

  
**Haines Borough**  
**Borough Assembly Meeting #426**  
**AGENDA**

**June 22, 2021 -6:30pm**

**Location: Assembly Chambers and Virtually, on ZOOM**

**Douglas Olerud**  
Mayor

**Jerry Lapp**  
Assembly Member

**Gabe Thomas**  
Assembly Member

**Cheryl D. Stickler**  
Assembly Member

**Carol Tuynman**  
Assembly Member

**Paul Rogers**  
Assembly Member

**Caitlin Kirby**  
Assembly Member

**Alekka Fullerton**  
Interim Borough  
Manager/Borough Clerk

**Haines Borough ZOOM information** *(You must download Zoom first)*

**Webinar ID: 871 7134 2585**

**Passcode: 241222**

- 1. CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL**
- 2. 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:  
3 – Approve Minutes from 06-08-21 Regular Assembly Meeting
- \* 3. APPROVAL OF MINUTES – 06-08-21 Regular Meeting**
- 4. PUBLIC COMMENTS – Sign-up is NOT required**  
*[For any topics not scheduled for public hearing. Individual comments are limited to 3 minutes] Note: during this section of the agenda, the assembly will listen and take notes. No official action will be taken at this time. Instead, comments and requests may be referred for further consideration to the administration, a committee, or a future assembly agenda.*
- 5. ASSEMBLY COMMENTS**
- 6. MAYOR’S REPORT AND COMMENTS**
- 7. PUBLIC HEARINGS** [Individual comments are limited to 3 minutes]
  - A. Ordinance 21-05-585 – Second Hearing**  
**An Ordinance of the Haines Borough approving the lease application for the lease of an area not-to-exceed 50’X50’ of Haines Borough parcel C-LTR-04-2920 and authorization for the Borough Manager to negotiate a lease for Assembly approval.**  
**Motion: Adopt Ordinance 21-05-585**
- 8. STAFF/FACILITY REPORTS AND DIRECTION TO OFFICERS**
  - A. Interim Borough Manager Report–6/17/21**
  - B. CFO Report – 2019-2021 Sales Tax Comparison**
  - C. Assessor’s Report – Summary of the Haines Borough 2021 Certified Tax Roll**
- 9. COMMITTEE/COMMISSION/BOARD REPORTS & APPROVED MINUTES**
  - A. Planning Commission – Minutes from 5/13/21**
  - B. Tourism Advisory Board – Minutes from 5/6/21 Meeting**
  - C. Haines Sheldon Museum Board – Minutes from 5/7/21 Meeting**
- 10. UNFINISHED BUSINESS – None**

**11. NEW BUSINESS**

**A. Resolutions** [Individual comments are limited to 3 minutes]

1. **Resolution 21-06-919**

**A Resolution of the Haines Borough Assembly authorizing Supporting the revised Lutak Dock Design and Development Concept.**

**Motion: Adopt Resolution 21-06-919**

**B. Ordinances for Introduction – None**

**C. Other New Business**

1. **Planning Commission request to reintroduce Ordinance 13-08-344 regarding Yurts**

**12. CORRESPONDENCE**

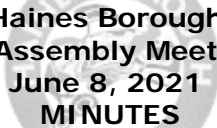
**A. Letter from Yukon Chamber of Commerce**

**13. SET MEETING DATES**

**14. PUBLIC COMMENT**

**15. ANNOUNCEMENTS/ASSEMBLY COMMENTS**

**16. ADJOURNMENT**

  
**Haines Borough**  
**Borough Assembly Meeting #425**  
**June 8, 2021**  
**MINUTES**

Draft

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

**Present**: Mayor **OLERUD**, Assembly Members Jerry **LAPP**, Gabe **THOMAS**, Cheryl D. **STICKLER**, Carol **TUYNMAN**, Paul **ROGERS**, Caitlin **KIRBY**.

**Staff Present**: Alekka **FULLERTON**/Interim Manager/Borough Clerk, Jila **STUART**/Finance Director, Carolann **WOOTON**/Contract and Grants Administrator and Steven **AUCH**/Tourism Director.

**Visitors Present**: Erik **STEVENS**, Sylvia **HEINZ**, Jackie **MAZEIKAS**, Stan **MAZEIKAS**, and many others on zoom.

2. **APPROVAL OF AGENDA & CONSENT AGENDA**

The following Items were on the published consent agenda indicated by an asterisk (\*)  
 3 – Approve Minutes from 05-25-21 Regular Assembly Meeting

**Motion**: **ROGERS** moved to “approve the agenda/consent agenda,” and the motion carried unanimously.

- \*3. **APPROVAL OF MINUTES – 5-25-21 Regular Meeting**

*Note: The motion adopted by approval of the consent agenda: “approve minutes of the 05/25/21 regular borough assembly meeting.”*

4. **PUBLIC COMMENTS**: **STEVENS, HEINZ, J. MAZEIKAS, S. MAZEIKAS**

5. **ASSEMBLY COMMENTS**: **TUYNMAN**

6. **MAYOR’S REPORT AND COMMENTS**:

Mayor **OLERUD** reported on pool palooza, the Landless Natives meeting, efforts to restore power on Beach Road, and meeting with State Parks regarding Chilkoot State Park.

7. **PUBLIC HEARINGS**

- A. **Ordinance 21-04-583** – Third Hearing

**An Ordinance of the Haines Borough, Alaska, Providing for the Establishment and Adoption of the Operating Budget, Capital Budget, and Capital Improvement Plan of the Haines Borough for the Period July 1, 2021 Through June 30, 2022.**

Mayor **OLERUD** opened and closed the public hearing at 6:49 pm since no member of the public chose to speak.

**Motion**: **LAPP** moved to “Adopt Ordinance 21-04-583,”

**Primary Amendment**: **STICKLER** moved to “Amend the budget to provide a 25% increase to the HB Police Department overtime and standby time for FY22,” and the motion carried unanimously.

**Primary Amendment**: **KIRBY** moved to “Amend the budget to include funding for the Haines Avalanche Center in the amount of \$24,000 from Fund 23,”

**Secondary Amendment**: **ROGERS** moved to “change the amount to \$12,000,” and the motion **FAILED** 4-3 with the Mayor voting “NO” along with **STICKLER, LAPP, and ROGERS**.

And the primary amendment carried 5-1 with **THOMAS** opposed.

7. **PUBLIC HEARINGS**

A. **Ordinance 21-04-583** – *continued*

**Primary Amendment:** KIRBY moved to “Amend the budget to include funding for Becky’s Place in the amount of \$12,000 from Fund 01,” and the motion carried unanimously.

**Primary Amendment:** TUYNMAN moved to “Amend the budget to provide \$4,000 to the Haines Friends of Recycling for Fishnet Recycling from Fund 23,” and the motion carried unanimously.

**Secondary Amendment:** LAPP moved to “change the appropriation from Fund 23 to Fund 01,” and the motion carried unanimously.

And the primary amendment carried unanimously.

The motion, to Adopt Ordinance 21-04-583, as amended, carried unanimously in a roll call vote.

B. **Ordinance 21-05-585** – First Hearing

**An Ordinance of the Haines Borough approving the lease application for the lease of an area not-to-exceed 50’X50’ of Haines Borough parcel C-LTR-04-2920 and authorization for the Borough Manager to negotiate a lease for Assembly approval.**

Mayor OLERUD opened and closed the public hearing at 7:17 pm since no member of the public chose to speak on this Ordinance.

8. **STAFF/FACILITY REPORTS**

A. **Interim Borough Manager**

FULLERTON provided an update to the written report and responded to a few questions.

**Motion:** THOMAS moved to “Give \$9,600 in donations to LTRG through the Chilkat Valley Community Foundation,” and the motion carried unanimously.

**Motion:** ROGERS moved to “advertise for the Borough Manager in the Anchorage newspaper,” and the motion carried unanimously.

9. **COMMITTEE/COMMISSION/BOARD REPORTS & APPROVED MINUTES**

- A. **Port and Harbor Advisory Board** – Minutes from 4/22/21
- B. **GAS Committee Update** – Minutes from 6/1/21 Meeting

10. **UNFINISHED BUSINESS** – None

11. **NEW BUSINESS**

A. **Resolutions**

1. **Resolution 21-06-917**

**A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a contract with The Response Group, for a Haines Borough ICS Academy Training for an amount not to exceed \$25,988.00.**

No member of the public desired to speak on this Resolution.

**Motion:** STICKLER moved to “Adopt Resolution 21-06-917,” and the motion carried unanimously in a roll call vote.

2. **Resolution 21-06-918**  
**A Resolution of the Haines Borough Assembly authorizing the Borough Manager to enter into an agreement with Cox Environmental Services for 2021 household hazardous waste disposal services for an approximate amount of \$36,675.**

No member of the public desired to speak on this Resolution.

**Motion:** THOMAS moved to "Adopt Resolution 21-06-918," and the motion carried unanimously in a roll call vote.

**C. Other New Business**

1. **Displaced Residents Update**

12. **CORRESPONDENCE**
  - A. **Report from AML re Supplemental Dues and Use of CARES Act Funds**
13. **SET MEETING DATES**
14. **PUBLIC COMMENT: HEINZ**
15. **ANNOUNCEMENTS/ASSEMBLY COMMENTS/DIRECTION TO THE MANAGER:  
ROGERS, LAPP, STICKLER, THOMAS**

**Motion:** THOMAS moved to "direct the SWWG to look into the creation of a transfer station," and the motion carried unanimously.

16. **ADJOURNMENT – 7:59 pm**

ATTEST:

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Douglas Olerud, Mayor

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Alekka Fullerton, CMC, Borough Clerk

# INTERIM MANAGER'S REPORT

DATE: June 17, 2021  
TO: Mayor and Borough Assembly  
FROM: Alekka Fullerton, Interim Borough Manager

**Immediate Importance:** AML roll on/roll off dock is unusable as of the writing of this report. AML is working on it and it is expected to be operational by the time the next barge comes in.

## Direction to Manager:

1. Police Over-time notations- this information is already on the timesheets. We are working on creating a more efficient system to gather that information in a more useable form.
2. MOU For Becky's Place- we are still developing ideas for the MOU. I will be meeting with Jackie and Stan when I return from vacation.
3. MOU with Friends of Mosquito Lake Facility- This MOU will be completed when I return from vacation.
4. COVID Signs- We have some great, fun ideas for this which need further development. Again, I will have more information after I return from vacation.

## Administration

- **Vacation** - I am currently on vacation but I will be working remotely on June 22 and June 24. Jila will be acting Manager while I am gone.
- **Borough Manager Advertisement**: The new solicitation for Borough Manager has been posted and published around the State and beyond. We have received two applications so far.
- **Lutak Dock Town Hall Meeting**: Meeting will be held in Assembly Chambers and on zoom on THURSDAY June 24 at 6:30 pm.
- **Zoom Bombing**. The Haines Borough has experienced our first episode of zoom bombing at the Public Safety Commission meeting last week. We will be analyzing available options and making changes to prevent this from happening in the future.

## Finance

- **2021 Tax Bills to the printer.** The 2021 Tax Bills have been delivered to the printer and will be sent out on time (by July 1).
- April was a GREAT month as far as sales tax goes, we are up 46% for the previous year so we are hopefully that we are in fiscal recovery.

## Lands

- Dave Long is on board and has been working hard- so glad to have him on staff.
- The Assessor is working on the Annual Real Property Report for the State.

## Library

- Interpretive Quilt Show- Features several Haines Quilters
- Summer reading project- go to the library and check it out! We will be counting pages read like last summer.

## Port and Harbors

- **Sport Ramp Project**. We have received notification from Hamilton's bonding company to stop paying Hamilton directly.
- **Ice House**. The ice is full and we are making more!
- **Commercial Crabbing Season**: Very busy
- **Commercial Fishing Season**: Opens Sunday

## Public Facilities/Public Works

- **Roads:**
  - **Beach Road Temporary Road**- The next phase of the Beach Road temporary road is to dig down to the road bed and remove the debris. The RFP will close 6/22. The debris removal will require approximately 100 truck loads a day for 6 days. We have established the Mud Bay/FAA truck route as the most appropriate route- we request your patience with all of the trucking activity for a week.
  - **Porcupine Road**- This road is washing out again. As you know, it is an ongoing issue which requires further discussion.
- **RFP Issued for the following projects:**
  - Skyline/Beach Road Lift Station – We have received permission from DEC to proceed as our own General Contractor on this project.

## Tourism

- **American Constellation** – We have already had 2 of the 12 American Constellation ships come to town. It had been 622 days since our last cruise ship. We welcomed 82 passengers on our first call date and 124 in the second. We expect approximately 125 for each of the remaining calls.
- **DCCED Grant**- This an HEDC grant NOT a Haines Borough grant, although the Tourism department is working collaboratively with HEDC on the tourism promotion.
- **Fast Ferry**- Looks like the Fast Ferry will be resuming operations in July to support the large cruise ships coming to Skagway.
- **Heliski Permits**- We have had a 4<sup>th</sup> Heliski Operator request a Heliski permit. It has been denied since it is against code to provide for an additional permit, but the operator, Reggie Crist, will appeal the decision to the Assembly.
- **Southeast Conference**- Will be held here in Haines September 14 - 16



## HAINES BOROUGH 2019 - 2021 Sales Tax Comparison\*

Tax Return Period End Date January - April

	Jan	Feb	Mar	Apr	Total
<b>2019</b>	\$ 155,805	\$ 146,060	\$ 189,764	\$ 206,975	\$ 698,604
<b>2020</b>	163,981	154,720	200,865	165,534	\$ 685,100
<b>2021</b>	184,993	179,313	236,736	241,011	\$ 842,053

\$ Increase from 2019 to 2021	29,188	33,252	46,972	34,037	\$ 143,449
% Increase from 2019 to 2021	19%	23%	25%	16%	21%
\$ Increase from 2020 to 2021	21,012	24,593	35,871	75,477	156,953
% Increase from 2020 to 2021	13%	16%	18%	46%	23%

\* General Sales tax and Lodging tax does not include Marijuana or Tobacco tax

<b>Haines Borough Sales Tax</b>					
<b>April 2021 Compared to April 2020</b>					
	<b>2020</b>	<b>2021</b>	<b>Increase /</b>	<b>%</b>	
<b>Business Activity</b>	<b>April</b>	<b>April</b>	<b>(Decrease)</b>	<b>Increase</b>	
Retail	\$ 68,478	\$ 77,678	\$ 9,200	13%	
Services	32,018	33,586	1,568	5%	
Petroleum & Auto	24,727	38,474	13,747	56%	
Construction	20,531	27,323	6,793	33%	
Eating & Drinking	10,806	22,225	11,419	106%	
Lodging & Leases	2,764	8,560	5,795	210%	
Tourism	1,118	7,184	6,066	543%	
Online	<u>5,093</u>	<u>25,982</u>	20,889	410%	
	<u>\$165,534</u>	<u>\$241,011</u>	<u>\$ 75,477</u>	46%	





# HAINES BOROUGH, ALASKA

P.O. BOX 1209

HAINES, AK 99827

(907) 766-6400 \* FAX (907) 766-2716

**TO:** Haines Borough Assembly  
**Cc:** Douglas Olerud, Haines Borough Mayor  
 Alekka Fullerton, Haines Borough Clerk/Interim Manager

**FROM:** Dean Olsen  
 Haines Borough Assessor

**RE:** Final 2021 Real Property Assessment Values

## Haines Borough 2021 Certified Tax Roll

DISTRICT	LAND	BUILDING	TOTAL	SENIOR/D-VET EXEMPT	TOTAL LESS SENIORS
F.D. #1	\$6,910,200	\$8,465,000	\$15,375,200	\$1,145,200	\$14,230,000
F.D. #2	\$5,340,700	\$6,159,000	\$11,499,700	\$1,493,700	\$10,006,000
F.D. #3	\$20,840,500	\$19,645,200	\$40,485,700	\$4,775,999	\$35,709,701
F.D. #4	\$18,524,400	\$17,594,300	\$36,118,700	\$4,144,100	\$31,974,600
<b>BOROUGH (REMOTE)</b>	\$21,029,600	\$17,018,400	\$38,048,000	\$1,090,200	\$36,957,800
<b>TOWNSITE</b>	\$86,584,900	\$151,674,900	\$238,259,800	\$28,145,846	\$210,113,954
<b>TOTAL BOROUGH</b>	<b>\$159,230,300</b>	<b>\$220,556,800</b>	<b>\$379,787,100</b>	<b>\$40,795,045</b>	<b>\$338,992,055</b>

I, Dean M. Olsen, duly appointed and acting assessor of the Haines Borough, do hereby certify as follows:

*This is the Real Property Assessment Roll for the Haines Borough. To the best of my knowledge and ability it is the complete, true and accurate roll of all real property declared from within the Corporate Limits of the Haines Borough.*

Witness my hand and official seal of the Haines Borough this seventeenth day of June, 2021.

Dean M. Olsen

Haines Borough Assessor

AAAO Level III Appraiser

Certification # 243



Haines Borough  
Planning Commission Meeting  
May 13, 2021  
MINUTES

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG:** - **LAPHAM** called the meeting to order at 6:30 p.m. and led the pledge to the American flag.
2. **ROLL CALL:** - **Present:** Chair Diana **LAPHAM**, Don **TURNER** Jr., Rob **GOLDBERG**, and Zach **FERRIN** Lee **HEINMILLER**, Sarah **ROARK**

**Absent:** Jessica **KAYSER-FORSTER**

**STAFF PRESENT:** Alekka **FULLERTON** (Interim Borough Manager), Donna **LAMBERT** (Lands Department), Shawn **BELL** (Harbormaster)

**OTHERS PRESENT:** Douglas **OLERUD** (Mayor), Jerry **LAPP** (Planning Commission liaison from the Borough Assembly), Carol Tuynman, Steve Auch, Scott and Valina Hansen, Mark Wipfli, Lori Smith, Carlos Jimenez, Pat Evans and others.

3. **APPROVAL OF AGENDA:**

M/S **FERRIN / TURNER** to approve the agenda as submitted, including consent items.  
Motion carried unanimously.

- \* 4. **APPROVAL OF MINUTES:** 4-8-21 minutes approved with approval of the consent agenda.

5. **PUBLIC COMMENTS:** None

6. **CHAIR REPORT:** None

7. **ASSEMBLY LIAISON REPORT:**

Assembly member **LAPP** updated the Commission on a number of recent and ongoing issues at the Assembly level, such as Dalton Trail RSMA, Resolution for a Contract with ProHNS for December weather event road repair, resolution for upgrades water treatment plant, temporary Beach Road upgrades, and Lutak Dock Repair phases.

8. **SUBCOMMITTEE REPORTS:** None

9. **COMMISSION COMMENTS:** None

10. **STAFF REPORT:** Submitted.

11. **PUBLIC HEARINGS:**

**A: Sunnyside Farms Conditional Use Permit-Commercial Agriculture-Chilkat River Flats.**

**Hansen** explained the proposed development. There was no public comments.

M/S **Goldberg/Ferrin**. To approve Conditional use permit 21-01

**Lapham** noted that good fresh produce is a bonus for Haines.

**Turner** stated he found no adverse conditions.

**Goldberg** noted that food security is a big issue in Haines especially if barge does not come.

Motion carried unanimously.

**B: Mark Wipfli Conditional Use Permit 21-8- Guest house in a Single Residential Zone.**

**Wipfli** explained the proposed development.

**M/S Goldberg/Turner. To refund CUP application Fee. Does not need a permit.**

**Goldberg** noted that a CUP was not needed at this time. He discussed the fact that Borough code has no definition for buildings materials and that Yurts are not hard-sided buildings. He suggested a look back at a 2013 code change that was proposed but not followed through on.

**Lapham** brought up concerns that the yurt is in the original “slump” area & could have safety issues in any future weather event.

**Turner** asked that the planning commission revisit the question of yurts in the townsite at their next meeting.

Motion carried unanimously.

### **C: William Joiner & Linda Van Houten-Variance Permit 21-13-Height Restriction-Waterfront Zone.**

**Goldberg** stated that there is no variance on height and made an immediate motion that application fee be refunded. He stated that height is measured from grade and that fill can be added to raise the grade.

**Jimenez** ok'd the change to grade.

**M/S Goldberg/Turner. To Refund application fee.**

Motion carried unanimously.

## **12. UNFINISHED BUSINESS:**

### **13. NEW BUSINESS:**

**A. Zoning Review: None**

**B. Haines Borough Code Amendments: None**

**C. Project Updates: None**

**D. Other New Business:**

**i. Lynx Vertical Bridge Lease**

**Evans** explained the proposed development.

**Bell** talked about alternate site on parcel C-LTR-04-2920

**Public Comment: Smith** asked about Health Issue/studies for cell towers

**Evans** explained that electromagnetic falls to standard level.

**M/S Goldberg/Ferrin.** To approve parcel C-LTR-04-2920 for lease.

**Turner** noted that parcel 2920 is a good site and would not interfere with the removal of material for Lutak Dock.

Motion carried unanimously.

**ii. Discussion of Mathias Road**

**Lapham** said that Mathias is the “worse of the worse”. Talked about **Dohrn** landscaping his property, **Baykov** “triangle” property and area needed to bring road up to borough standard.

**Turner** noted that past the 4-plex is an alley and not a road. Said that borough should put road back in ROW, take money from non-profits to fix road. He said past 4-plex is not a road.

**Goldberg** mentioned that it is known that current road standard could not be applied to “old roads”. He added that fill could be added on the downside and maybe a retaining wall could be put in. He inquired about “road” past the 4-plex being plowed because borough never accepted ‘road’ past 4-plex. He commented that past the 4-plex is a driveway and not a “road”.

**Ferrin** commented that the borough started plowing past the 4-plex because police officer lived there needed “road” plowed for emergency call outs.

**M/S Turner/Ferrin. To recommend to assembly that road be placed back in the ROW, put in Cul -de -Sac, and not accept “road” past Dohrn 4-plex property.**

Motion carried unanimously.

**14. PUBLIC COMMENTS:** None

**15. COMMISSION COMMENTS:**

**TURNER** ask that the planning commission revisit the issue of yurts in the townside at their next meeting. **Goldberg** stated that the 2013 discussion of yurts should looked at.

**Roark** asked when the new comprehensive plan will be worked on. **Lapham** commented that a planner was needed to tackle comp plan. **Goldberg** noted an outside agency was used in the past.

**16. CORRESPONDENCE:**

**17. SET MEETING DATES:**

**A. Regular Meeting:** – Thursday, June 10 at 6:30pm in the Assembly chambers and via Zoom.

**B. Workshops** None

**18. ADJOURNMENT:**

M/S **TURNER** / to adjourn.

Motion carried unanimously at **7:53pm.**

**MINUTES**  
**Tourism Advisory Board (TAB)**  
**Meeting Date: May 6, 2021**  
**Date of Approval: June 17, 2021**

**Call to Order:** A meeting of the Haines Borough Tourism Advisory Board was held in the Assembly Chambers and on Zoom on Apr 22, 2021. The meeting convened at 12:06pm with Andy Hedden presiding.

**Members in Attendance:** *Andy Hedden, Lori Smith, Carol Tuynman, Rhonda Hinson, Steven Auch, Diana Lapham, Sean Gaffney, Leslie Ross, Kari Johnson, Paigelyn McQuaid*

**Members Not in Attendance:** *Tracey Harmon, Barbra Mulford*

Motion to approve Barbra Mulford's absence by Gaffney, second by Lapham. Carried unanimously

**Others in Attendance:** Tom Ganner

**Approval of Minutes:**

Motion to amend and approve minutes from 4.22.2021 to add Duck and Karen Hess to "others in attendance" by Lapham, second by Gaffney. Carried unanimously.

**Public Comment:** Tom Ganner

**Reports:**

- Chair (Andy Hedden)
- Tourism Director (Steven Auch)

**Unfinished Business:**

None

**New Business:**

1. Discuss Moratorium on Chilkoot tours and permit transfers

**Motion:** Moved by Gaffney to recommend to the Assembly through the manager that the moratorium remains but the transferability of permits be allowed. Seconded by Lapham.

**Motion carried 7-1 (with L. Smith opposed)**

2. Discuss possible uses of COVID Relief Funds remaining in Borough finance

Motion: Moved by S. Gaffney that TAB recommend to the Assembly that the remaining CARES Act funds be distributed to businesses that have been most impacted. Second by Lapham.

**Motion carried 7-1 (with L. Smith opposed)**

**Announcements / Member Comments:**

Rhonda Hinson, Sean Gaffney

**Public Comments:**

Tom Ganner

**Next Meeting:** The next meeting is scheduled for June 17, 2021 at noon in the assembly chambers and on Zoom.

**Adjournment:** The meeting was adjourned at 2:04pm

Steven Auch  
Tourism Advisory Board



**HAINES SHELDON MUSEUM  
Board of Trustees Meeting  
May 7, 2021 11:00 AM via Zoom**

**CALL TO ORDER - 11:05am**

**Present - Kelleen Adams, Michael Marks, Lorrie Dudzik, Sue Chasen, Julie Korsmeyer, Tim Ackerman, Kyle Clayton, Zack James, John Carlson**

**Consent Agenda:**

*The following items are consent items for final action to be taken on all by a single vote. Any item may be removed for separate consideration if necessary.*

Approval of Agenda  
Approval of Minutes - April 9, 2021

Sue/Julie M/S to approve the consent agenda as written. Approved unanimously.

**Public Comments: none**

**Board Reports:**

- President's Report - Kim Chetney has resigned from the board, since she will be living in California. She wishes us well and will continue to offer advice as needed.
- Treasurer's Report - Budget issues concerning the museum have been tabled by the GAS committee at this time. We have \$23,953 in unrestricted funds.
- Development Report - We need a new chair for the development committee, since Kim has resigned. Kim will fill us in on what has been done recently. We should reach out to the community to recruit someone who could fill her shoes.

**Business:**

**Old Business:**

Summer Hours - In order to staff the museum this summer, volunteers will be needed. The board members will commit a few hours each week. American Cruise Line is the only cruise ship scheduled to arrive in Haines this summer. Lorrie/Julie M/S that we be open from 8-5 on the 12 days the cruise ship is here, and beginning on June 5 we will be open Wed-Sat 10-4 on non-cruise ship days. Approved unanimously. Michael recommends that we greet visitors outside the museum to determine if they are from the cruise ship or not to avoid congestion in the lobby.

Rainbow Glacier Tours Contract - Michael detailed the terms of the contract (as discussed last month) and will send it to board members. Lorrie/John M/S to accept the contract as detailed. Approved unanimously.

Assembly Tour - We will invite the assembly to come to our exhibit opening on June 4 from 4-7.

Hakkinen Gallery Show - This exhibit will open on First Friday June 4, 2021. Zack has chosen pieces by local artists that have not been shown recently. Lorrie has seen the exhibit and feels it will be well received by the public. Kelleen will contact the Arts Confluence about advertising. Zack will install a thank you to Rasmuson as part of the exhibit. We will call the exhibit "Treasures from the Vault."

**New Business:**

AIA Oral History Project - Zack explained that the project will focus on the first years of AIA. The early artists who are still alive will be interviewed. The focus of the show will be the views of these artists rather than our view of AIA. One grant application has been sent and two others are upcoming. We will have Zack attend a class out of LSU on best practices as part of this project. The interviews are the first step in a four part project which will culminate in a traveling exhibit that can be sent throughout the region.

**Adjourn - 12:19pm**

**Next Board meeting: June 11, 2021 @ 11:00am**

**Committee meetings: TBD**





**Haines Borough  
Assembly Agenda Bill**

Agenda Bill No.: 21- 1086

Assembly Meeting Date: 6/22/21

Business Item Description:	Attachments:
Subject: Confirm Recommendation of Revised Lutak Dock Design and Development Concept	1. Resolution 21-06-919 2. Planning Commission Recommendation 3. Port and Harbor Advisory Committee Recommendation 4. R&M Consultants Concept Design
Originator: Harbormaster	
Originating Department: Ports and Harbor	
Date Submitted: 5/6/21	

Full Title/Motion:
Motion: Adopt Resolution 21-06-919.

Administrative Recommendation:
This resolution is recommended by the Planning Commission and Port and Harbor Advisory Committee.

Fiscal Impact:			
Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
\$ 0	\$ 0	\$ 0	N/A

Comprehensive Plan Consistency Review:	
Comp Plan Goals/Objectives:	Consistent: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Summary Statement:
<p>After many years of chasing funds to rebuild our Lutak Dock, staff went back to the drawing board to come up with a plan that accomplished three objectives:</p> <ol style="list-style-type: none"> <li>1. Right size a project that would be attractive to funding sources to allow immediate help for our existing Lutak Dock.</li> <li>2. Come up with a phased plan to allow an ultimate refurbishment of the dock, but in obtainable pieces.</li> <li>3. Create a plan that is low maintenance to allow for longevity of the Dock.</li> </ol> <p>The Harbormaster worked with R&amp;M to conceptualize the attached Revised Lutak Dock Design and Development Concept. This concept has been approved by both the Planning Commission and the Ports and Harbors Advisory Committee as well as receiving support from the public at the June 3 Lutak Dock Town Hall meeting. This Resolution will be used when seeking grant funding and will not commit the Borough to a particular design.</p>

Referral:	
Referred to:	Referral Date:
Recommendation:	Meeting Date:

Assembly Action:	
Meeting Date(s): 6/22/21	Public Hearing Date(s):
	Postponed to Date:

**A Resolution of the Haines Borough Assembly authorizing Supporting the revised Lutak Dock Design and Development Concept.**

**WHEREAS**, the Haines Borough staff worked with R&M Consultants, Inc. for a revised Lutak Dock Design and Development Concept; and

**WHEREAS**, on May 21, 2021, the concept was introduced to the Haines Borough Assembly; and

**WHEREAS**, on May 27, 2021, the Port and Harbor Advisory Committee reviewed the proposed Lutak Dock Phased Concepts and recommended to the assembly to that they adopt this proposal and abandon the previous design concept 1A and quickly move forward; and

**WHEREAS**, on June 3, 2021, the community was introduced to the new design concept at a Lutak Dock Town Hall meeting so that the community could review the new concepts and ask questions; and

**WHEREAS**, on June 10, 2021, the Planning Commission reviewed the design concept and recommends that the Assembly proceed with the revised Lutak Dock Design and proceed with a focus on the phased steps; and

**WHEREAS**, this new concept uses a phased approach to support the existing dock and provide more uplands; and

**WHEREAS**, the assembly's preferred option will be used when seeking grant funding and will not commit the Borough to a particular design,

**NOW, THEREFORE, BE IT RESOLVED** that the Haines Borough Assembly confirms the Planning Commission and Port and Harbor Advisory Committee recommendation of the new design concept for the Lutak Dock Design and Development Concept.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 22nd day of June, 2021.

\_\_\_\_\_  
Douglas Olerud, Mayor

Attest:

\_\_\_\_\_  
Aleka Fullerton, CMC, Borough Clerk



Haines Borough  
**BOROUGH ASSEMBLY**  
**ACTION REQUEST**

DATE: 6/10/2021

TO: Borough Assembly

FROM: The Haines Planning Commission

PLANNING COMMISSION ACTION:

Subject: To recommend to the assembly to approve the conceptual design for the Lutak Dock with a focus on the phased steps

Motion carried unanimously

RATIONALE: Commissioners discussed the benefits of working in phases. 1: easier to obtain grants and 2: smaller projects financially obtainable. They discussed that phase 1 was a stand-alone project that would give more room and create a safer working environment even if other phases are delayed. Commissioners agree that phases 1 & 2 would make the dock safer for all user groups. Lutak Dock failure was discussed and the consequences of that failure. Commissioners agree that dock failure is just a matter of time. Commissioners would like to see this project advance and mentioned that PHAC also approved the phased in approach to Lutak Dock.

SUBMITTED BY Diana H. Lapham (signature)

Diana Lapham  
Planning Commission Chair



Haines Borough  
PHAC  
RECORD OF DECISION

RECEIVED

MAY 27 2021

HAINES BOROUGH  
CLERK'S OFFICE

DATE: 27May2021

TO: Borough Assembly

FROM: Ports & Harbors Advisory Committee

BOARD DECISION:

Motion by Studley, seconded by Turner:

“For the PHAC to support the new phased Lutak Dock design concepts and the refine phases while focusing on phase 1 and quickly moving towards design.”

Motion passed w/ none apposed

RATIONALE:

The committee believes that there is a greater likelihood of receiving grant funding with a phased concept and lower cost estimates. These new concepts provide a net gain of uplands and allows for flexible long term planning.

SUBMITTED BY

 (signature)  
Terrance Pardee (Committee Chair)



Haines Borough  
**BOROUGH ASSEMBLY  
ACTION REQUEST**

RECEIVED

MAY 27 2021

HAINES BOROUGH  
CLERK'S OFFICE

DATE: May 27, 2021

TO: Borough Assembly

FROM: Port and Harbor Advisory Committee

ACTION:

**Motion:** Lapham moved, Studley seconded, to "Recommend to the Assembly to pursue the new Lutak Dock Phased Concepts for future grant applications and abandon concept 1A."


Motion passed w/ none opposed.

RATIONALE:

The committee believes that there is a greater likelihood of receiving grant funding with a phased concept and lower cost estimates. These new concepts provide a net gain of uplands and allows for flexible long term planning.

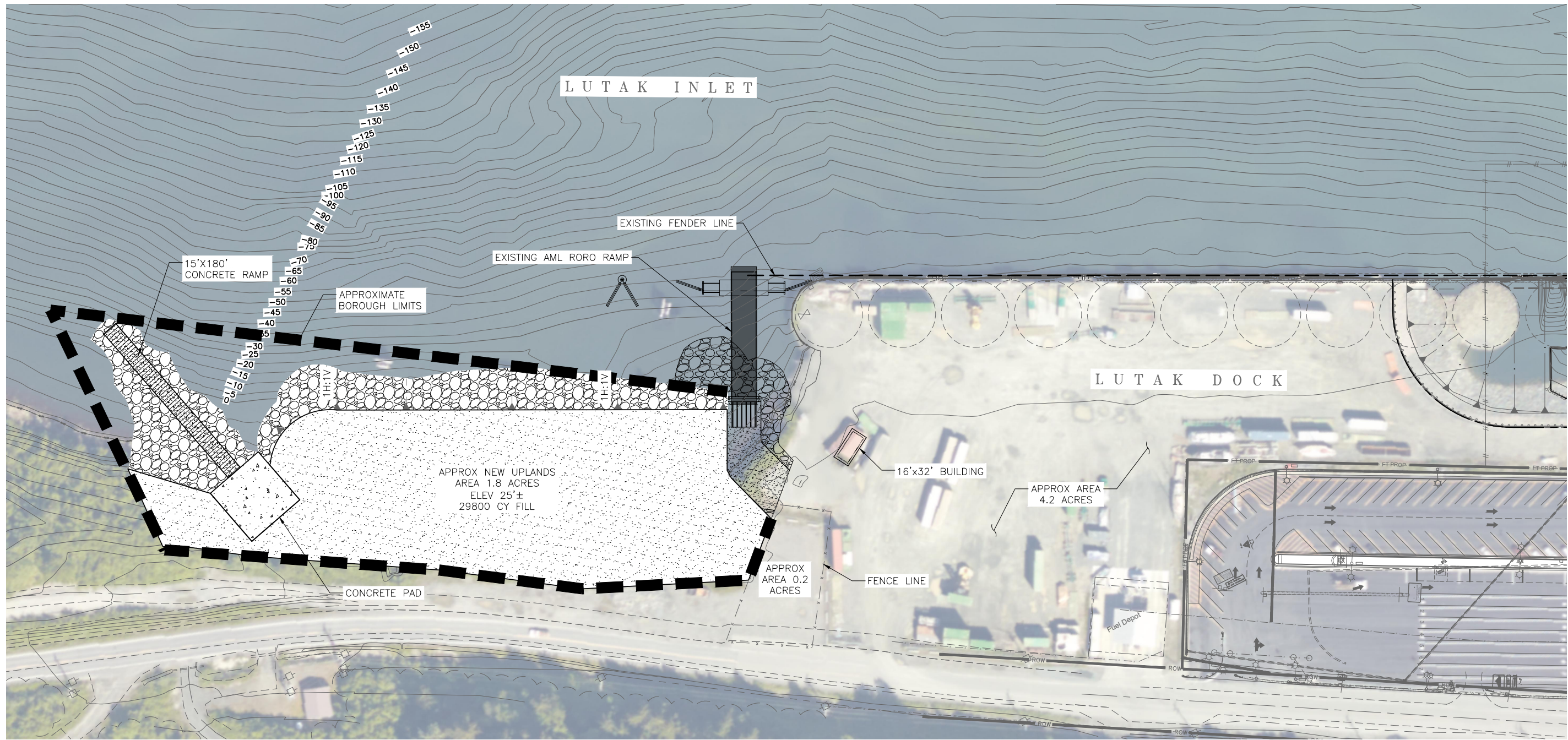
BOARD REQUEST:

Direct Borough Staff to use the new Lutak Dock Phased Concepts when applying for future grants.

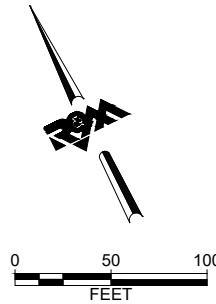
SUBMITTED BY:   
Terrance Pardee, Chair  
Port and Harbor Advisory Committee

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Plotted 6/3/2021 12:45 PM by Jean Cumlat



**1 PHASE 1 SITE PLAN**  
Scale: 1" = 50'



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
9101 Vanguard Drive  
Anchorage, Alaska 99507  
rmconsult.com • email@rmconsult.com  
phone: 907.522.1707 • fax: 907.522.3403  
CORPORATE AUTHORIZATION NUMBER AEC0111

*Haines Borough*  
**LUTAK DOCK STUDY**



No.	Description	Date

Drawn By: JVC  
Checked By: JCD  
Date: JUNE 2021  
Phase: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE:

PHASE 1 SITE PLAN

SHEET NO:

**C1.0**

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 1**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION)	LS	1	\$47,102	\$47,102
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
4	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
<b>SUB TOTAL MOB AND DEMOB</b>					<b>\$263,477</b>
5	DEMOLITION OF EXISTING LAUNCH RAMP PLANKS	LS	1	\$25,000	\$25,000
<b>SUB TOTAL DEMOLITION</b>					<b>\$25,000</b>
6	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	1,220	\$115	\$140,300
7	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	2,735	\$125	\$341,875
8	FURNISH AND INSTALL BULK FILL	CY	25,700	\$15	\$385,500
9	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
10	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
11	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
<b>SUB TOTAL NEW UPLAND AREA</b>					<b>\$546,540</b>
12	SUBGRADE FOR BOAT LAUNCH RAMP	SF	2,700	\$15	\$40,500
13	FURNISH AND INSTALL CONCRETE PLANKS	CY	150	\$2,000	\$300,000
14	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
15	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
16	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$370,500</b>
<b>TOTAL CONSTRUCTION</b>					<b>\$942,040</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$94,204	\$94,204
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$56,522	\$56,522
<b>SUB TOTAL ENGINEERING AND ADMIN</b>					<b>\$150,726</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$1,356,243  
**25% CONTINGENCY:** \$339,061  
**TOTAL:** \$1,695,000

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - DESIGN FIELD WORK**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN UPLAND SURVEY	LS	1	\$60,500	\$60,500
B	DESIGN HYDROGRAPHIC SURVEY	LS	1	\$22,000	\$22,000
C	DESIGN GEOTECH PROGRAM	LS	1	\$175,000	\$175,000

**TOTAL CONSTRUCTION COST:** \$257,500  
**25% CONTINGENCY:** \$64,375  
**TOTAL:** \$322,000

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PERMITTING**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	PERMITTING CLEAN WATER ACT SECTION 10 AND 404	LS	1	\$22,000	\$22,000
B	PERMITTING NMFS IHA	LS	1	\$88,000	\$88,000
C	PERMITTING NEPA	LS	1	\$110,000	\$110,000

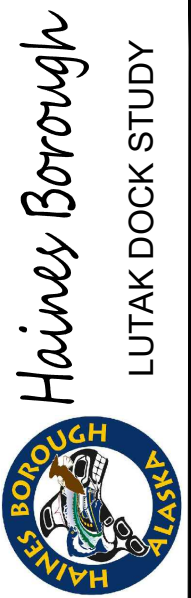
**TOTAL PERMITTING COST:** \$220,000  
**25% CONTINGENCY:** \$55,000  
**TOTAL:** \$275,000

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Plotted 6/3/2021 12:45 PM by Jean Cumlat



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phone: 907.522.1707 • fax: 907.522.3403  
CORPORATE AUTHORIZATION NUMBER AEC011



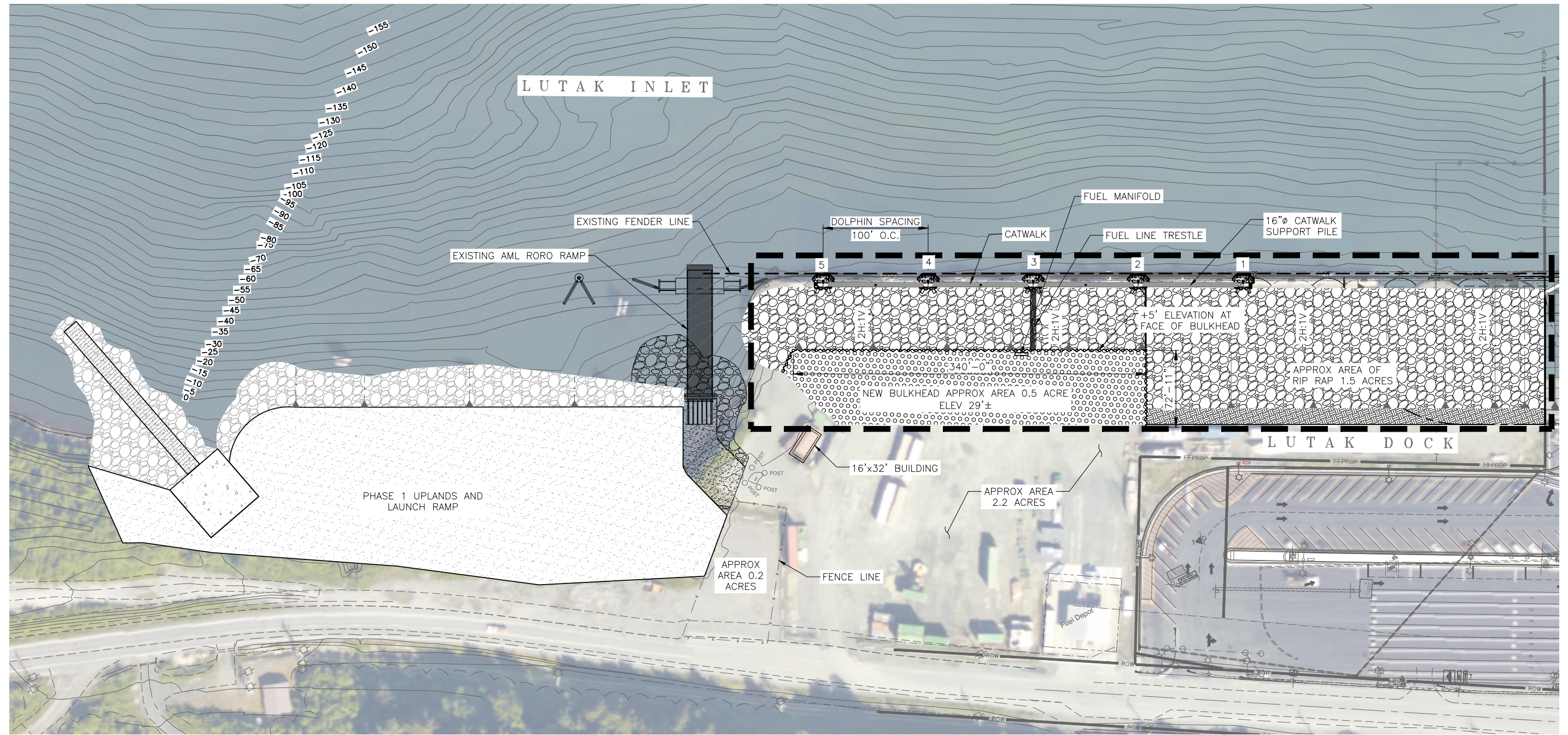
**Haines Borough**  
**ALASKA**  
**LUTAK DOCK STUDY**

No.	Description	Date

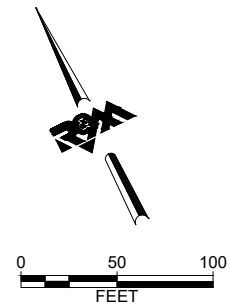
Drawn by: JVC      Checked by: JCD  
Date: JUNE 2021  
Type: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE: COST ESTIMATE 1 - PHASE 1  
SHEET NO: **C1.1**

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Plotted 6/3/2021 12:46 PM by Jean Cumlat



**1 PHASE 2 SITE PLAN**  
Scale: 1" = 50'



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
9101 Vanguard Drive  
Anchorage, Alaska 99507  
rmconsult.com • email@rmconsult.com  
phone: 907.522.1707 • fax: 907.522.3403

**R&M**

CORPORATE AUTHORIZATION NUMBER AECC111

**Haines Borough**  
**LUTAK DOCK STUDY**

**HAINES BOROUGH ALASKA**

No.	Description	Date

Drawn By: JVC Checked By: JCD  
Date: JUNE 2021  
Type: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE: PHASE 2 SITE PLAN  
SHEET NO: C2.0



**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 2**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,142,583	\$2,142,583
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,490,958</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
10	DEMOLISH EXISTING FENDER PILES	EA	22	\$2,750	\$60,500
11	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72,157	\$17	\$1,226,669
12	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,966,933</b>
13	FURNISH NZ-19 SHEET PILING	LF	6,160	\$110	\$677,600
14	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	59	\$2,500	\$147,500
15	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$392	\$1,505,280
16	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	60	\$7,500	\$450,000
17	FURNISH AND INSTALL 200lb ANODES	EA	60	\$1,200	\$72,000
18	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	9,510	\$115	\$1,093,650
19	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	12,050	\$125	\$1,506,250
20	FURNISH AND INSTALL SALVAGED BULK FILL	CY	97,500	\$15	\$1,462,500

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	14,500	\$22	\$319,000
22	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,170	\$28	\$60,760
23	FURNISH AND INSTALL LEVELING COURSE D-1	CY	480	\$44	\$21,120
	<b>SUB TOTAL BULKHEAD</b>				<b>\$7,315,660</b>
24	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
25	INSTALL 36" DIAMETER X 1" WALL KING PILING IN ROCK SOCKET	EA	5	\$25,000	\$125,000
26	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,120	\$392	\$439,040
27	INSTALL 30" DIAMETER X .625" WALL BATTER PILING IN ROCK SOCKET	EA	10	\$25,000	\$250,000
28	FURNISH AND INSTALL FENDER PANEL	EA	5	\$20,000	\$100,000
29	FURNISH 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	LF	360	\$232	\$83,520
30	INSTALL 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	EA	6	\$4,000	\$24,000
31	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
32	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
33	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
34	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600
35	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
36	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
37	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$12,851,663</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,285,166	\$1,285,166
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$771,100	\$771,100
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,056,266</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$17,398,887  
**25% CONTINGENCY:** \$4,349,722  
**TOTAL:** \$21,749,000

PROGRESS SET  
NOT FOR  
CONSTRUCTION

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email: rmc@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER: AECCL11

*Haines Borough*  
**LUTAK DOCK STUDY**

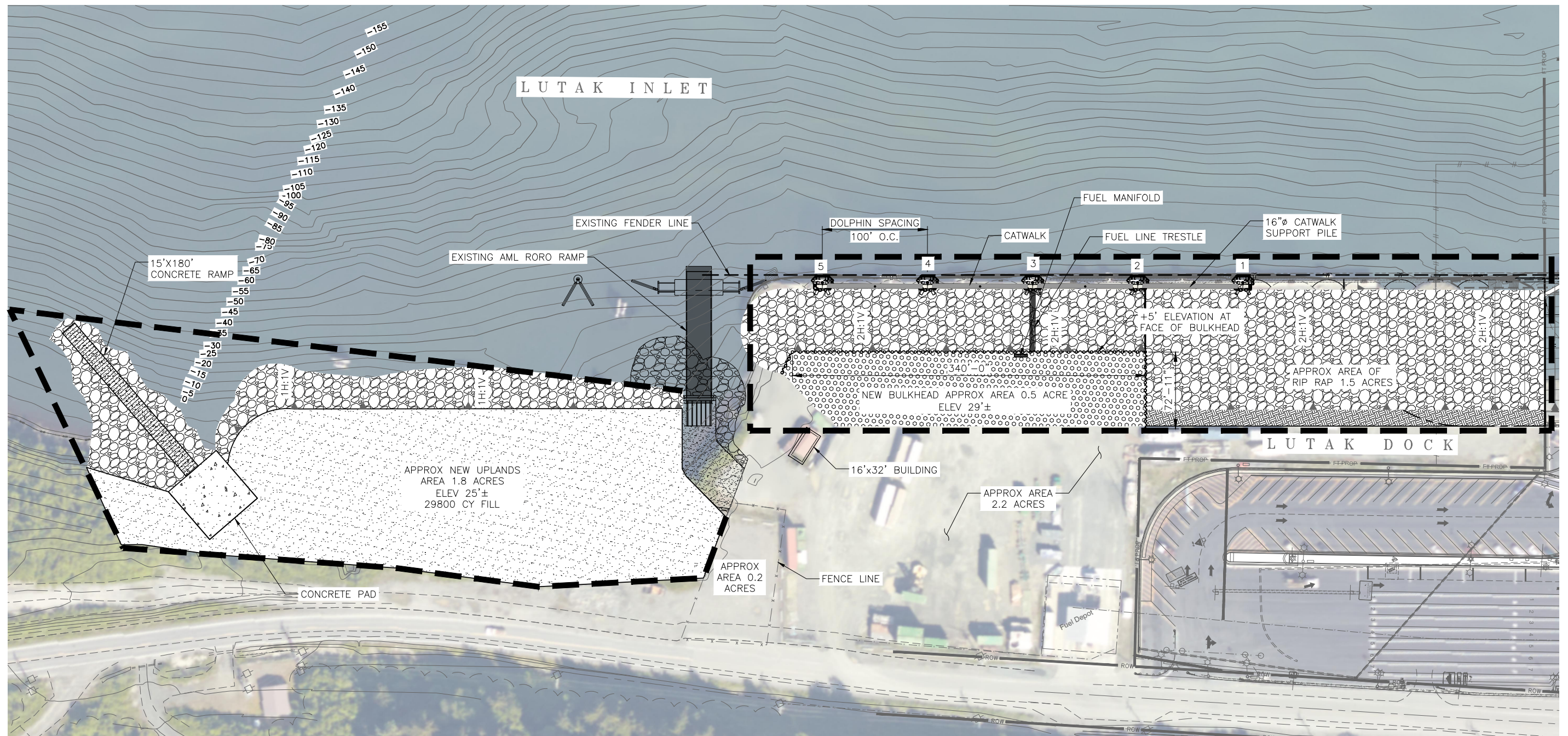


No.	Description	Date

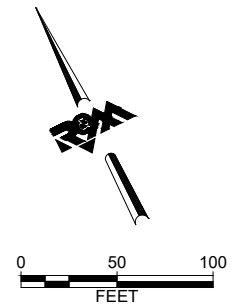
Drawn by: JVC      Checked by: JCD  
 Date: JUNE 2021  
 Project: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE: COST ESTIMATE 2 - PHASE 2  
 SHEET NO:

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① **PHASE 1 & 2 SITE PLAN**  
Scale: 1" = 50'



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

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CORPORATE AUTHORIZATION NUMBER AECG111

*Haines Borough*  
**LUTAK DOCK STUDY**

No.	Description	Date

Drawn By: JVC  
Checked By: JCD  
Date: JUNE 2021  
Phase: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE: PHASE 1 & 2 SITE PLAN  
SHEET NO: C3.0

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASES 1 AND 2**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,189,685	\$2,189,685
2	CONSTRUCTION SURVEY	LS	1	\$75,000	\$75,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,563,060</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
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	<b>SUB TOTAL BULKHEAD</b>				<b>\$7,315,660</b>
25	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
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	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
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39	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
	<b>SUB TOTAL NEW UPLAND AREA</b>				<b>\$546,540</b>

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47	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$13,793,703</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,379,370	\$1,379,370
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$827,622	\$827,622
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,206,992</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$18,563,756  
**25% CONTINGENCY:** \$4,640,939  
**TOTAL:** \$23,205,000

**PROGRESS SET NOT FOR CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER: AEC11

*Haines Borough*  
**LUTAK DOCK STUDY**



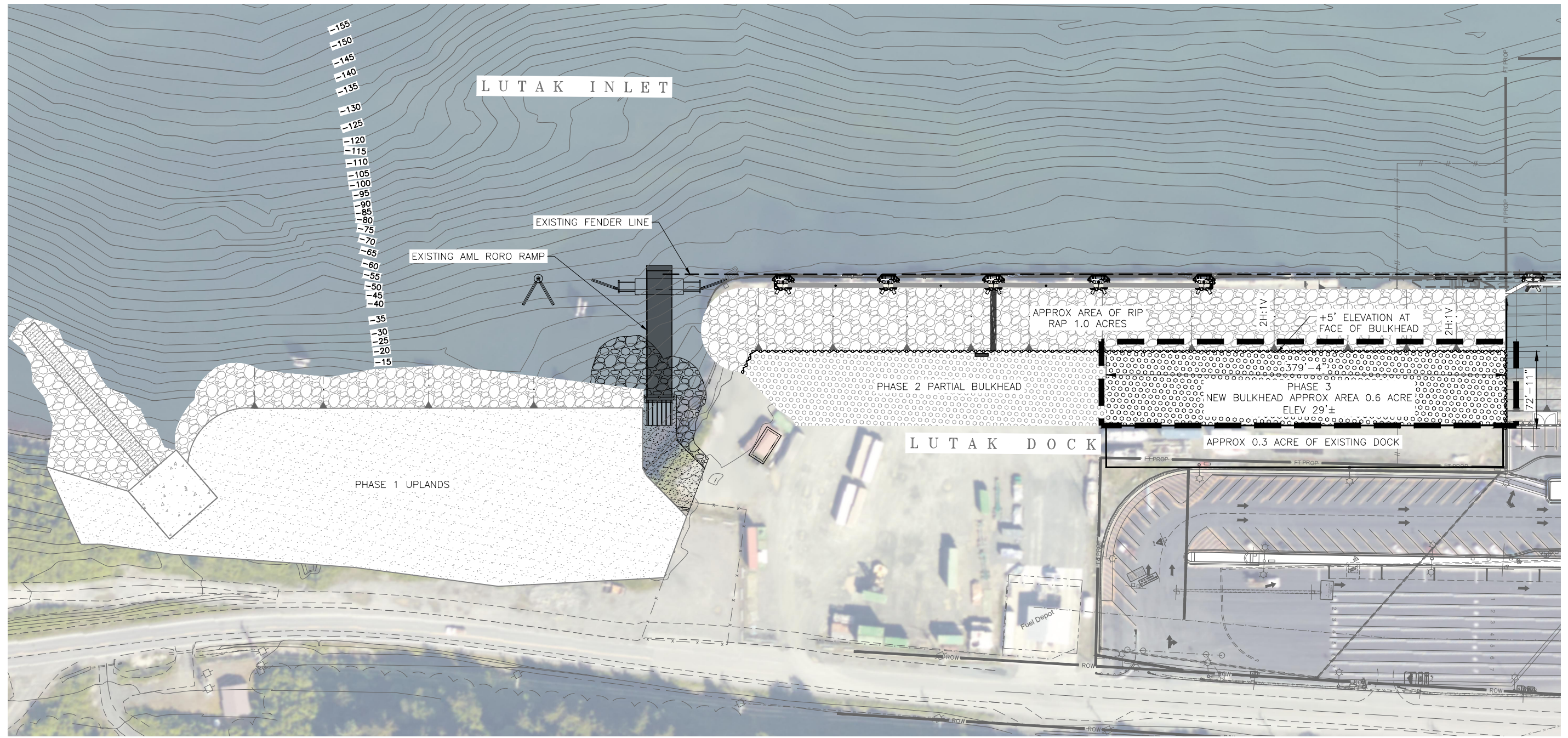
No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Title: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE: COST ESTIMATE 3 - PHASE 1 AND 2  
 SHEET NO:

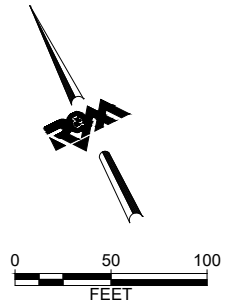
**C3.1**

Z:\project\2898.01 HB Lutak Dock Grant Support\Civil\ACAD\2898.02 - Phase 3 Site Plan.dwg

Plotted 6/3/2021 12:47 PM by Jean Cumlat



**1 PHASE 3 SITE PLAN**  
Scale: 1" = 50'



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER AECG111

**Haines Borough**  
**LUTAK DOCK STUDY**

No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Phase: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE: PHASE 3 SITE PLAN  
 SHEET NO: **C4.0**

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**ESTIMATED COST  
HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 3**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$1,786,509	\$1,786,509
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,134,884</b>
6	FURNISH NZ-19 SHEET PILING	LF	6,475	\$110	\$712,250
7	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	62	\$2,500	\$155,000
8	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$392	\$1,505,280
9	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	62	\$7,500	\$465,000
10	FURNISH AND INSTALL 200lb ANODES	EA	62	\$1,200	\$74,400
11	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	5,130	\$115	\$589,950
12	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	6,500	\$125	\$812,500
13	FURNISH AND INSTALL SALVAGED BULK FILL	CY	78,600	\$15	\$1,179,000
14	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	7,800	\$22	\$171,600
15	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	1,700	\$28	\$47,600
16	FURNISH AND INSTALL LEVELING COURSE D-1	CY	400	\$44	\$17,600
	<b>SUB TOTAL BULKHEAD</b>				<b>\$5,730,180</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$5,730,180</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$573,018	\$573,018
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$343,811	\$343,811
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$916,829</b>


**TOTAL CONSTRUCTION & ENGINEERING COST:** \$8,781,893  
**25% CONTINGENCY:** \$2,195,473  
**TOTAL:** \$10,977,000

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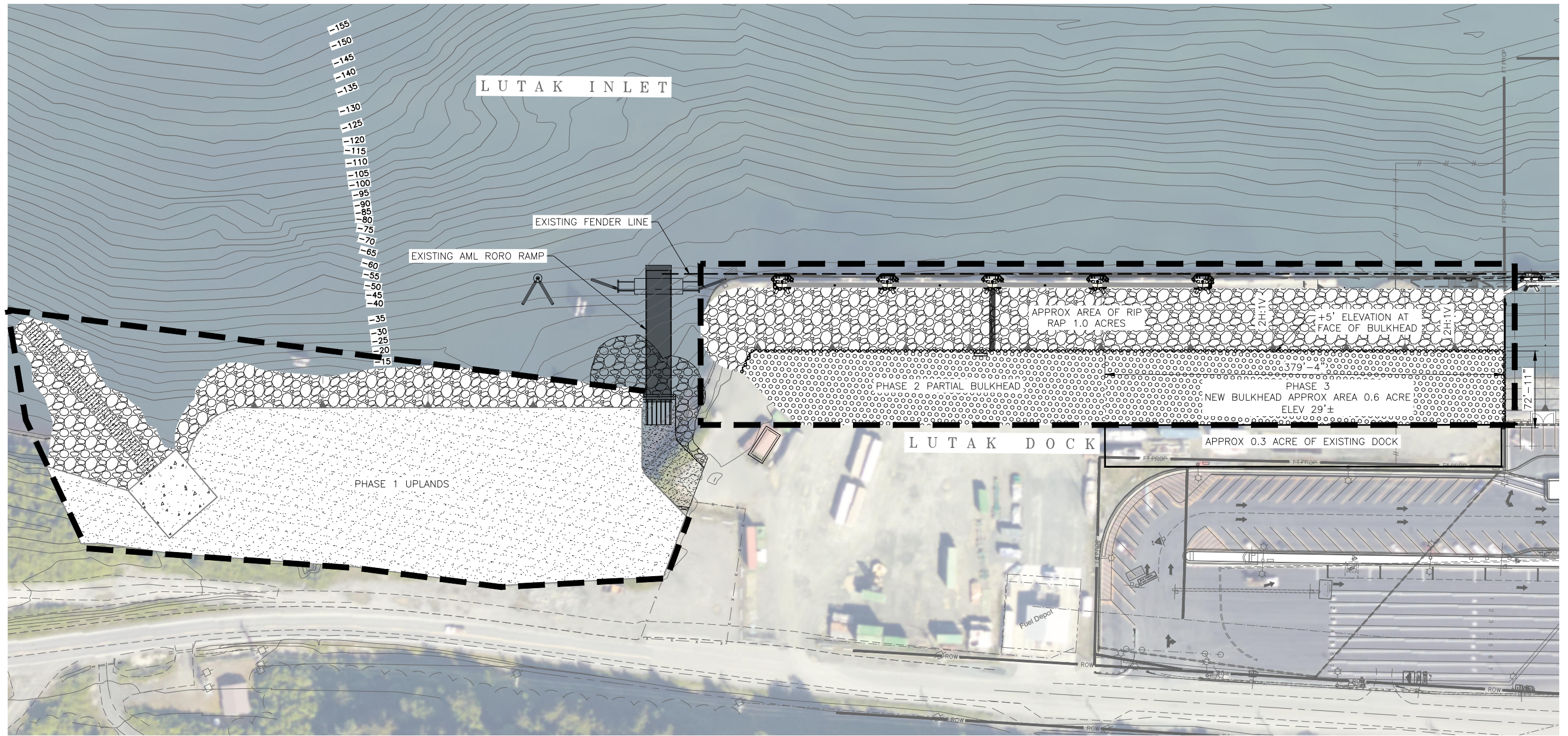
CORPORATE AUTHORIZATION NUMBER: AEC011

*Haines Borough*  
**LUTAK DOCK STUDY**

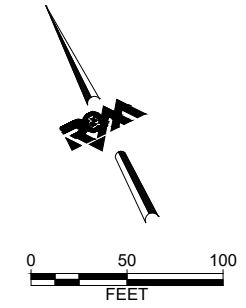


No.	Description	Date

Drawn By: JVC      Checked By: JCD  
Date: JUNE 2021  
Phase: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE: COST ESTIMATE 4 - PHASE 1-3  
SHEET NO: **C4.1**



① PHASES 1-3 SITE PLAN  
Scale: 1" = 50'



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

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CORPORATE AUTHORIZATION NUMBER AECG111

**Haines Borough**  
LUTAK DOCK STUDY

No.	Description	Date

Drawn By: JVC      Checked By: JCD  
Date: JUNE 2021  
Phase: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE: PHASE 1-3 SITE PLAN  
SHEET NO:

**C5.0**

**ESTIMATED COST**  
**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASES 1-3**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,345,442	\$2,345,442
2	CONSTRUCTION SURVEY	LS	1	\$100,000	\$100,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,743,817</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
10	DEMOLISH EXISTING FENDER PILES	EA	22	\$2,750	\$60,500
11	DEMOLITION OF EXISTING LAUNCH RAMP PLANKS	LS	1	\$25,000	\$25,000
12	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72,157	\$17	\$1,226,669
13	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,991,933</b>
14	FURNISH NZ-19 SHEET PILING	LF	12,600	\$110	\$1,386,000
15	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	121	\$2,500	\$302,500
16	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	7,800	\$392	\$3,057,600
17	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	122	\$7,500	\$915,000
18	FURNISH AND INSTALL 200lb ANODES	EA	122	\$1,200	\$146,400
19	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	8,500	\$115	\$977,500
20	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	10,800	\$125	\$1,350,000

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	FURNISH AND INSTALL SALVAGED BULK FILL	CY	127,000	\$15	\$1,905,000
22	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	12,900	\$22	\$283,800
23	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,800	\$28	\$78,400
24	FURNISH AND INSTALL LEVELING COURSE D-1	CY	650	\$44	\$28,600
	<b>SUB TOTAL BULKHEAD</b>				<b>\$10,430,800</b>
25	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
26	INSTALL 36" DIAMETER X 1" WALL KING PILING IN ROCK SOCKET	EA	5	\$25,000	\$125,000
27	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,120	\$392	\$439,040
28	INSTALL 30" DIAMETER X .625" WALL BATTER PILING IN ROCK SOCKET	EA	10	\$25,000	\$250,000
29	FURNISH AND INSTALL FENDER PANEL	EA	5	\$20,000	\$100,000
30	FURNISH 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	LF	360	\$232	\$83,520
31	INSTALL 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	EA	6	\$4,000	\$24,000
32	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
33	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
34	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	1,220	\$115	\$140,300
35	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	2,735	\$125	\$341,875
36	FURNISH AND INSTALL BULK FILL	CY	25,700	\$15	\$385,500
37	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
38	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
39	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
	<b>SUB TOTAL NEW UPLAND AREA</b>				<b>\$546,540</b>


NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
40	SUBGRADE FOR BOAT LAUNCH RAMP	SF	2,700	\$15	\$40,500
41	FURNISH AND INSTALL CONCRETE PLANKS	CY	150	\$2,000	\$300,000
42	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
41	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
42	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$370,500</b>
43	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
44	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600
45	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
46	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
47	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$16,908,843</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,690,884	\$1,690,884
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$1,014,531	\$1,014,531
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,705,415</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$22,358,075  
**25% CONTINGENCY:** \$5,589,519  
**TOTAL:** \$27,948,000

**PROGRESS SET  
 NOT FOR  
 CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER: AEC111

*Haines Borough*  
 LUTAK DOCK STUDY



No.	Description	Date

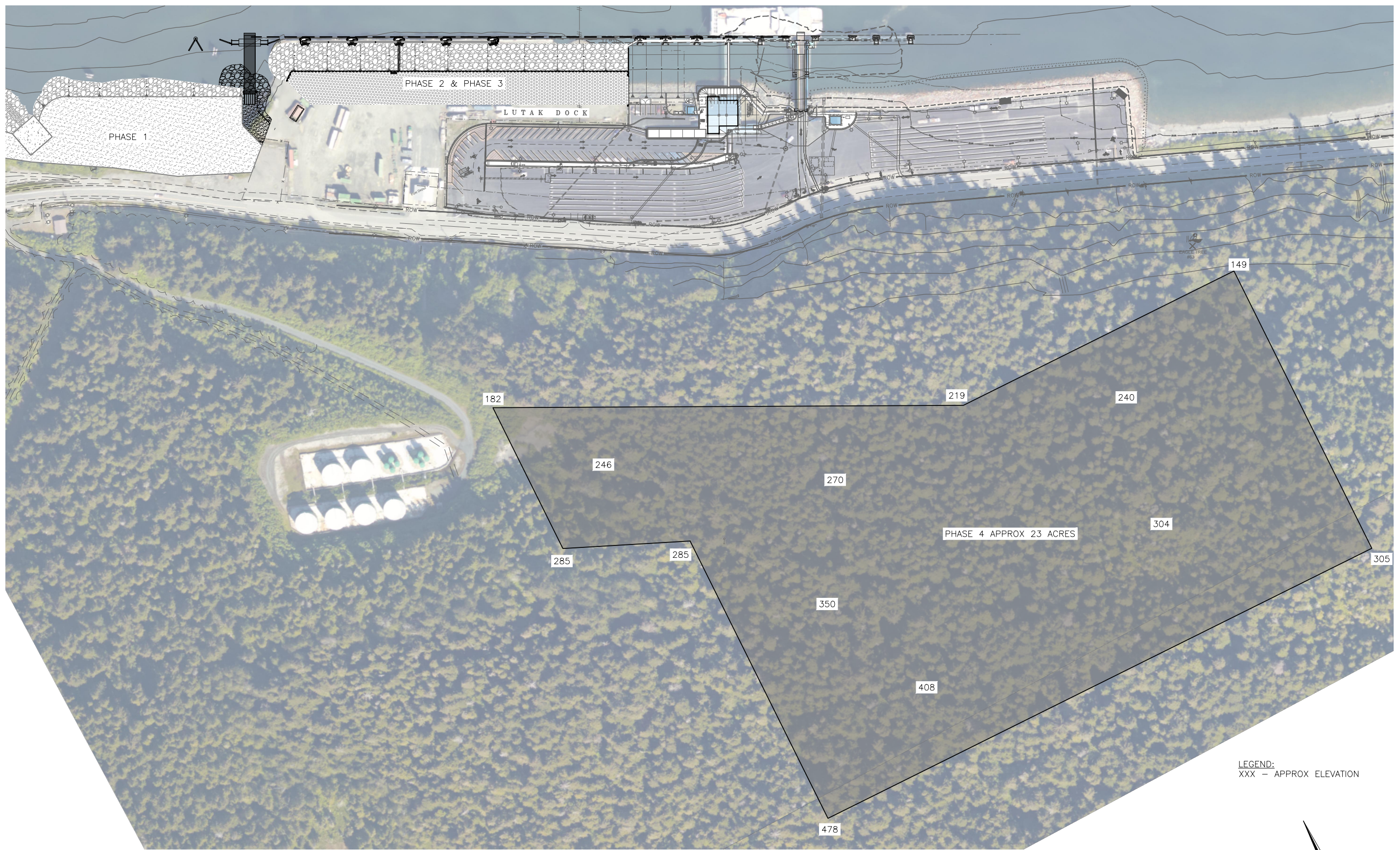
Drawn by: JVC      Checked by: JCD  
 Date: JUNE 2021  
 Title: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 COST ESTIMATE 5 - PHASE 1-3  
 SHEET NO:

**C5.1**

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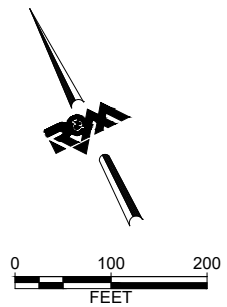
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Plotted 6/3/2021 12:48 PM by Jean Cumiat



1 PHASE 4 SITE PLAN  
Scale: 1" = 100'

LEGEND:  
XXX - APPROX ELEVATION



**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
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 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER AEC0111

**Haines Borough**  
**LUTAK DOCK STUDY**

No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Title: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE: PHASE 4 SITE PLAN  
 SHEET NO: **C6.0**





Haines Borough  
**BOROUGH ASSEMBLY  
ACTION REQUEST**

**11C1**

DATE: 6/10/2021

TO: Borough Assembly

FROM: The Haines Planning Commission

PLANNING COMMISSION ACTION:

SUBJECT: Change in code: Resubmitting the NOT ADOPTED ordinance 13-08-344 for assembly review. Ordinance 13-08-344 attached

Motion carried unanimously

RATIONALE: Yurts, tents, and other such structures with a permanent foundation and water/sewer hookup are allowed as primary residence in HBC. The commissioners are concerned with the “creep” temporary to rentals to primary residence of yurts and other such structures. A second concern is property values of neighborhoods if yurt-styled homes are allowed in townsite. HBC does not define what a primary residence can be /should be made from. Code has addressed trailers and such as primary residences in the townsite and they believe yurts, tents and similar structures should also be addressed in code.

SUBMITTED BY *Diana Lapham* (signature)  
Diana Lapham  
Planning Commission Chair

**AN ORDINANCE OF THE HAINES BOROUGH AMENDING BOROUGH CODE SECTION 18.20.020 TO DEFINE TEMPORARY USE DWELLINGS.**

**BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:**

Section 1. Classification. This ordinance is of a general and permanent nature and if adopted with or without 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 to read as follows:

NOTE: **Bolded/UNDERLINED** ITEMS ARE ADDITIONS TO THE CURRENT LANGUAGE  
~~STRIKETHROUGH~~ ITEMS ARE DELETIONS

**18.20.020 Definitions – Regulatory.**

...

"Temporary use" means a building or structure that is capable of being immediately moved, or a use which is for a limited time up to six months. **Temporary use dwellings include recreational vehicles, yurts, wall tents and similar structures.**

...

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
Stephanie Scott, Mayor

\_\_\_\_\_  
Julie Cozzi, MMC, Borough Clerk

Date Introduced: 08/13/13  
Date of First Public Hearing: 08/27/13 – Failed to Get Enough Votes to Schedule Second Hearing  
Reconsidered & Postponed to 9/24/13 09/10/13 – Failed to have Second Public Meeting Scheduled  
Date of Second Public Hearing: \_/\_/\_

**From:** Rob Goldberg [mailto:artstudioalaska@yahoo.com]  
**Sent:** Tuesday, September 17, 2013 10:17 PM  
**To:** Julie Cozzi  
**Subject:** Explanatory Material for PC Ordinance - Temporary Use Dwelling

Hi Julie,

Here are my explanations of the ordinances before the assembly:

Ordinance No. \_\_-\_\_-\_\_ to add to the regulatory definition of "Temporary Use" in 18.20.020

The intention of this proposed ordinance is to clarify what types of structures are not allowed as permanent residences in the Haines Townsite. The sentence added to the definition is, "Temporary use dwellings include recreational vehicles, yurts, wall tents and similar structures." The important word here is "dwellings". Here are definitions from the Code: "Dwelling" means a building used primarily for residential occupancy. "Dwelling unit" means a residential use consisting of a building or portion thereof providing independent living, sleeping, cooking, bathroom and accessory uses.

Temporary dwellings are commonly used when someone is building a home and wants to live on site during construction. A permit is required for this, and is valid for up to 18 months.

The Code already sets a standard for permanent dwellings in the Townsite. Mobile homes and recreational vehicles are not allowed as permanent dwellings in the Townsite outside of mobile home or RV parks. Property values are also protected in 10.60.010: no use will be approved that will materially endanger the public health or safety or substantially decrease the value of property in the neighboring area. This concept is supported in the Comprehensive Plan in 7.13 Objective D: Protect homeowners' investments by minimizing adjacent incompatible land development.

The question that was raised at the Planning Commission's meeting was, "If the Code disallows mobile homes as permanent dwellings in the Townsite, why should it allow fabric structures such as yurts, wall tents, teepees and other similar structures?" The addition of "yurts, wall tents and similar structures" to the definition of "temporary use dwellings" answers this question by disallowing them as permanent dwellings in the Townsite. Yurts and other fabric structures are by their nature mobile. A yurt is defined as a fabric covered structure with a collapsible wooden frame, commonly used by nomadic peoples in Central Asia. They, like wall tents and teepees, are designed to be picked up and moved.

This ordinance does not prohibit yurts and other fabric structures from being used as dwellings outside of the Townsite.

This ordinance does not prohibit yurts and other similar structures from being used as an accessory use in the Townsite. Accessory use is defined in Code as "a use or structure customarily subordinate or incidental to, and located on the same lot with a principal use, building or structure, and specifically includes garages and required parking areas, storage structures, small parks or playgrounds, living quarters necessary for caretakers, guards or employee overnight accommodations. Small one-story structures (less than 120 square feet in floor area) for "temporary use" do not require a permit." As an accessory use, yurts would be allowed in the Townsite as yoga rooms, artists' studios, accommodations for guests and other accessory uses.

Code section 18.60.020 calls for the permanent nature of structures: G. Foundation. All buildings intended for residential or commercial use shall be placed on a permanent foundation. This section does not apply to accessory buildings such as tool sheds, wood sheds, etc., of 120 square feet or less in area, or temporary uses. Permanent foundations are also defined: "Foundation, permanent" means footings and foundations that shall be constructed of masonry, concrete, or treated wood as defined in the Uniform Building Code. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six inches above the adjacent finished grade. Bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems of a sufficient size to support all loads. It is incumbent on the developer to assure that the foundation is properly designed and constructed. The Haines Borough accepts no responsibility for the stability or future salability of any building due to an improperly designed or constructed foundation.

If the Code is specific in calling for foundations to be permanent, shouldn't we specify that the dwellings placed on those foundations also be permanent? As the Code stands now, a person could lay down four concrete pier blocks, build a plywood floor, set up a wall tent and call it a permanent dwelling. Is this what we want for the Townsite? The Planning Commission thinks that a standard should be set. This ordinance does that.

Rob Goldberg  
Haines Borough Planning Commission Chair



June 11, 2021

Mayor Doug Olerud  
Borough of Haines  
Haines, Alaska

Dear Mayor Olerud:

We appreciate the presentation on Haines Port Development in which you participated with the Haines Chamber of Commerce last month. As we mentioned at the outset, for landlocked Yukon, tidewater access, is a critical aspect of our economic growth both for our mineral exports and for inbound access to marine transportation. Haines port development plans can positively affect both those concerns.

In the past, the additional 200 km trucking distance to Haines has favoured Skagway as the principal Yukon port. However, the potentially lower cost transportation and terminal options outlined to us, if realized at Haines - in combination with an increased cruise ship focus at Skagway - could change that.

Accordingly, the Yukon Chamber of Commerce supports the Haines marine cargo hub that is proposed to reduce transportation costs to Yukon businesses through increased tonnage consolidated over the Lutak Dock.

We would be pleased to be part of ongoing engagement with Haines Port Development planning.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tammy Beese".

Tammy Beese, Chair  
Yukon Chamber of Commerce

Copy: Haines Chamber of Commerce  
219 Main Street, Suite 14  
PO Box 1449 | Haines, AK 99827