

  
**Haines Borough**  
**Borough Assembly Meeting #210**  
**September 27, 2011**  
**MINUTES**

**Approved**

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 Jerry **LAPP**, Joanne **WATERMAN**, Daymond **HOFFMAN**, Scott **ROSSMAN**, and Steve **VICK**.

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

**Visitors Present:** Krista **KIELSMEIER**/CVN, Tara **BICKNELL**/KHNS, Karen **HESS**, Stephanie **SCOTT**, Brenda **JONES**, Debra **SCHNABEL**, Jason **RETTINGER**, Jack **WENNER**, Roger **MAYNARD**, Patty **CAMPBELL**, Erwin **HERTZ**, Kathy **FRIEDLE**, John **BROWER**, Eric **KOCHER**, Joe **POOR**, James **KALLENBERG**, Henry **WONG**, David **BUTTON**, and others.

3. **APPROVAL OF AGENDA & CONSENT AGENDA** (Items with the \*asterisk are on the consent agenda)

**Motion:** **LAPP** moved to "approve the Agenda/Consent Agenda," and the motion carried unanimously.

\* 4. **APPROVAL OF MINUTES** – Regular: 9/13/11

5. **PUBLIC COMMENTS**

**CAMPBELL** reminded the assembly that the Chamber of Commerce represents the business community.

**WENNER** said he doesn't see the logic in rushing to destroy the old school building and would like to understand the motivation. He believes he failed because he didn't recognize it would be demolished so soon. There should have been more notice for the public. The assembly has never had a work session to understand what can be done to salvage it. The user groups should not be blamed. They would come forward with a plan if there was electricity. He would like the assembly to delay the demise and not accept a bid at this meeting.

**POOR** said more time is needed to develop a business plan for a vocational educational facility in the old school building, but imminent destruction seems to be the will of the assembly. He seriously thought about purchasing or leasing the property himself. Prior to retiring, he taught small business classes and understands the importance of a good business plan.

**HERTZ** spoke in favor of the old gym being maintained for kids to use. He doesn't believe much heat is needed.

**BUTTON** said Haines is stirred up right now and there is interest in making this a better place. Everyone needs to try harder to support the existing businesses and new businesses in Haines. He encouraged people to smile, chuckle, and laugh more and to think twice before criticizing.

**HESS** said she has been in favor of demolishing the old school building, but also feels compelled to ask the assembly to wait to see if something arises that would be a private enterprise. She asked for a small postponement on the destruction.

6. **MAYOR'S REPORT/COMMENTS**

Mayor **HILL** reported on the recent meetings in the Yukon. They were very successful and she came away very encouraged. The attendees walked away with several action items and follow-up meetings are being scheduled. She went on to say she will attend the upcoming Alaska Rural Energy Conference in Juneau and will tentatively meet with Senator Murkowski while there.

Jason **RETTINGER** was introduced by Chief **LOWE** as the newest police officer. He will be sworn in at the next assembly meeting.

7. **PUBLIC HEARINGS** - None

8. **STAFF REPORTS**

**A. Borough Manager**

The manager summarized his written report that included the following items:

- Haines Port Development Steering Committee

- Yukon Meetings
- RFP/RFQ Update
- MRV Report

**EARNEST** echoed the mayor's sense of encouragement about the Yukon meetings. There is much excitement and enthusiasm about working together on energy, transportation and tourism opportunities. Yukon has some major mines that are energy-intensive operations, and they are very interested in looking to Alaska to meet their energy needs. An interesting concept called "the greening of the mining industry" was brought up. The mining industry typically uses diesel for its power generation and using hydro-electric power would be better for the environment. He said everything is on the table right now and Southeast Alaska is a part of the equation in these discussions. He asked for the assembly's direction and input on putting together the steering committee for port development.

**Motion:** **WATERMAN** moved to "instruct the manager to establish a port development steering committee and to put out a Request for Qualifications to develop a Haines Port Development Plan," and the motion carried unanimously.

**EARNEST** said it will be important for the steering committee to collaborate with Skagway as it works on the Haines project. He has a very good working relationship with the Skagway manager, and a Skagway seat on the committee could be added later. The assembly believes this is a good idea. It was suggested that other exploration companies might be offered a seat at the table.

**WATERMAN** said people were stranded recently because of weather, and the community put forth a strong effort to help them. It was a great job of coming together, and she appreciates that.

#### **B. Borough Clerk**

**COZZI** explained a slight discrepancy in the new election code regarding the scheduling of the election certification. A certain amount of time is needed between the Canvass and the certification to allow for a recount to be demanded or an election contest to be noticed. Since the Canvass is scheduled for 10/11, and code says the certification is to be at a regular assembly meeting following the Canvass, she suggested 10/25.

**Motion:** **LAPP** moved to "schedule the Election certification for the 10/25 meeting," and it carried unanimously.

- \* C. Chief Fiscal Officer
- \* D. Chief of Police
- \* E. Museum
- \* F. Library
- \* G. Chilkat Center

#### **9. COMMITTEE/COMMISSION/BOARD REPORTS**

- A. Commerce Committee**
- B. Finance & Budget**
- C. Personnel & Labor Relations**
- D. Government Affairs & Services**

**VICK** said the Government Affairs & Services Committee met on 9/20 to continue their discussion about economic development. Those present came up with the idea of setting up a task force to evaluate whether Haines might benefit from a private economic development entity like those in Juneau and Skagway. The people who attended the meetings were not in favor of a government committee taking this on. The idea was to have a task force consisting of at least 1 fisherman, 1 non-profit representative, 2 people from the business community, and 1 Chilkoot Indian Association member.

- \* E. Planning Commission
- \* F. School Board
- \* G. Chilkat Center Advisory Board
- H. Parks & Recreation Advisory Committee

**HOFFMAN** said the Parks and Recreation Advisory Committee held its first meeting on 9/20 and designated a chair and co-chair. It seemed that the members are very interested in more events in Haines and the construction and enhancement of trails. The next meeting is scheduled for October 12.

- \* I. Tourism Advisory Board

- \* J. Boat Harbor Advisory Committee
- \* K. Public Safety Commission
- \* L. Service Area Boards
- \* M. Ad-Hoc Boards & Committees

## 10. UNFINISHED BUSINESS

### A. Ordinance 11-06-270

**An ordinance of the Haines Borough Alaska amending Haines Borough Code Title 18, Section 18.90.050 and 18.90.070 to allow the placement of off-premises signs as a conditional use.**

*[Note: This ordinance was originally recommended by the Planning Commission and introduced on 6/28, and had a first public hearing on 7/12. Following the second public hearing on 7/26, the motion to adopt failed. On 8/9, the assembly reconsidered the motion, and postponed the matter to this meeting (9/27) to provide the planning commission with an opportunity to address the assembly's concerns. They discussed the matter again and still recommended adoption. The chair of the planning commission prepared a memo addressing the assembly's questions.]*

**Motion:** **WATERMAN** moved to "adopt Ordinance 11-06-270," and it was amended to advance this to a third public hearing on 10/11/11." The motion carried 4-1 with **VICK** opposed.

During discussion, **WATERMAN** said she appreciated the memo from the Chair of the Planning Commission, but it didn't actually address her concern about the code being in conflict with state law. Most of the business corridor is within 660 feet of a state primary or secondary road, and signs are not allowed. She proposed a third public hearing to provide staff an opportunity to reword the ordinance. **ROSSMAN** suggested that the state enforce its own code. "Every sign on every building is illegal. If AK-DOT wants to come to Haines to make a big deal out of it, then let them do that." **WATERMAN** explained this particular statute was targeted at billboard-types of signs, not particularly those that are on buildings.

## 11. NEW BUSINESS

### A. Resolutions

#### 1. Resolution 11-09-306

**A Resolution of the Haines Borough Assembly authorizing the Borough Manager to enter into an agreement with Southeast Road Builders Inc. for the Haines School Demolition Phase 2 project for an amount not to exceed \$167,475.**

**Motion:** **ROSSMAN** moved to "adopt Resolution 11-09-306," and the motion carried unanimously in a roll call vote.

During discussion, **ROSSMAN** responded to the public comments. He said there always has been a plan to demolish the old buildings since the new school was constructed. It has had several stays of execution, and there has been much public process. The only mistake made by the assembly that he can think of was not completing the demolition last year when it was a lower cost. He recently had a tour of the Chilkat Center and it includes showers and rooms that could be used for many purposes...perhaps a recreation center, a community center, or a fitness center. It's not being used to its full potential. **LAPP** said he has always been in favor of tearing down the building and, after reading the MRV report, it would take a lot of money and effort to renovate it and still not be adequate. He's not in favor of the borough putting ANY money into the building. **VICK** agrees with **ROSSMAN**. Ideas have come and gone, and this building's demise should not be coming to a surprise to anyone. He respects the research and ideas but said this building is in its final stages. He agreed the Chilkat Center basement should be utilized. He moved to amend the motion to save the gym portion, but that amendment failed. **HOFFMAN** said the gym is too small to function as a regulation court. As much as he would like to see a recreation center there, he's starting to believe this particular building is holding things back. **WATERMAN** likened it to gangrene and amputation, and said it's down to the big toe. She can't go with the idea of saving the gym. It would expose an interior wall to the outside elements. **ROSSMAN** said clearing the slate and getting rid of this building is imperative.

**HOFFMAN** said he also toured the Chilkat Center. It seems to him that Haines does have a community center in the Chilkat Center and a convention center in Harriett Hall. He would like to start a discussion at the assembly or a committee level to improve the use of the Chilkat Center. He agreed it is underutilized. There's plenty of space and it's heated year-round. **VICK** as the assembly liaison for the Chilkat Center Advisory Board will take this idea to them. **WATERMAN** said the Chilkat Center building is more an integral part of the community. It needs a lot of work,

but the community supports work going into it. The borough should fix that building and own up to its responsibility for it. The borough cannot do both buildings with the conditions they are in. She wants to "toe tag" the old school gym. **HOFFMAN** said utilizing the Chilkat Center more will be largely dependent upon management of the facility for the user groups and figuring out a way to make it work.

**2. Resolution 11-09-307**

**A Resolution of the Haines Borough Assembly ratifying the FY 2012 animal control services contract for an amount not to exceed \$47,340.**

**Motion:** **LAPP** moved to "adopt Resolution 11-09-307," and the motion carried 4-0 in a roll call vote with **VICK** recused from voting.

**VICK** explained the situation and said everyone did the best they could at the time. He noted he is recused from this debate and vote. During discussion, **EARNEST** said this is a very broad topic and subject to interpretation. Nobody at the dais believed that a conflict of interest existed, and everyone acted in good faith. A citizen challenged this, and it was referred to the attorney who concluded there was a conflict of interest. No one is perfect although it's something everyone strives for. This ratification resolution is the corrective action.

**3. Resolution 11-09-308**

**A Resolution of the Haines Borough Assembly authorizing the Borough Manager to purchase a Fujitsu scanner from PCrush.com for \$16,397 plus shipping.**

**Motion:** **WATERMAN** moved to "adopt Resolution 11-09-308," and the motion carried unanimously in a roll call vote.

During discussion, **COZZI** summarized the need for this machine as described in the resolution. Assembly members suggested help with scanning may be found through organizations such as SAIL, or even school students needing to do community service.

**B. Ordinances for Introduction - None**

**C. Other New Business**

**1. Advisory Board Appointments**

*[Note: There was one vacancy on the Library Board of Trustees and Vanessa Salmon applied for appointment. The board reviewed the request and recommended it. The mayor wished to make that appointment and sought assembly confirmation.]*

**Motion:** **HOFFMAN** moved to "confirm the mayor's appointment of Vanessa Salmon to the Library Board of Trustees for a term ending 11/30/2013," and the motion carried unanimously. There was no discussion.

**2. Surplus Equipment**

*[Note: On 9/13, several pieces of borough equipment were declared to be surplus/obsolete and the CFO was authorized to dispose of them by sealed bid. Since that meeting, two additional items were identified and needed to be added to the list: a diesel general and backhoe forks. The assembly was asked to officially declare them as surplus/obsolete and authorize them to also be sold by sealed bid.]*

**Motion:** **LAPP** moved to "declare the additional items as surplus and obsolete, and authorize the Chief Fiscal Officer to solicit sealed bids for their disposal," and the motion carried unanimously.

**12. CORRESPONDENCE**

**A. Comments re. School Demolition –Wenner**

**13. SET MEETING DATES**

**HOFFMAN** asked if the ideas to use the Chilkat Center should go to a committee. **EARNEST** suggested the Chilkat Center Advisory Board, KHNS, and the Government Affairs & Services (GAS) Committee work together. A GAS Committee meeting will be scheduled at the call of the chair.

**14. PUBLIC COMMENTS**

**POOR** expressed concern that the assembly made the decision to demolish the old school building. He is pleased that the assembly is talking about more uses for the Chilkat Center.

**SCOTT** said she hopes the assembly will adopt a policy of reducing the cost of energy in all of the buildings. She mentioned the Alaska Wood Energy Task Group is asking for letters of interest from

municipalities who are interested in wood heat projects. It's a perfect opportunity to think about wood heat for the Public Safety Building.

**WENNER** said there is no black mold in the existing old building, and it does not have a leaky roof. The mold was in the old primary building.

**MAYNARD** said he knows the decision to demolish the building was a difficult one to make and the assembly did a good job of working through it.

**15. ANNOUNCEMENTS/ASSEMBLY COMMENTS**

**VICK** asked the manager to include in his next report a clarification of Chilkat Center ownership. He also proposed an idea for a teen center: rent a piece of property on Main Street and put the Community Youth Development office in there, a couple of couches and an espresso machine. He would like to know how much it would cost. Another idea would be to utilize the Senior Center since it is underutilized and not used in the evenings.

**ROSSMAN** asked to be considered for appointment to the port development steering committee.

**16. ADJOURNMENT – 8:29 p.m.**

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

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Janice Hill, Mayor

ATTEST:

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Julie Cozzi, MMC, Borough Clerk