK
	Candi Bradford	Haines AK
	William Broste	Haines AK
	PATTY A CAMPBELL	Haines, AK
	Zackery E. Ferris	Haines AK
	Melissa Snell	Haines, AK
	Darlene Walton	Haines, AK
	Keith Brooks	HAINES, AK
	John Floreske Jr.	Haines AK
	Shawn O'Brien	Haines AK
	Leslee L Downer	Haines AK

TO THE HAINES BOROUGH MAYOR, MANAGER AND ASSEMBLY MEMBERS:

WE THE UNDERSIGNED SUPPORT THE HARBOR EXPANSION PROJECT 14B THAT IS CURRENTLY AT 95%.

SIGNATURE	PRINTED NAME	CITY & STATE
Douglas B Berringer	Douglas B Berringer Jr	Haines AK
[illegible]	Andrew A Blaine	Haines AK

312

PETITION FOR RECONSIDERATION OF PROPOSED BEACH PARKING LOT

We, the undersigned, and many others like us, do hereby object to the idea that our scenic wetland beachfront that helps make Haines a lovely place to live is to be forever changed into a large parking lot. Since this is a irreversible action, something that will be with us forever, we feel that the general public should be heard. Voices of caution and opposition have put forth succinct statements indicating the inadvisability of this development, but have been totally ignored by the decision makers.

Our two industries, fishing and tourism need not be at odds with each other, but could (and do) enhance each other. People come to Haines - and support our local businesses, and tax base - because Haines is a real and delightful, inspirational place. We have scenic splendor all around, our waterfronts are lovely, our people are friendly, our businesses are locally owned, we have history and arts, festivals and fairs.

Our fishermen are local for the most part, who's needs can be met in ways that do not negate our inherent beauty and charm.

We feel that without any assurance of future funding - especially considering the state's economic situation - that the parking lot is a bad idea. What we need is attraction to enhance our visitor draw. We feel that the potential exists with that space to help create that attraction and get us back on the road to more business and enjoyment by visitors and locals alike.

In light of citizen concerns as well as facilities proposed to the north of the harbor, we trust that our Borough officials can reconsider and move to make a much better overall plan for our waterfront and our future.

May 4, 2015 Lresham Gregg

Commentary

Although we realize that the majority of the Assembly supports the project as it is, we feel that, considering the permanent nature of the development and the radical change to our waterfront, that the public needs to be better informed in a more timely fashion about what we will be living with for the infinite future. Also since the money for the actual facilities of the harbor does not exist, and the state and the nation are without discretionary money, where and when will this money appear? Will this be another tax burden on our citizens or will our large dirt parking lot and metal baffle be all we see for a long long time?

If this plan is so beneficial for all of Haines residents, there should be no real problem in having it come up for public input before it is going out to bid. This will be your - and our - legacy for future generations as well as a complete divergence of the appearance of our waterfront in our immediate present.

The Borough Assembly represents the will of the people of the Borough, and as such, has the responsibility to keep the public well informed of any situation which may affect them - especially in a permanent fashion. Since many citizens were not aware of this major change, perhaps the Assembly should take more time before it is too late to include the public's concerns and alternate visions for our future.

RECEIVED Haines Borough
MAY 06 2015
Clerk's Office

Petition to Haines Borough Assembly
April 28, 2015

The undersigned Haines Borough residents aged 18 and older, hereby petition the Haines Borough Assembly to suspend engineering design work on the south harbor expansion project and provide for these essential planning activities:

1. Direct the Planning Commission to conduct a public review of the current design plan and Look Out Park relocation options with intent to reconcile competing land use issues and real financial considerations, as provided by code and referenced in the Haines Borough 2025 Comprehensive Plan, p. 121-122.

2. Conduct an economic analysis of the project as currently described, with intent to project the costs of operating and maintaining the harbor at various levels of completion, and within the funding method described by an Enterprise Fund, as provided for in the Haines Borough 2025 Comprehensive Plan. [Note: the last financial plan for operation of the harbor is "*Navigation Improvements Interim Feasibility Report and Environmental Assessment, Haines, AK, July 2004*" followed by a value engineering study in July 2005. Both analyses addressed a rubble-mound breakwater harbor located to the north of the existing harbor.]

Date	Printed Name	Signature	Contact Information	
4/28/15	Audrey L Smith	Audrey L Smith	907-766-2540	
4/28/15	Lorrie Dudzik	Dudzik	907 766-2071	
4/28/15	Tresham Gregg	Tresham Gregg	766-2540	Box 776
4/28/15	Annette Smith	Annette Smith	766-2708	
4/28/15	Annette M St Clair		766-3275	
4/28/15	MOLLY WILSON	Molly C. Wilson	P.O. BOX 745	766-3698
4/28/15	Shawn McNamara	Shawn McNamara	Box 1633	321-3549
4/29/15	[illegible]	[illegible]	BOX 129	
4/29/15	JANE PASCOE	Jane Pascoe	BOX 102	766 3775
4/29/2015	Samuel Wright	Sam Wright	Box 1152	907 723 8235
4/30/15	Ryan S Parker	[illegible]	Box 1031	766-3733
4/30/15	Ian Seward	[illegible]	PO Box 1644	766-3540
4/30/15	Nancy Berland	N Berland	Box 952	303-7302
4/30/15	FRED SHIRONS	[illegible]	77	-2300
5/1/15	Michael Marks		PO Box 1141	2071

RECEIVED Haines Borough
MAY 06 2015
Clerk's Office

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MAY 06 2015
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Date	Printed Name	Signature	Contact Information
4/30	HEATHER LONDE	Heather Londe	hlende@aptalaska.net
4/30	LARRY HURA	Larry Hura	hueracarp@hotmail.com
4/30	TERESA HURA	Teresa Hura	teresahura@hotmail.com
4/30	Nella Jurgelit-Greene	[illegible]	PO Box 515 Hns
5/1	Beth MacKeady	Beth MacKeady	BOX 407 Hns
	MARDELL GUNN	Mardell Gunn	HC 60 BX 3880
5/1	Aldeana Stout	Aldeana Stout	Box 616
5/1	Sandra Barclay	Sandra Barclay	Box 26
5/1	ELIZABETH VAN BURGH	Elizabeth VanBurgh	Box 122
5/2	Susan Nelson	Susan Nelson	Box 672, Haines
5/6	Cathy A. Boor	Cathy A. Boor	Box 444
5/6	STANLEY BOOR	Stanley Boor	" 444
5/6	Jean Smith	Jean Smith	Box 1025
5/6	Ron Smith	Ron Smith	Box 1025

RECEIVED Haines
MAY 06 2015
Clerk

Petition to Haines Borough Assembly
April 28, 2015

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Date	Printed Name	Signature	Contact Information	
5/1/15	John F. Swanson		Box 449	Haines, AK 99827
	John Brainard		Box 713	Haines AK 99827
	Debi Kennedy		Box 931	Haines AK 99827
5/3	Gershon Cohen		Box 956	" " "
5/3	Thomas Heywood		Box 901	Haines, AK 99827
5/3	Deborah Mersberg		Box 205	Haines, AK 998[illegible]
5/3/15	Sharon Resnick		Box 771	Haines, AK 99827
5/3/15	James Alborough		Box 123	Haines
5/4/15	FREDERICK G BIGSBY		BOX 157	Haines
5/4/15	HELEN ALTEN		Box 691	HAINES
5/4/15	Blythe Carter		Box 912	Haines
5/4/15	MICHAEL STARK		Box 681	HAINES
5/4/15	Leanne Converse	Leanne Converse	Box 885	99827
5/4/15	Marlena Soupé		Box 484	99827
5/4/15	Jamie Wagner	Jamie Wagner	Box 1421	99827
5/4/15	Paul A. R. Nelson		BOX 858	99827

RECEIVED Haines Borough
MAY 06

Petition to Haines Borough Assembly
April 28, 2015

The undersigned Haines Borough residents aged 18 and older, hereby petition the Haines Borough Assembly to suspend engineering design work on the south harbor expansion project and provide for these essential planning activities:

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Date	Printed Name	Signature	Contact Information
5/4/15	JOE ORDONEZ		georgesj gmail.com
5/4/15	Phillip Lende		766-2700
5/4/15	DAN EGOLF		766-2876
5-4-15	JoAnna Egolf		766-2876
5-5-15	Linn H. Asper		766-2580
"	Mary Kagel		" "
5.5.15	Lisa Schwartz		767 5612
5/5/15	Dennis Geaser		766-2656
5/5/15	Mike Borak		-3771
5/5/15	Mike Wilson		
5-5-15	JAMES S. SHOOK		766-3835

Petition to Haines Borough Assembly
April 28, 2015

The undersigned Haines Borough residents aged 18 and older, hereby petition the Haines Borough Assembly to suspend engineering design work on the south harbor expansion project and provide for these essential planning activities:

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Date	Printed Name	Signature	Contact Information
5/5/15	ERIC HOLLE	[illegible]	Box 1324 Haines AK 99827
5-5-15	Patricia Kermoian	[illegible]	Box 1024 Haines AK 99827
5-5-15	Katharine Palmer	[illegible]	PO Box 1324 HNS AK 99827
5/5/15	Melissa Aronson	[illegible]	POB 614 HNS 99827
05May'15	Laurie Dadourian	[illegible]	Box 288 HNS AK 99827
5/5/15	John M'Cament	[illegible]	POB 587 Hns AK 99827
"	George R. M'Cament	[illegible]	P " " " "

RECEIVED Haines Borough
MAY 06 2015
Clerk's Office

PETITION FOR RECONSIDERATION OF PROPOSED BEACH PARKING LOT

Date	Printed Name	Signature	Contact information
4/27/15	Judy Jacobson	Judy Jacobson	766-2333
4-27-15	Terry Jacobson	Terry Jacobson	766-2333
4/28/15	michele Cornelius	Michelle Cornelius	766-3795
28 April 15	Gene Cornelius	[illegible]	766-3795
28 April	Molly Sturdevant	Molly Sturdevant	766-2571
28 April	M. Kays Williams	[illegible]	766 3901
28, April	Stacie Evans	Stacie Evans	205.940.1238
28, April	Jeremy Taylor	Jeremy Taylor	907 201 4561
28 April	[illegible]	[illegible]	907 303 3266
4/28/2015	Ramona J Holmes	RAMONA J Holmes	766-3721
4/28/2015	Frank L. Holmes	Frank L. Holmes	766-3721
4/28/2015	George Figdor	[illegible]	766-3755
4/28/2015	Pamela Randlis		766-3664
4/28/2015	[illegible]		907-635-8889
4/28/2015	[illegible]		766-3802
4/28/2015	Rebecca Enos	Rebecca Enos	766-2710
4/28/15	James Wilson	James Wilson	766 3698
4/28/15	Jacque Horn	Jacque Horn	766-2797
4/30/15	Christina Baskaya	Christina Baskaya	766 2708
5/4/15	[illegible]	Linnus Dannell	766-2554

RECEIVED
MAY 06 2015
Clerk

PETITION FOR RECONSIDERATION OF PROPOSED BEACH PARKING LOT

Date	Printed Name	Signature	Contact information
	WAYNE G. PRICE	Wayne G. Price	303 0443
	Cherri Price	Cherri Price	706-3045

RECEIVED Holmes County
MAY 06 2015
Clerk's Office

PETITION TO THE HAINES BOROUGH ASSEMBLY CONCERNING THE SOUTH HARBOR EXTENTION PROJECT

RECEIVED Haines Borough
MAY 06 2015
Clerks office

We the undersigned Haines Borough residents aged 18 and older, hereby petition the Haines Borough Assembly to suspend engineering design work on the south harbor expansion project and provide for these essential planning activities:

1. Direct the Planning Commission to conduct a public review of the current design plan and Look Out Park relocation options with intent to reconcile competing land use issues and real financial considerations, as provided by code and referenced in the Haines Borough 2025 Comprehensive Plan, p. 121-122.

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Date	Printed Name	Signature	Contact Information
5/2/15	Ashleigh Reed	Ashleigh Reed	aBreed4UR@yahoo.co
5/2/15	Derek Davison	[illegible]	ddav83@gmail.com
5/2/15	Donald Poling	Donald Poling	donpoling@gpt

May 22, 2015

RECEIVED
JUN 05 2015
HAINES BOROUGH

To: Haines Borough Assembly
Haines Borough Ports and Harbor Advisory Board

We, as individual fishermen/businessmen and members of our local Lynn Canal Gillnetters Association, are writing in support of the South Portage Cove Harbor Expansion Project. Fishermen are consistent harbor users and our businesses completely rely upon a good usable harbor and access to it. We appreciate the time and efforts of the Harbor Committee in seeing this project through to it's current phase and agree with the plans as they stand today.

Thank you,

Lynn Canal Gillnetters Association
Ryan Cook, President
Will Prisciandaro, Vice President
Cynthia Adams, Secretary

FV-ELLA MAY

Raven's Walk

F/V Oracle

F/V Sea Dawn

Shotgun

Carolyn

Dean Risley

Gabriella

Chris Olsen

Levi Williams

TIFFANY Lee

Tony Scott Pearce SV DARSHAN

F/V smallship

BRIAN O'RILEY F/V LYNN CHRISTINE

FV Selah, etc.

Jock Smith

Marty R Smith F/V High Surf

Caullen Taylor F/V Clew

FV Kirsta C

John S. Hagen

Kris Morden F/V Sequel

Bud Bedge F/V Osprey

F/V Glacier Pt.

Distinctive Finnish

F/V Memories

Shawn Bell

MARK ALLEN PO Box 1373 99827

205 Allen Rd HNS.

Dorothy McConnell NV 1st Choice

RECEIVED
JUN 05 2015
HAINES BOROUGH

Brad D. Chyde SARA GAEL

Don Turner III

Stuart DeWitt Kealaikai

Lee J Taylor Chippewa Gal

MARK LIGHT

JAMES SZYMANSKI 3 PEAKS

Harry Rietze, Haines Packing Co.

David Lorentz - HPC

William Prisciandaro F/V Lori Ann

Patrick Luck Dunbar Jr F/V Blue Boy

Lee E CLAYTON F/V SAGA

11C3

Haines Borough
Assembly Agenda Bill

Agenda Bill No.: 16-643
Assembly Meeting Date: 4/12/16

Business Item Description:	Attachments:
Subject: Tax Incentive Phase-in Proposal	1. Tax Incentive Phase-in Proposal with Campbell's edits 2. Excerpt of 7/29/14 Assembly Minutes re. Incentives 3. Sosa's 7/24/14 Report to Assembly re. Sale of Land to Brewery & Tax Incentives 4. 8/12/14 Minutes (Sosa noted an omission in the sale agreement---no incentives included; assembly took no action to amend it) 5. Signed Agreement to Sell Land to Brewery 6. DRC Recommendation & PC Concurrence re. Incentive
Originator: Assembly Member Campbell	
Originating Department: Assembly	
Date Submitted: 3/17/16	

Full Title / Motion:

Mr. Campbell's suggested motion is "for three public hearings, allowing two for tweaks, final attorney review, third and final public hearing for passage." The manager recommends the assembly refer this to the Finance Committee for further review and development of a required ordinance.

Administrative Recommendation:

Refer to the Finance Committee for further review & development of an ordinance, as required by HBC 3.70.020.

Fiscal Impact:

Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
$	$	$	Reduced Prop Tax Receipts

Comprehensive Plan Consistency Review:

Comp Plan Goals/Objectives:	
Objective 3E, Pages 306-307	Consistent: ■ Yes ☐ No

Summary Statement:

In 2014, the borough negotiated a land sale to Haines Brewery. Former manager Sosa negotiated the sale agreement, and a possible tax incentive was part of those negotiations (although the agreement as adopted includes no such provision). Also, in 2014, the Downtown Revitalization Committee (DRC) submitted a report to the assembly that included tax incentives as one recommendation. The Planning Commission reviewed, & concurred with, those recommendations. Subsequently, the Commerce Committee took up the task to work with the manager on a possible tax incentive program. On 3/17/16, current committee chair, George Campbell, requested this agenda item and submitted a draft plan with his edits. His suggested motion is "for three public hearings, allowing two for tweaks, final attorney review, third and final public hearing for passage." Per HBC 3.70.020, an ordinance will be required (to amend HBC 3.70.040). The manager recommends the assembly instead refer this to the Finance Committee for further review and development of the necessary ordinance.

Referral:

Referred to:	Referral Date:
Recommendation:	Meeting Date:

Assembly Action:

Meeting Date(s): 4/12/16	Public Hearing Date(s):
	Postponed to Date:

PROPOSED INVESTMENT INCENTIVE POLICY:
Property TAX-PHASE-IN for Economic Development
Presented by the Haines Chamber of Commerce to
Commerce Committee, Haines Borough; George Campbell, Chair

PURPOSE

The desired result of the Property Tax Phase-in Policy is to attract, retain, expand and relocate business investment that supports economic development in the Haines Borough.

ECONOMIC DEVELOPMENT PROPERTY

Economic Development Property is a capital investment- that meets one or more of the following criteria:

- maintains, repairs or renovates an existing structure not less than 15 years of age to enhance the exterior appearance or aesthetic quality and does not substantially increase space for occupancy;
- has not previously been taxed as real property by the Haines Borough;
- creates employment in the Haines Borough;
- generates products primarily for export or services for use outside of the community; or
- materially reduces importation of goods or services from outside the Haines Borough;

And

- supports or houses manufacturing, processing, advanced technology, tourism, entertainment and commercial retail activities.

  - Manufacturing: Fabricating, or the process of converting raw materials, components, or parts into finished goods. ~~that meet a customer's expectations or specifications. Often on a large scale, using machinery and division of labor.~~
  - Processing: Movement of data or material towards a known goal or end result, by passing it through a series of stages or a sequence of actions
  - Advanced technology: Activity that depends upon advanced scientific knowledge, computer software, communications technology or biotechnology.
  - Tourism, Entertainment and Commercial retail: sustainable commercial activities that attract visitors to Haines and/or contribute to residents' quality of life.

POLICY

Upon meeting eligibility and performance requirements of the Property tax phase-in policy, a business that meets the definition of an economic development property and locates ~~to~~, relocates, or expands facilities within the Haines Borough may receive an exemption from property tax assessment in accordance with the ~~regressive~~ schedule outlined in this policy.

To be eligible for Property Tax Relief under this policy, businesses must do the following:

Apply for the exemption

PROPOSAL

Make improvements or investment in excess of $100,000
Meet the Criteria of an Economic Development Property, or
Be located within a Borough designated 'Deteriorated Property Zone', or
Be designated as a 'Deteriorated Property' by the Borough.
~~Exemption from property tax assessment shall be assigned to applicants based on eligibility as a percent of the value of real estate and associated improvements consisting of a minimum investment of $100,000. A regressive schedule of exemption shall not exceed three years.~~

Businesses will be eligible for only one of the below tax relieve items. ~~An eligible applicants' rate of exemption may include consideration of the value of added payroll generated in the borough and the location of the real estate improvements.~~ The rate of exemption(s) shall be: ~~may be amended or updated by resolution adopted following a public hearing by the Haines Borough Assembly. Amendments may be requested by application.~~

- ~~A three year schedule base exemption shall regress 50%, 30%,~~ 3~~2~~0% for investments over $100,000
- ~~Payroll in excess of $50,000 per annum may, by application and amendment as provided, activate an additional 10% exemption per year through the approved exemption period.~~
- Location of the investment shall activate additional waivers as follows:
  - Downtown Deteriorated Building Zone ~~(described in Appendix)):~~ 4~~1~~0%
  - ~~Peripheral Downtown (two blocks surrounding Downtown): 5%~~
  - Ft. Seward Deteriorated Building Zone~~:~~ 4~~1~~0%
  - Lutak Detiorated Building Zone 35~~Industrial Zone: 5~~%
  -

In addition, upon request a company eligible for the above, that shows an increase Payroll in excess of $50,000 per annum may receive an additional 10% property tax relief.

~~A Schedule for an accepted~~ Tax Phase In program~~s~~ begin~~s~~ in the first year of construction regardless of the Percent Complete~~e of Construction~~.

PERFORMANCE REQUIREMENTS
A participant in a tax phase-in exemption program must meet all of the eligibility requirements and conditions applied to the incentive.

ELIGIBILITY REQUIREMENTS
To be eligible for a property tax phase-in exemption program, the applicant must:

- be a business entity registered with the State of Alaska; and
- be approved by the Borough as an Economic Development Property during the application process; and
- account for a minimum investment of $100,000 in real estate improvements, (note: real estate or land purchase/acquisition alone is not eligible); and

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PROPOSAL

- Comply with zoning ordinances of the Haines Borough; and
- IF the application involves an activity which is in competition to, is like or is the same as any existing business in the Haines Borough, that applicant must demonstrate that the market is sufficiently large or capable of being expanded to the point that both the applicant and existing business will be and remain viable; and
- IF the application involves consideration of payroll, it shall be so in the second and subsequent years if applicable, to be validated by submission of federal payroll tax report forms.

APPLICATION PROCESS

To be eligible for property tax phase-in exemption program, an applicant must

- Notify the Haines Borough of intention to qualify on a form provided by the Borough and submitted with a construction declaration, land use permit or building permit; and
- Must make application on forms provided by the Borough prior to the succeeding January 1.

AUTHORITY

Alaska Statute AS.29.45.050 provides for this policy, and describes the limitations herein. Specifically, paragraphs (f), (j), (m) and (o).

The Haines Borough Assembly has sole authority to adopt, amend and suspend the Tax Phase-In Policy including the authority to define its goals and determine eligibility of participants.

The Haines Borough Assembly, acting as the Board of Equalization, has sole authority to establish the assessed value of an applicant property.

The Haines Borough Planning Commission has sole authority to zone as provided for in Code.

The Haines Borough Administration has sole authority to administer the Tax-Phase-in Policy. Administration includes

- Promulgating official forms that effect application, assessment and performance review
- Evaluating and approving applicants for participation in the plan
- Assessing the value of participant property
- Recording schedule agreements of participants

APPENDIX: LOCATION (This part of the proposal has been the most debated portion. Need for the extra incentive, and the boundarys of each have all been discussed. Suggestions included expanding each area to include the frontage lots of each side of boundary road, elimination of these zones entirely, and allowing the Assembly as a whole to determine application.)

The boundaries of "Downtown Deteriorated Building Zone" ~~are~~:

- Eastern boundary: Front Street from the south side of Dalton Street to the intersection of a line created by extending the platted position of Willard Street to Front Street.
- Western boundary: Sixth Avenue from Dalton Street (north) to the intersection of a line created by extending the platted position of Willard Street to Sixth Avenue.
- Northern Boundary: Dalton Street (south) from Front Street in the East to Sixth Avenue in the West.

PROPOSAL

- Southern Boundary: a line drawn from the platted position of Willard Street intersecting Front St. on the east and Sixth Ave. on the west.

Fort Seward Deteriorated Building Zone: the exact boundaries designated as a national landmark and certified by the USNPS in 1978 under authority of the Historic Sites Act of 1935.

Lutak Deteriorated Building Zone: The Lutak Industrial Area zone designated by the Haines Borough.

PROPOSAL

Haines Borough
Borough Assembly Meeting #274
July 29, 2014
EXCERPT OF MINUTES

Present: Mayor Stephanie **SCOTT**, and Assembly Members Jerry **LAPP**, Debra **SCHNABEL**, Joanne **WATERMAN**, Dave **BERRY**, and Diana **LAPHAM**. **Absent:** George **CAMPBELL**.

Staff Present: David **SOSA**/Borough Manager, Julie **COZZI**/Borough Clerk, Carlos **JIMENEZ**/Director of Public Facilities, Bill **MUSSER**/Chief of Police, Helen **ALTEN**/Museum Director, and Jila **STUART**/Finance Director.

Visitors Present: Karen **GARCIA**/CVN, Margaret **FRIEDENAUER**/KHNS, Ginger **JEWELL**/School District Superintendent, Bill and Libby **KURZ**, Janet **KURZ**, Mike **CASE**, Shane **HORTON**, Paul **WHEELER**, Jeanne **KITAYAMA**, Eli **FIERER**/AMG, Sean **GAFFNEY**/AMG, Thom **ELY**, Neil **EINSBRUCH**, Tim and Nicole **HOLM**, Dan **EGOLF**, Heidi **ROBICHAUD**, and others.

11B. NEW BUSINESS/Ordinances for Introduction

4. **Ordinance 14-07-387**
   A non-code Ordinance of the Haines Borough approving the sale to Haines Brewing Company Inc. of Lot [TBD], Primary School Subdivision Plat No. 2014-[TBD], Haines Recording District, First Judicial District, State of Alaska.

Motion: **LAPP** moved to "introduce Ordinance 14-07-387 and set a first public hearing for 8/12/14," and the motion carried 4-1 with **WATERMAN** opposed.

Motion: **SCHNABEL** moved to "direct the manager to coordinate creation of a formal program to incentivize development and/or improvements to real estate in the downtown area for the purpose of overall economic development; that the program describe its physical boundaries; that it provide for waiver or exemption of taxes and other benefits that may be offered over time in exchange for meeting specific named criteria; that it provide for a process of application, a timeframe for program activity, and a process for evaluating an applicant's qualification for meeting criteria; that the program be presented for consideration by the assembly in the form of an ordinance by September 2, 2014; and that the proposed ordinance include a provision for appeal by the voters," and it carried unanimously.

Motion: **SCHNABEL** moved to "direct the manager to draft a Memorandum of Understanding between the Haines Borough and Haines Brewing Company that acknowledges qualification and preapproval of Haines Brewing Company for participation in a borough-initiated program to incentivize development and/or improvement of real property in the downtown area identified by the program," and it carried 4-1 in a roll call vote with **WATERMAN** opposed.

I certify that the above is a true and complete excerpt of agenda item 11(B)(4) from the July 29, 2014 borough assembly minutes.

HAINES BOROUGH INCORPORATED SEAL OCTOBER 17 2002 STATE OF ALASKA

Julie Cozzi

_____
Julie Cozzi, MMC, Borough Clerk
Haines Borough, Alaska

July 24, 2014

From: Borough Manager
To: Borough Assembly

SUBJ: Negotiated Land Sale for 20,000 s.f. of Lot #8 Downtown Haines to Haines Brewing Company, Inc.

Assembly Members,

At the direction of the Borough Assembly, and pursuant to HBC 14.20.100, the Borough Manager entered negotiations with Mr. Paul Wheeler and Ms. Jennie Kitayama, owners of Haines Brewing Company, Inc, for the purchase of 20,000 s.f. of Lot#8 in Downtown Haines. The lot is zoned commercial and the property will be developed as a Combination Residential/Industrial/Commercial (RIC) which is a use by right (UBR) as listed in HBC 18.70.040 (Zoning Use Chart) for Commercial Areas.

On 3 July, 2014 the Manager and the owners of Haines Brewing Company, Inc. reached an agreement of a price of **$4.33 per square foot**. Mr. Dean Olsen, the Haines Borough Assessor, had conducted an initial assessment of the property and determined that fair market value for the designated parcel was $4.33 per square foot with a price range from $3.75 per square foot to $4.75 per square foot.

The Owners of Haines Brewing Company, Inc. also requested economic incentives citing Objective 3E of the Haines Comprehensive Plan (Continue to implement the 2011 Downtown Haines Revitalization Plan) which includes recommendations to provide for economic incentives and specifically mentions temporary reduction in property taxes. In keeping with this, and after additional negotiation, the Manager offered **a 50% property tax reduction in the first year after purchase, a 30% reduction in property taxes in the second year after purchase, and a 25% property tax reduction in the third year after purchase**. No other economic incentives were agreed to.

The Manager also notes that recommendation and ultimate approval of this negotiated sale will provide property tax on a parcel currently not producing any revenue, will likely increase sales tax revenue from the Downtown Area, and is in keeping with two other provision of the Haines Comprehensive Plan, specifically Objectives 3D and 3E item #12.

SUBJ: Negotiated Land Sale for 20,000 s.f. of Lot #8 Downtown Haines to Haines Brewing Company, Inc.

Additional discussions addressed the following:

- Requirement for the Borough to view the site plans before final sale
- Ensuring conformity with downtown aesthetic
- Ensuring that plan address off street parking
- Ensuring that plans address access
- Ensuring that plans mitigate traffic
- Ensuring that plans address the potential for expansion
- And ensuring that plans are in conformity to the amended Plat that is currently being developed under the direction of Ms. Xi ("Tracy") Cui the Borough Planner.

The Borough Manager had conversations with several assembly members who expressed concerns about the appropriateness and ability of the Assembly to authorize property tax reductions as an economic incentive without a referendum. There were also concerns expressed regarding consistency of incentives. In an e-mail dated 9 July 2014, and sent at 1:27 PM on that date to Assembly Members, the Borough Manager referenced Haines Borough Code and Alaska Statute to demonstrate that the Borough Assembly does have the authority to offer a property tax reduction as an economic incentive. AS 29.45.050 notes:

> *AS 29.45.050. Optional Exemptions and Exclusions.*
> *(http://www.touchngo.com/lglcntr/akstats/Statutes/Title29/Chapter45/Section050.htm)*
>
> *(m)* ***A municipality may by ordinance partially or totally exempt all or some types of economic development property from taxation for up to five years.*** *The municipality may provide for renewal of the exemption under conditions established in the ordinance. However, under a renewal, a municipality that is a school district may only exempt all or a portion of the amount of taxes that exceeds the amount levied on other property for the school district. A municipality may by ordinance permit deferral of payment of taxes on all or some types of economic development property for up to five years. The municipality may provide for renewal of the deferral under conditions established in the ordinance.* ***A municipality may adopt an ordinance under this subsection only if, before it is adopted, copies of the proposed ordinance made available at a public hearing on it contain written notice that the ordinance, if adopted, may be repealed by the voters through referendum****. An ordinance adopted under this subsection must include specific eligibility requirements and require a written application for each exemption or deferral. In this subsection "economic development property" means real or personal property, including developed property conveyed under 43 U.S.C. 1601 et seq. (Alaska Native Claims Settlement Act), that*
>
> *(1) has not previously been taxed as real or personal property by the municipality;*
> *(2) is used in a trade or business in a way that*
> *(A) creates employment in the municipality;*
> *(B) generates sales outside of the municipality of goods or services produced in the municipality; or*
> *(C) materially reduces the importation of goods or services from outside the municipality; and*
> *(3) has not been used in the same trade or business in another municipality for at least six months before the application for deferral or exemption is filed; this paragraph does not apply if the property was used in the same trade or business in an area that has been annexed to the municipality within six months before the application for deferral or exemption is filed; this paragraph does not apply to inventories.*

The second concern, regarding the consistency of incentives, has merit. The Borough recently sold property as a negotiated sale in the same area to another entity for which there were no additional economic incentives. If the goal is to spur growth and development within the Downtown area it would be worth considering an ordinance proposing a broader based incentive package. With this in mind the Manager provides the following options and recommendations to the Assembly:

Option 1 (Recommended): Approve the sale as negotiated and consider a broader based incentive package as a separate ordinance.

Advantages:

-Moves the sale forward and allows construction to take place on schedule

- Demonstrates commitment to immediate goal of encouraging business and establishes a template for a dedicated ordinance for economic incentives in the Downtown area.

Disadvantages:

-Limits time to consider the specific incentives offered

-Could result in two different incentive packages

Option 2: Amend offer to separate the price from the economic incentive package and develop a broader based incentive package that businesses can apply for.

Advantages:

-Ensures consistency in economic incentive packages

- Demonstrates commitment to immediate goal of encouraging business through targeted incentives

Disadvantages:

-Could delay construction

Option 3: Direct the Manager to renegotiate the terms in full without economic incentives

Advantages:

-Ensures Borough obtains full property tax value on all property

-Establishes a consistent approach to land sales

Disadvantages:

-Will delay construction

-Disregards specific objectives from the Comprehensive Plan

The Manager acknowledges that there are conceivably many other options and variations on options. Those offered above represent templates from which to choose or adjust. Any questions with regard to this matter can be addressed to David B. Sosa, Borough Manager, Haines, Alaska at dsosa@haines.ak.us or at 907-766-2231 ext. 29.

Respectfully Submitted,

David B. Sosa

Motion: **BERRY** moved to "advance Ordinance 14-07-384 to a second public hearing on 8/26/14," and the motion carried 5-1 with **CAMPBELL** opposed.

CAMPBELL expressed concerns about what this change would do mathematically. Conceivable a person could get elected with only 10% of the votes.

SCHNABEL wanted to know if this would take effect this election. [No]

B. Ordinance 14-07-385 – First hearing
An Ordinance of the Haines Borough to amend Borough Code Section 11.48.50 to provide that candidates receiving the greatest number of votes cast shall be declared the winners of an election even if the greatest number of votes cast is less than 40% of the total votes cast and to eliminate the requirement for a runoff election.

Deputy Mayor **LAPP** opened and closed the public hearing at 6:49pm; there were no public comments.

Motion: **BERRY** moved to "advance Ordinance 14-07-385 to a second public hearing on 8/26/14," and the motion carried 5-1 with **CAMPBELL** opposed.

C. Ordinance 14-07-386 – First hearing
An Ordinance of the Haines Borough providing for the addition or amendment of specific line items to the FY14 budget.

Deputy Mayor **LAPP** opened and closed the public hearing at 6:49pm; there were no public comments.

Motion: **BERRY** moved to "advance Ordinance 14-07-386 to a second public hearing on 8/26/14," and the motion carried unanimously.

There was no assembly discussion.

D. Ordinance 14-07-387 – First hearing
A non-code Ordinance of the Haines Borough approving the sale to Haines Brewing Company Inc. of Lot [TBD], Primary School Subdivision Plat No. 2014-[TBD], Haines Recording District, First Judicial District, State of Alaska.

Deputy Mayor **LAPP** opened and closed the public hearing at 6:51pm; there were no public comments.

Motion: **BERRY** moved to "advance Ordinance 14-07-387 to a second public hearing on 8/26/14," and the motion carried 5-1 with **WATERMAN** opposed.

SCHNABEL asked about the LLC and the responsibility of each of the buyers.

CAMPBELL has some issues with the reverter agreement: Section C1 building completion. Say "substantial" completion. Also, better definition of "improvements."

SOSA said one of the things identified during negotiations was a tax incentive. This sale contract did not include it, and that was an error on his part. There is no incentive in it at this time. He would prefer to have it in the contract, even if it ends up being pulled out.

SCHNABEL said she feels comfortable with the way it's being handled…the manager drafted a tax incentive program that is being reviewed by the Commerce Committee. She "absolved" the manager of his omission error.

E. Ordinance 14-07-388 – First hearing
An Ordinance of the Haines Borough authorizing the issuance of General Obligation Bonds in an aggregate amount not to exceed $4,722,079 to finance up to four projects for capital improvements to school facilities of the Borough; authorizing submission to the qualified voters of the Borough at the regular Election to be held on October 7, 2014, of four propositions, one for each of the capital improvement projects authorized by this ordinance; appropriating funds for those projects that are approved by the voters; and providing for an effective date.

Deputy Mayor **LAPP** opened and closed the public hearing at 7:02pm; there were no public comments.

Motion: **BERRY** moved to "advance Ordinance 14-07-388 to a second public hearing on 8/26/14," and the motion carried unanimously, as amended.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

For good and valuable consideration the receipt whereof is hereby acknowledged, the Haines Borough, an Alaska municipal corporation (**"Haines"** or **"Borough"** or **"Seller"**) and Wheeler & Kitayama, LLC, (**"Buyer"**), an Alaskan company, hereby agree as follows:

1. Property to Be Sold.

(a) Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller, subject to the terms and conditions set forth herein, the following-described real property and improvements:

> Lot 8B, Primary School Subdivision, Haines Recording District, First Judicial District, State of Alaska.

A 20,000 square feet area containing approximately 0.459 acres (the **"Property"**).

(b) At the Closing, Seller shall convey to Buyer all of the Property by Limited Warranty Deed in the form attached as Exhibit A subject to the following:

> (i) Rights-of-way and easements of record acquired by any person or entity, public or private, including, but not limited to, public rights-of-way.
>
> (ii) All restrictions, regulations, requirements, laws, ordinances, resolutions and orders of all boards, bureaus, commissions, departments and bodies of any municipal, state or federal authority.
>
> (iii) Provisions and reservations as made applicable by terms of the U.S. Patent or by law.
>
> (iv) A right for reversion whereby the Property will be reconveyed to Seller if the Improvements required by this Agreement have not been substantially completed within three (3) years of Closing.

(c) Buyer shall execute a Reverter Agreement as set forth in Exhibit B.

2. Price.

Property Purchase Price. Buyer shall pay Seller eighty-six thousand six hundred dollars ($86,600) ("Purchase Price). The Purchase Price shall be paid by Buyer at closing in cash, by a bank cashier's check, or by wire transfer, in readily available funds into escrow with First American Title Company (The "Title Company"), 8251 Glacier Highway, Juneau, AK 99801. Within ten (10) days after the Effective Date of this Agreement, Buyer shall deposit with the Title Company the sum of eight thousand six hundred and sixty dollars ($8,660) to be held as a nonrefundable earnest money payment (Earnest Money). At

Closing, this earnest money shall be disbursed to Seller and credited to the Buyer.

3. Title Insurance.

(a) Seller, at Buyer's cost, shall provide to Buyer within fourteen (14) days of mutual execution of this Agreement a Preliminary Commitment to Issue Title Insurance for the Property. In the event that Buyer gives notice of a valid Material Title Defect within seven (7) days of receipt of said Preliminary Commitment, this Agreement shall terminate without further obligation on the part of either party. "Material Title Defect" shall include any matter affecting title which a reasonable person would consider to be a serious defect.

(b) Nothing in this Agreement shall be construed to require Seller to expend funds to eliminate or clear any matter affecting title.

(c) Buyer may, at Buyer's sole option and expense, purchase Buyer's title insurance. Likewise if Seller wishes to purchase a Title Insurance policy for itself, it may do so at its own expense.

4. Conditions Precedent to Closing. The following matters shall be completed prior to or coincident with Closing or waived in writing by the parties ("Conditions Precedents to Closing"):

(a) At BUYER's expense, as required by HBC 14.20.100(D), a survey must be completed and a new plat created that subdivides the existing Lot 8 into two new lots and establishes a legal description for the parcel being purchased; and

(b) Seller and Buyer have complied with their respective obligations as set forth in Sections 5 and 6.

5. Seller's Obligations. Provided that (i) all Conditions Precedent to Closing set forth in Section 4 have been satisfied, (ii) this Agreement has not been cancelled, and (iii) Buyer has delivered (or will deliver) all items required to be delivered, then Seller shall deposit with Title Company at or before the Closing the following:

(a) The original Deed, duly executed by Seller, substantially in the form attached as Exhibit A;

(b) An original Reverter Agreement, duly executed by Seller, substantially in the form attached as Exhibit B; and

(c) Documents reasonably required by the Title Company such as an executed settlement statement or evidence of Seller's authority.

6. Buyer's Obligations. Provided that (i) all Conditions Precedent to Closing set forth in Section 4 have been satisfied, (ii) this Agreement has not been cancelled, and (iii) Seller has delivered (or will deliver) all items required to be delivered, then Buyer shall deposit with Title

Company prior to the Closing date:

(a) The Purchase Price in cash or by wire transfer.

(b) An original Reverter Agreement, duly executed by Buyer, substantially in the form attached as Exhibit B; and

(c) Documents reasonably required by the Title Company such as an executed settlement statement or evidence of Buyer's authority.

7. Closing.

(a) The closing ("Closing") shall be held and delivery of all items to be made at the Closing under the terms of this Agreement shall be made at the offices of First American Title Company at 8251 Glacier Highway, Juneau, AK 99801. The delivery of all sums due Seller pursuant to Section 2 above and the recording of documents by Title Company shall occur not later than October 6, 2014 (the "Closing Date"). All funds and documents shall be deemed simultaneously delivered on and as of the Closing Date. The Closing may occur on such earlier date as Buyer and Seller may agree but the Closing Date may not be extended without the written approval of both Seller and Buyer.

(b) In the event the Closing does not occur on or before the Closing Date, Title Company shall, unless it is notified in writing by both parties to the contrary within five (5) days after such date, return to the depositor thereof all items which may have been deposited with Title Company hereunder except the Earnest Money which shall be disbursed to Seller. Any such return shall not, however, relieve either party hereto of any liability it may have for its wrongful failure to close.

(c) Possession. Possession of the Property shall be delivered to Buyer on the Closing Date.

8. Remedies for Breach. Seller and Buyer shall have all remedies available by law and equity for any breach of this Agreement, including, but not limited to, the remedy of specific performance and the exercise of Seller's right of reverter.

9. Construction of Improvements. On or before three (3) years from the date of Closing, Buyer shall complete the construction of a Brewery on the Property ("the Improvements"). Upon completion of the Improvements Buyer shall promptly give Seller an appropriate notice of completion.

10. Hazardous Substances. Buyer acknowledges and agrees that there may be spilled, leaked or discharged Hazardous Substances (as defined below), or other substances on or in the groundwater or surface water of the Property which may contain oil, petroleum, hydrocarbons, asbestos, solvents, paints, thinners or other materials, substances or waste which are, or may, become regulated as hazardous or toxic under federal, state or local law, and the release or

discharge of which is, or may become, prohibited by law, that Buyer has knowingly and voluntarily determined that its obligations under this Agreement need not be contingent upon the results of any assessment or inspection of the Property for any such substances by an engineer, contractor or other consultant.

11. As Is, Where Is Sale, Release and Indemnification.

Seller sells and buyer buys the property hereunder "as is" and "where is." Seller shall have no liability or responsibility to buyer whatsoever for any violations of any law, regulation, building code, ordinance or other legal requirement of any kind whatsoever applicable to the property as may be discovered at any time, including but not limited to material (or non-material) hazardous substances contamination, violations of building or safety codes, latent defects, deterioration or problems or liabilities of any kind. Buyer hereby releases seller from and shall indemnify, defend and hold seller harmless from any and all liabilities, costs, expenses or claims of any kind whatsoever arising out of or in connection with the property, including but not limited to any that may date to or originate during the time of ownership of all or any of the property by seller or its predecessors in interest; **provided, however**, that buyer does not hereby release seller from and shall have no responsibility to indemnify, defend and hold seller harmless from liabilities, costs, expenses or claims,

If any; (1) for damages to land other than the property sold hereunder as shall directly and entirely result from and be caused by acts of seller, its agents or employees which were performed on land other than the property sold hereunder. The intent of the parties is that buyer has had already and shall continue to have a thorough opportunity to inspect and study the property before the closing, but that once such closing occurs, seller walks away form the property so conveyed and from any and all legal liability or responsibility of any kind whatsoever arising out of or in connection with such property, except as expressly stated herein, and that seller shall have, after the closing, no further responsibility or liability to buyer or any other person or entity for any claims of any kind that may arise as to or in connection with the property.

Neither seller, nor any of its officers, directors, employees, agents, attorneys, or representatives have previously nor does under this agreement make any representations or warranties, and none of the persons or entities described above shall in any way be liable for or with respect to:

(A) The condition of the property or the suitability of the property for buyer's intended use, or for any use whatsoever;

(B) The presence or existence of any hazardous substances, asbestos, oil or other petroleum product contamination or any other material as to which the discharge, leakage, spillage or presence on the property would be regulated by applicable state or federal law. Buyer purchases the property "as is" and "where is" and assumes the responsibility and risks of all defects and conditions of the property including the prior contamination (and releases and agrees to indemnify, defend

and hold seller harmless from the same), including but not limited to environmental hazards and deterioration from age, weather, disuse, limited maintenance or other causes. Buyer acknowledges that buyer has had the opportunity and will have the opportunity to inspect the property and will be relying entirely thereon.

Buyer acknowledges that notwithstanding any prior or contemporaneous oral or written representations, statements, documents or understandings, this agreement constitutes the entire understanding of the parties with respect to the subject matter hereof, and supersedes all such prior or contemporaneous oral or written representations, statements, documents or written agreement and shall remain unaffected by any representations, statements or understandings subsequent to the date hereof which shall not be represented by a mutually executed amendment to this agreement.

The terms of this Paragraph shall survive the Closing.

12. Notices. All notices, waivers, elections, approvals and demands required or permitted to be given hereunder shall be in writing and shall be personally delivered, mailed by certified mail with postage prepaid, or transmitted by facsimile to the location for each party designated herein. Either party may, by proper notice to the other, designate a different address for the giving of notice. Any notice shall be effective when personally delivered, or, if mailed as provided herein, five (5) business days after deposit, postage pre-paid in the U.S. Mails, or in the case of facsimile notice when sent, if answer back or confirmation received:

SELLER:	BUYER:
Haines Borough P.O. Box 1201 Haines, AK 99827	Wheeler & Kitayama, LLC P.O. Box 911 Haines, AK 99827

With a courtesy copy to:

Brooks W. Chandler
Boyd, Chandler & Falconer, LLP 911 W. 8th Avenue, Suite 302
Anchorage, AK 99501 Facsimile No. 907/274-3698

13. Costs. Each party shall bear its own costs and attorney fees, except as expressly provided herein. Unless specifically made the responsibility of one party elsewhere in the Agreement, all other fees and closing costs in connection with the Closing shall be paid by Buyer as required by HBC 14.20.060(A). Any and all prepaid expenses or income of any kind and all taxes and assessments shall be prorated.

14. Brokers. Seller represents to Buyer that Seller has not dealt with any broker or real estate agent regarding the Property of this transaction. Buyer represents to Seller that Buyer has not dealt with any broker or real estate agent regarding the Property of this transaction. Each party shall be responsible to defend, indemnify and hold harmless the other as to any claim made by any person

or entity for a commission claimed due as a consequence of the indemnifying party's acts or conduct.

15. Access to Premises. At all times during normal business hours prior to the Closing, Buyer shall, upon reasonable notice to Seller, have reasonable access to the Property for the purpose of making such inspections, examinations, tests or surveys of the Property as Buyer may reasonably desire.

16. Survival of Terms and Waiver. The terms and condition of this Agreement shall survive the Closing and are expressly intended to bind the parties notwithstanding any statute of limitations.

17. Merger. This Agreement expresses and embodies all understandings and agreements between the parties and is entered into after full investigation, neither party relying upon any statements or representations not embodied in this Agreement.

18. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns, and may be modified only by a written instrument signed by both parties.

19. Relationship of the Parties. This Agreement shall not authorize either party to act as an agent for the other.

20. Law and Venue. This Agreement shall not be governed by and construed under the laws of the State of Alaska. Venue of any dispute shall be the Superior Court of the State of Alaska in Juneau, Alaska.

21. No Waiver. The failure of any party to insist upon the strict performance of any provision of this Agreement, or the failure to exercise any right, power or remedy available hereunder, shall not constitute a waiver by said party of any such provision as to any other breach or subsequent breach of the same or any other provision.

22. Warranties of Authority. Each party and each natural person who executes this Agreement on behalf of such party acknowledges, warrants, and represents for the benefit of the other party to this Agreement: (a) that such person is duly authorized and empowered to execute this Agreement on behalf of such party; (b) that such party has been duly formed and organized and is in good standing; (c) that all necessary and appropriate resolutions and actions by such party's managers or ordinances by such party's governing body authorizing such party to enter into, execute, and perform this Agreement and the transactions contemplated by this Agreement have been obtained; and (d) that all steps have been taken and acts performed that are conditions precedent to making this Agreement valid, enforceable, and binding against such party in accordance with its terms and conditions.

23. Counterparts. This Agreement may be executed in counterparts, each of which shall be

deemed an original and which, taken together, shall constitute a single Agreement. This Agreement shall not become binding upon any Party unless and until at least one counterpart of this Agreement shall have been fully executed by each party hereto. Facsimile signatures shall be valid so long as an original signature shall be promptly delivered to the other party.

DATED: 22 Sep 2014

SELLER:

HAINES BOROUGH

By: _____
David B. Sosa

Its: Borough Manager

DATED: 22 SEP 2014

BUYER:

WHEELER & KITAYAMA, LLC

By: _____
Paul Wheeler

_____
Jeanne Kitayama

Its: Principals

STATE OF ALASKA)
)
ss. FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 22nd day of September, 2014, by David Sosa, Borough Manager of the Haines Borough, a municipal corporation, on behalf of the municipality.

NOTARY PUBLIC FOR ALASKA
My Commission Expires: June 18, 2018

KATHRYN A. FRIEDLE
Notary Public, State of Alaska
Commission # 1406176
My Commission Expires
June 18, 2018

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 22nd day of September, 2014, by Paul Wheeler and Jeanne Kitayama, the principals of Wheeler and Kitayama, LLC, an Alaskan limited liability company.

NOTARY PUBLIC FOR ALASKA
My Commission Expires: June 18, 2018

KATHRYN A. FRIEDLE
Notary Public, State of Alaska
Commission # 1406176
My Commission Expires
June 18, 2018

LIMITED WARRANTY DEED

The Grantor, the Haines Borough of P. O. Box 1209, Haines, AK 99827, for valuable consideration, conveys and warrants to Wheeler and Kitayama, LLC, of P.O. Box 911, Haines, AK 99827, all interests which it has in that certain real property in the Haines Recording District, First Judicial District, State of Alaska ("the Property"), described as follows:

Lot 8B, Primary School Subdivision, Haines Recording District.

Subject to:

1. Rights-of-way and easements of record acquired by any person or entity, public or private, including but not limited to public rights-of-way.

2. All restrictions, regulations, requirements, laws, ordinances, resolutions and orders of all boards, bureaus, commissions, departments and bodies of any municipal, state or federal authority.

3. Provisions and reservations as contained in the U.S. Patent or made applicable by law, including, but not limited to, rights or interests under the public trust doctrine.

4. The express condition that title to the property conveyed herein shall revert to the Grantor without necessity of reentry should Grantee fail to substantially complete construction of Improvements to the Property as described in the Agreement for Sale and Purchase of the Property by September 22, 2017.

DATED this 22nd day of September, 2014.

HAINES BOROUGH

By: _____
David B. Sosa
Its: Borough Manager

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 22nd day of September, 2014, by David B. Sosa, the Borough Manager of the Haines Borough, on behalf of the Borough.

_____
NOTARY PUBLIC FOR ALASKA
My Commission Expires: June 18, 2018

RECORD IN HAINES RECORDING DISTRICT

AFTER RECORDING, RETURN TO:

Brooks W. Chandler
Boyd, Chandler & Falconer
911 W. 8th Ave., Suite 302
Anchorage, AK 99501

KATHRYN A. FRIEDLE
Notary Public, State of Alaska
Commission # 1406176
My Commission Expires
June 18, 2018

REVERTER AGREEMENT

This REVERTER AGREEMENT is dated as of this 22nd day of September, 2014, by and between the Haines Borough, having and address of P.O. Box 1209, Haines, AK 99827 ("Seller), and Wheeler and Kitayama, LLC, having an address of P.O. Box 911, Haines, AK 99827 ("Buyer").

RECITALS

A. The Seller has conveyed to the Buyer that certain real estate described on Exhibit "A" (the "Property") pursuant to a Deed of even date herewith between the Seller and Buyer.

B. Pursuant to paragraph nine (9) of that certain Agreement for Sale and Purchase of the Property, the Buyer has agreed to construct certain Improvements on the Property (the "Improvements").

C. The Deed provides that if the Buyer does not construct the Improvements then the Property shall revert to the Seller.

NOW THEREFORE, in consideration of the transfer of the Property to the Buyer and other consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Buyer agrees at its sole cost and expense to complete the construction of the Improvements by no later than September 22, 2017 (the "Completion Date").

2. In the event the Improvements are not completed by the Completion Date, the Property shall revert to and thereafter become fee simple real estate owned by the Seller. Upon the request of the Seller, the Grantor will provide a general warranty deed to the Property in form and substance acceptable to the Seller evidencing the reconveyance of the Property.

3. During the construction of the Improvements, Buyer will not place any additional liens or encumbrances on the Property except as consented to by the Seller. In that regard, the Seller agrees not to unreasonably withhold its consent to any construction loan financed

with a commercial bank or similar lender intended to fund the construction and development of the Improvements. In such an event, the Seller will enter into a Subordination Agreement in form and satisfactory to such lender. Upon completion of the Improvements satisfactory to the Seller, the Seller agrees to issue a letter acknowledging the release of the reverter rights described herein.

4. This Agreement shall be binding upon the parties hereto and shall be binding upon and inure to the benefit of their successors and assigns.

5. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Alaska.

6. This Agreement may only be modified or amended by a written agreement signed by authorized representatives of the parties hereto.

WITNESS the following signatures as of the year and date first above written.

DATED: 22 Sep 2014

SELLER:

HAINES BOROUGH

By: _____
David B. Sosa
Its: Borough Manager

DATED: 22 Sep 2014

BUYER:

WHEELER AND KITAYAMA, LLC

By: _____
Paul Wheeler and Jeanne Kitayama
Its: Principals

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 22nd day of September, 2014, by David Sosa, Borough Manager of the Haines Borough, a municipal corporation, on behalf of the municipality.

Kathryn Friedle
NOTARY PUBLIC FOR ALASKA
My Commission Expires: June 18, 2018

KATHRYN A. FRIEDLE
Notary Public, State of Alaska
Commission # 1406176
My Commission Expires
June 18, 2018

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 22nd day of September, 2014, by Paul Wheeler and Jeanne Kitayama, the Principals of Wheeler and Kitayama, LLC, an Alaskan limited liability company, on behalf of the company.

Kathryn Friedle
NOTARY PUBLIC FOR ALASKA
My Commission Expires: June 18, 2018

KATHRYN A. FRIEDLE
Notary Public, State of Alaska
Commission # 1406176
My Commission Expires
June 18, 2018

Haines Borough

PLANNING COMMISSION RECORD OF DECISION

DATE: August 14, 2014

TO: Borough Assembly

FROM: The Haines Planning Commission

PLANNING COMMISSION DECISION:

Motion: **Lende** moved to "support the motions in the Downtown Revitalization Committee (DRC) report and send those recommendations to the Assembly". **Hedden** seconded it. The motion carried 5 unanimously.

RATIONALE: The DRC is an official committee of the Borough. The commission reviewed the report and endorsed the recommendations that were made by the DRC. The commission appreciated its efforts to this community.

SUBMITTED BY _____ (signature)

Rob Goldberg
Planning Commission Chair

Downtown Revitalization Committee Report:

Vision Statement:
A downtown core that is clean, well maintained, vibrant, and provides a variety of services, retail choices, and housing.

Goal Statement:
Economic development, increase in foot traffic, and infrastructure development in the downtown improvement district.

Defined Downtown Improvement District Phase 1:

Main Street from the harbor to 6th Avenue and a block east & west.

Current Recommendation to the Planning Commission:

1. Trash Management:

Motion: Committee moved to recommend that the Borough instigate a comprehensive waste management program for the Downtown Business District.

2. Signing:

Motion: Committee moved to recommend to the Manager the investigation of "Downtown Business District" directional signs from all the ports of entry.

3. Brewery on Main Street:

Motion: Committee moved that the DRC recommend to the Assembly the borough sale of downtown property to the Haines Brewing Company.

4. Year round access:

Motion: Committee moved to recommend the Borough to make the downtown business district walk able and friendly to foot traffic year-round. (Including researching feasibility of sidewalk snow removal)

More discussion will take place on the feasibility of downtown businesses being open year-round and strategies to support that.

Ideas that will be up for discussion in the next few meetings:

Well Maintained:

- A regular maintenance schedule for downtown borough assets.
- A garbage can and pet waste disposal center every two blocks.
- Litter and lack of garbage management fine enforcement.
- An ordinance to fine for lack of maintenance of vacant buildings.
- An ordinance to fine for buildings remaining vacant for more than one year.
- Tax incentive program for new paint, trim or façade improvement in the downtown improvement district.
- Tax incentive program for flowers and landscaping improvement in the downtown improvement district.

Retail Choices & Housing:

- Tax incentive program for new construction of approved multi-family housing within the downtown improvement district.

- Tax incentive or grant program for development of approved new or unique retail businesses within the downtown improvement district.

- Tax incentive or energy grant program for retail businesses remaining open year round in the downtown improvement district.

Signing:

- Design for simple directional signs to be developed leading to **Downtown Business District** from ports of entry:
    - Ferry
    - Cruise ship dock
    - Small boat harbor
    - Highway
    - Airport

8/5/14
Lenise Henderson Fontenot
Chair

12A

PACIFIC SALMON TREATY COALITION

1308 Sawmill Creek Road
Sitka, AK 99835

907-738-3362
dlyons@gci.net

Mayor Jan Hill
PO Box 1209
Haines, AK 99827

March 28, 2016

Dear Mayor Jan Hill and members of the Haines Borough Assembly,

Members of the Pacific Salmon Treaty Coalition traveled to Washington DC on March 14 to carry our message of concern about the upcoming 2018 Pacific Salmon Treaty Agreement. The PSTC met with the Alaska Congressional delegation, the DC office of Governor Bill Walker, a Senate Commerce subcommittee, as well as with the Department of State, and House and Senate members of Appropriations Committees. The Resolutions we carried with us made an impact.

VanNess Feldman, a Legislative Liaison firm experienced with Alaskan issues accompanied us. We were well received in each of the offices. Alaska fishermen are recognized as responsible and conservative and the fisheries are sustainable. Folks back east were interested to hear our perspective on how the Treaty process is working. The attached flyer with resolution copies was distributed to the offices that we visited.

We travelled to DC as team players with the States of Washington, Oregon and the Tribes and worked in concert with them to support issues of mutual concern. The PSTC supports adequate funding for the State and Tribal programs necessary to meet Treaty obligations, and programs to halt and reverse salmon habitat degradation near Puget Sound. We have our differences with theses folks at times, but we are united in our efforts to protect the salmon stocks as our first order of business. We pointed out the strength of the Columbia River hatchery Chinook returns. Agency personnel and legislators alike were pleased to learn of the recent robust returns but were concerned to learn thousands of these fish are being wasted, rather than harvested.

Funding for our trip came from a wide spectrum of fishing industry interests. Generous donations made by the Boards of Directors of Northern and Southern Southeast Regional Aquaculture Associations and Douglas Island Pink and Chum will help us remain engaged to the very end of the Treaty renegotiation process in 2018. Processors as diverse as Taku Smokeries, Seafood Producers Co-op, Trident, E.C Phillips and Ocean Beauty have stepped up with contributions. Gear groups like the Southeast Alaska Guides Organization, United Southeast Gillnetters, Southeast Alaska Seiners, and Alaska Trollers Association are all pitching in to protect the opportunity to harvest salmon. Other processors and groups are also supporting our efforts. Southeast Alaska fishermen are mobilized and working together to keep the fishing economies of Southeast Alaska strong and vibrant!

Your support for our efforts is making a difference. In the coming years, it is our intention to remain in touch with our donors and municipal leaders in order to protect our shared regional fishing economy and lifestyle.

Yours Truly,
Deborah A Lyons
Deborah A. Lyons, Executive Director

Pacific Salmon Treaty Coalition Board Members
William F. Auger - PST Alternate Commissioner, Mitch Eide Southeast Seiners -PST Northern Panel, Eric Prestegard DIPAC CEO-PST Transboundary Rivers Panel, Dennis Longstreth ATA and SPC-PST Northern Panel, and Russell Thomas Alaska Southeast Resorts-PST Northern Panel. Executive Director: Deborah A. Lyons

PACIFIC SALMON TREATY COALITION

1308 Sawmill Creek Road Sitka, Alaska 99835

Who we are: The Pacific Salmon Treaty Coalition Board are appointed members of the Pacific Salmon Treaty Panel for Southeast Alaska. We represent more than 1750 commercial fishing permit holders and thousands of recreational fishery guides, lodge owners and sportsmen.

What we want: A Treaty process that works. The current process is plagued by budget cuts, scientific disputes, unmet Treaty obligations, abundant hatchery stocks unavailable to Alaska, and an Endangered Species Act that is used as a threat in negotiations. These factors create a dysfunctional atmosphere that damages our relationships with Washington, Oregon, the Pacific Northwest Tribes and our Canadian neighbors.

Resolutions of Support
City of Craig
City of Hoonah
City and Borough of Juneau
City of Klawock
City of Ketchikan
Ketchikan Gateway Borough
Petersburg Borough
City and Borough of Sitka
City and Borough of Wrangell
City and Borough of Yakutat
Southeast Conference
ANB-ANS Camp 70 Juneau
Sitka Economic Development Association

I. **Restore and continue commitments of financial support from the federal governments of the United States and Canada, and the State of Alaska, to the programs that support accurate and reliable data for management of the fisheries and enhancement programs, and share the cost of managing the fisheries to meet Treaty commitments.**

II. **Reinvigorate the Pacific Salmon Commission and the Pacific Salmon Treaty process by recommitting to the principles of the 1985 Pacific Salmon Treaty at the Federal level.**

- ➔ **Link federal funding for Treaty programs to satisfaction of the obligations of the 1985, 1999 and 2009 Agreements, including implementing legislation and memoranda of understanding.**
- ➔ **Address inaccurate abundance estimates from the Chinook Model with a timely, scientifically defensible, peer-reviewed process, and verify estimates in-season, as provided for in the Treaty.**

III. **Allow Alaska to share in programs enjoyed by Canada, Washington and Oregon:**

- ➔ **Allow access to hatchery stocks produced by federally-funded programs for the express purpose of mitigating lost harvest opportunities.**
- ➔ **Support a shift to individual stock based management for fisheries in Southeast Alaska's inside waters.**

IV. **Work with the US Section of the Commission, the National Marine Fisheries Service and the US Department of State to assure fair treatment of the Alaska fisheries within the Commission process, prevent abuses in the application of the Endangered Species Act, and recognize the unique dependence of the rural Alaska communities upon the fisheries.**

12B

RECEIVED HAINES BOROUGH

APR - 6 2016

CLERK'S OFFICE

April 6, 2016

Rich Chapell, Chair
Haines Borough Parks and Recreation Advisory Committee (PRAC)

RE: PRAC recommendation to create a downtown recreation area

Dear Mayor Hill, Manager Ryan and Borough Assembly:

The Haines Borough Parks and Recreation Advisory Committee (PRAC) has unanimously endorsed the concept of creating a park in the central downtown area and to that end PRAC recommends that the borough-owned property on the southwest corner of 3rd Avenue and Main Street (Lot 8A) be rezoned as Recreational Use (REC). This parcel is currently vacant and is zoned as Commercial Use. Zoning this parcel REC would serve *"the outdoor recreation needs of the community"* (HBC 18.70.030.12).

In the past 15 years there have been a number of important changes along Main Street and to borough facilities on 3rd Avenue: the middle and primary schools were demolished, Main Street lots were sold and new successful businesses have developed, the Borough Administration building was remodeled, public parking was expanded, and the library was built and is planning to expand. The PRAC believes that the borough should permanently retain Lot 8A to allow for the enhancement of recreation or open space assets in the downtown core. Retaining and rezoning the property allows for a future, attractive focal point in the commercial center of the community.

The Haines Borough 2025 Comprehensive Plan identifies the goal of a downtown *"... 'destination' open space and gathering area in a town square like setting"* (section 7.13, objective 12A, page 206). With careful planning, this central and scenic parcel can meet this objective. The sloping aspect offers a spectacular view of the Chilkat Range. The southern property line adjoins the Borough Administration building parking lot, and water and sewer service is available in the platted alley.

The first step toward creating this downtown destination space is to rezone Lot 8A as Recreational Use. PRAC members are aware of several design ideas proposed in recent years for this parcel, but PRAC is not proposing a specific design at this time. If the Haines Borough Assembly approves PRAC's recommended REC zoning, the next step would be an inclusive scoping process, where the public can offer ideas about landscaping and enhancing the recreational value of this important downtown public asset.

We respectfully ask for the Assembly to consider this question and look forward to future discussion.

Sincerely,

Richard Chapell, Chair
Haines Borough Parks and Recreation Advisory Committee