

**Haines Borough
Borough Assembly Special Meeting**

**May 7, 2010
MINUTES**

Approved

THIS SPECIAL MEETING WAS HELD SOLELY FOR CONSIDERING THE ITEMS LISTED ON THE PUBLISHED AGENDA. NO ADDITIONAL ISSUES WERE CONSIDERED AT THIS MEETING.

1. CALL TO ORDER/PLEDGE TO THE FLAG:

Mayor **HILL** called the meeting to order at 6:00pm in the Assembly Chambers of the Public Safety Building and led the pledge to the flag.

2. ROLL CALL:

Present: Mayor Jan **HILL** and Assembly Members Norm **SMITH**, Scott **ROSSMAN**, Steve **VICK**, Jerry **LAPP**, Joanne **WATERMAN**, and Daymond **HOFFMAN**.

Staff Present: Mark **EARNEST**/ Borough Manager, Julie **COZZI**/Borough Clerk, and Jila **STUART**/Chief Fiscal Officer.

Visitors Present: Jessica **EDWARDS**/CVN, **Georgiana HOTCH**, Bill and Libby **KURZ**, James **CARNAHAN**, Scott **HANSEN**, Theresa **RAVEN**, Debra **SCHNABEL**, and others.

3. APPROVAL OF SPECIAL MEETING AGENDA

Motion: **LAPP** moved to approve the special meeting agenda, and the motion carried unanimously.

4. PUBLIC COMMENTS –

CARNAHAN briefly explained the HUD PILT program and the formula used to calculate the per unit amount that increased it from \$150 to \$180. Tlingit-Haida uses this same method for calculating the PILT payment for their low-income housing in Deishu.

5. BUSINESS

A. PUBLIC HEARINGS

1. ORDINANCE 10-04-225 – Second Public Hearing

An ordinance of the Haines Borough amending Haines Borough Code Title 16 Chapter 16.32 to establish parking regulations at the Letnikof Cove Park boat facility.

The mayor opened and closed the public hearing at 6:05 pm. There were no public comments.

Motion: **VICK** moved to “adopt Ordinance 10-04-225,” and the motion carried unanimously in a roll call vote.

2. ORDINANCE 10-04-227 – First Public Hearing

An ordinance of the Haines Borough, providing for the addition or amendment of specific line items to the FY10 budget.

The mayor opened the public hearing at 6:07 pm.

CARNAHAN briefly explained the financing arrangement that was approved through Resolution 09-08-168 on 8/25/09. This ordinance authorizes the expenditure of the funds.

Hearing no further comments, the mayor closed the public hearing at 6:10pm.

Motion: **ROSSMAN** moved to “advance Ordinance 10-04-227 to a second public hearing May 25, 2010,” and the motion carried unanimously.

3. ORDINANCE 10-04-228 – First Public Hearing

An ordinance of the Haines Borough amending Haines Borough Code Title 2 Sections 2.08.040 and 2.16.070 to revise the compensation amounts for the assembly members and mayor.

The mayor opened and closed the public hearing at 6:17pm. There were no public comments.

Motion: VICK moved to "advance Ordinance 10-04-228 to a second public hearing May 25, 2010," and the motion carried 5-1 with **ROSSMAN** opposed.

B. RESOLUTION

1. RESOLUTION 10-04-200

A resolution of the Haines Borough Assembly authorizing the Borough Manager to enter into a cooperative agreement with Chilkoot Indian Association to provide for payment in lieu of taxes for the Chilkoot Estates Subdivision project.

Motion: WATERMAN moved to "adopt Resolution 10-04-200."

During discussion, **CARNAHAN** explained that the Tribal Council has directed the construction of houses for sale with the land, and this agreement applies to CIA-owned land and low-income 4-plex units. Any real property owned by the CIA must remain tax-exempt. The CIA does not plan to maintain the land and sell the houses although that is a possibility through HUD. The plan is to build eight low- to moderate-income housing units using any HUD funding that might be available for that purpose. As long as the property is being leased or rented, it is not under the tax rolls and falls under the cooperative agreement. If it is a closed sale, it will go on the tax rolls. One dwelling unit out of the eight can be rented to any borough resident, but that one unit would still fall under the cooperative agreement.

The motion carried unanimously in a roll call vote.

C. ORDINANCE INTRODUCTION

1. ORDINANCE 10-05-229

An ordinance of the Haines Borough, amending Haines Borough Code amending Title 2 Chapter 2.68 to amend and clarify the borough's election procedure.

Motion: LAPP moved to "introduce Ordinance 10-05-229 and set a first public hearing for May 25, 2010,"

During discussion, some assembly members expressed concerns about some of the proposed language and questioned the authority by which the ordinance was drafted. Others said the ordinance makes the election code very clear and appreciated the time and effort that staff put into this draft. There was also an assembly comment that some language might not be strict enough. **EARNEST** took exception to comments that staff was working in a rogue manner and reassured the assembly that this effort was under management direction. He agreed that there are policy issues to be considered. The intent was to present this to the assembly in a timely way so that the mandatory US Department of Justice preclearance might possibly occur in time for the 2010 Election.

Motion: VICK moved to "refer this ordinance to the Government Affairs & Services Committee for recommendations," and the motion carried 4-2 with **ROSSMAN** and **LAPP** opposed.

D. UPDATES

1. Assessor Position – Discussion

EARNEST summarized his memo to the assembly regarding his recommendation for addressing the assessment needs of the borough. During discussion, assembly members expressed preferences for having an employee rather than a contractor. **STUART** explained that the goal behind the proposed plan is to take a slow, well-thought out

approach to having a staff assessor. Recruitment efforts have not produced a great candidate, and a Haines resident can be trained for that position. Additionally, the state assessor, three years ago, demanded a total reassessment of the borough---a task still incomplete, and this plan would accomplish the required reassessment project in a year. **EARNEST** believes the borough can get a very qualified contract assessor. The remaining tasks include land values, commercial property, Excursion Inlet, and updates to the borough maps. **STUART** added that the borough must get its property cards in order and digitized, and the state assessor has strongly recommended moving toward a CAMA system. The borough may need to dedicate some money for this by a budget amendment. **EARNEST** noted the assessor/land manager salary is currently in the FY11 proposed budget and could be reallocated to a contractor.

Motion: VICK moved to "authorize the manager to follow through with the intent of his recommendation---issue an RFP for a contract assessor to complete the reassessment project and train an in-house employee," and the motion carried unanimously.

2. Harbormaster Position - Discussion

EARNEST encouraged the assembly to look at the future not only as it relates to the operation and maintenance of harbors but also ports and harbors development. It is an investment in economic development. He said invited the Boat Harbor Advisory Committee's (BHAC) participation in the harbormaster candidate interview process, and it was very beneficial. The interviewers agreed that one candidate has the experience, background, understanding, and expertise needed for this position, but it will require some increase to the compensation. He would like to proceed with an offer.

Motion: LAPP moved to "authorize the borough manager to offer the harbormaster position to the recommended candidate and negotiate up to 10 thousand dollars more than the current harbormaster annual wage," and the motion carried unanimously in a roll call vote.

E. EXECUTIVE SESSION

The Assembly, upon motion, will move into executive session to discuss the Chilkoot Lumber Company litigation, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Borough. AS 44.62.310(c)(1).

Motion: LAPP moved to "move into executive session to discuss the Chilkoot Lumber Company litigation, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Borough, as provided by Alaska Statute 44.62.310(c)(1)," and the motion carried unanimously.

Present: Mayor Hill; Assembly Members Lapp, Waterman, Vick, Rossman, Smith, Hoffman; Borough Manager Earnest; CFO Jila Stuart; and Borough Clerk Cozzi. The executive session convened at 8:15pm and ended at 8:35pm. After the meeting reconvened, the assembly took no action as a result of the executive session.

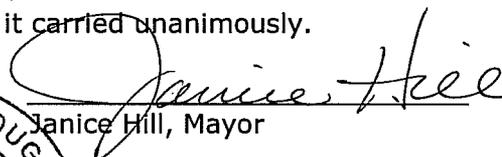
6. ADJOURNMENT - 8:37pm

Motion: VICK moved to adjourn the meeting, and it carried unanimously.

ATTEST:


Julie Cozzi, Borough Clerk




Janice Hill, Mayor