



Haines Borough Administration
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Manager's Report

January 25, 2011

Excursion Inlet Survey Update

The Excursion Inlet (EXI) survey has been returned to Lounsbury & Associates from the Alaska Department of Natural Resources (ADNR) with comments. This is a normal process, and the comments are technical in nature. Tim Mullikan of Lounsbury & Associates is addressing the comments and expects to have that step completed in the very near future. The survey is advanced far enough to allow the Borough and Ocean Beauty to resume work on the Memorandum of Understanding.

Heliskiing Work Group

The Heliskiing Work Group is nearing completion of this portion of their original tasks. The group is scheduled to meet on Tuesday, January 25 at 3:30 pm at the Assembly Chambers. It is hoped that the Work Group will have a recommendation to the Assembly regarding the draft substitute ordinance, which is scheduled for the January 25, 2011 Assembly meeting. A memorandum from the Borough Attorney providing a summary overview of the changes is attached to the ordinance.

The Heli-Skiing Work Group is an example of how the process can work. While there are and will continue to be divergent views on this topic, the primary goal of the effort is coming to fruition; that is, to make things somewhat better for each of the stakeholders. While no one is expected to be totally happy with the outcome, everyone involved should be able to come away from the process knowing that their concerns were listened to and incorporated into the outcome.

It also bears mentioning that whatever comes out of the public hearing process and is ultimately adopted by the Assembly, it should be viewed as a work in progress. It will be important to schedule an after-season review, with the objective of identifying what worked, what didn't, and how we can make improvements. This should be conducted in late spring / early summer at the latest.

Comprehensive Plan Update

I have requested a proposal from Sheinberg Associates for their expected portion of the Comprehensive Plan update work. Barb Sheinberg recently returned to Alaska and is currently putting together a scope of work and fee proposal. Borough staff will be performing a lot of in-house work to support the project, but it is a substantial effort—one that should pay dividends to the Borough. I am very pleased with the progress and direction of this effort. The final proposal will be presented to the Assembly for approval in the form of a resolution at the February 8 meeting.

Tourism Director Position

I am pleased to announce that Tanya Carlson has officially accepted the Tourism Director position at step 3 of the wage chart, which corresponds to \$19.71 per hour. She is expected to be on the job on or about March 1.

Garbage Collection Contract

The garbage collection contract with Haines Sanitation, Inc. dba Community Waste Solutions is set to expire on April 31, 2011. Attached is a memorandum from the Borough Attorney outlining options for consideration. I am requesting that this issue be referred to the Government Affairs & Services Committee, with a meeting to be convened in the next week or two to discuss this issue.

Delta Western Lutak Lease

I will have a draft Delta Western Lutak lease agreement for your consideration at the February 8, 2011 Assembly meeting.

Nukdik Point Land

I will have an update for the Assembly regarding Nukdik Point property for the executive session.

Land Management Plan

I am working with Dan Turner is coming up with a land classification and assessment plan for future Borough property sales. We are following relevant provisions of Title 14 for this effort.

Chapter 14.20 of the Haines Borough Code (HBC) sets forth the procedures for the disposal of real property owned by the Haines Borough. The disposal procedure will commence upon passage of an ordinance by the assembly. The following are some the salient guidelines and requirements of any Borough land sale:

1. Borough lands may be classified for sale by the Assembly with the advice of the Planning Commission.
2. No land which the Borough owns or has an interest in shall be sold until it has first been classified for sale and a use designated.
3. Public meetings shall be held by the Planning Commission to discuss any such classification and designation before making any recommendation to the Assembly; all adjacent property owners of the parcel to be classified shall be notified, in writing, of the public meetings.
4. Designation of a use of any land shall not conflict with any existing valid zoning regulations and shall be in keeping with the Borough Comprehensive Plan.

The Borough may either act as a developer or identify some large parcel or parcels of land to be subdivided for residential or other use, without the Borough's direct involvement as the developer. The Code provides a mechanism to be applied in those instances where the Assembly determines that the Borough does not wish to be involved as the developer. This section does not preclude the Assembly from adopting (by ordinance) other alternative methods of subdivision development in the future. Each individual disposal action, pursuant to this section, requires the Assembly's adoption of a noncode ordinance authorizing that specific sale and establishing its terms.

We are currently drafting a Request for Proposals titled: **"Management and Planning Services - Haines Borough Land Development Project."** The draft RFP will be presented to the Planning Commission and Assembly prior to advertising.