



Haines Borough Administration
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In my first Manager's report since the seating of the new Mayor and Assembly members, I would like to present some thoughts for the near-term future. First, I am pleased at the progress that has been made on the planning, design and construction of major capital improvements. Within the next year, Haines Borough residents will see continued major road construction and replacement of the access trestle and gangway to the PC Dock. One of the most important initiatives underway is the Comprehensive Plan update, which is scheduled to be completed in 2012. This effort will result in integrated planning documents focusing on the Borough's transportation systems, facilities, utilities, land use, and economic development opportunities and needs. Major planning, design, and development projects over the next 12 months include Wood Heat Study – Phase II, Junk Vehicle Disposal Program, Picture Point land acquisition, Picture Point Park development, Community Center assessment, Public Safety Building assessment, Chilkat Center assessment, Human Resources Building assessment, Small Boat Harbor/Letnikof Upgrades and Expansion, Lutak Port Development, Excursion Inlet Hydro Reconnaissance and South Creek bridge replacement and road safety upgrades. Additionally, there are a myriad of operational projects and programs we will be implementing, many of which require code, policy, and procedural revisions. We are developing recommendations for an annual strategic planning process based on the Comprehensive Plan that will identify Assembly priorities for incorporation and integration into future annual operating and capital budgets. Although this is by no means an exhaustive list, it gives an idea of the magnitude of the initiatives we are currently working on. It is important to keep in mind that each project has a dozen or so major components, each of which requires a concerted effort in the form of staff time and other resources to evaluate options, develop recommendations, and implement.

As you know, I have been evaluating organizational strengths and weaknesses with the intention of formulating recommendations to the Assembly for improvements. After much consideration, I believe one such change would be creating an Assistant Manager position. There are a number of reasons and justifications for this recommendation, not the least of which is assistance in implementing the above list and more. There are a number of other needs including additional management in lands and other programs, as well as providing continuity and stability for borough manager succession.

As many of you already know, my family and I will need to relocate to another community in the not too distant future to accommodate the educational needs of our son. We have been truly blessed to live in Haines, where the community and school district have been supportive, willing and able to fulfill his educational and other needs, but we are rapidly running out of options in mathematics and science. And because of his age, Carla and I will have to accompany him in his future school and university choices for the foreseeable future. Although we do not have a definite timeframe, it is likely that we will have to seek other educational opportunities about 18 months after my contract is up this January. I am looking forward to working with the Mayor and Assembly, staff, and the community during this period of time.

Procedure for Abating Nuisances

HBC 8.12 outlines the procedure for declaring and abating nuisances in the Haines Borough as well as the procedure for recovering costs for such abatement, if necessary. HBC 8.12.020 lists "declared nuisances" which are unlawful within the townsite service area. Among the declared nuisances is:

- I. To maintain a building in a state of disrepair or deterioration so as to reduce the surrounding property values or cause other unreasonable economic detriment to surrounding property owners, including, but not limited to, allowing on the premises: lumber, refuse, junk, debris, or abandoned, discarded, and unused objects, such as automobiles, fixtures, furniture, appliances, and other objects which are not kept for immediate use and have been allowed on the premises for more than 30 days.

HBC 8.12.060 states "upon discovery or receipt of notice of any nuisance prohibited by this title, the abatement official shall immediately notify the owner of the property on which the nuisance exists and require the abatement

of the nuisance". If the property owner does not abate the nuisance within a reasonable time limit, code dictates that the Borough "shall proceed to abate the nuisance at the expense of the borough" (HBC 8.12.110).

HBC 8.12.150 outlines the method for recovering those abatement costs in the event abatement by the Borough is necessary. It states that the Borough may assess the costs against the property owner as a tax. Therefore, any costs incurred by the Borough will be charged as an assessment against the property and collected through the Borough's regular property tax collection method. The procedure would be as follows: staff will present an accounting of the cost, the assembly will create an assessment by ordinance, the assessment will be subject to appeal to the Board of Equalization, and a property tax bill will be generated. If the property tax bill becomes delinquent the Borough will follow HBC 3.74 to collect the delinquent tax. If the assessment is not paid HBC 3.74 allows for foreclosure of the property the assessment is levied against.

For the parcel in question regarding the complaint addressed by the proposed FY12 Budget Amendment ordinance, the 2011 assessed value is \$72,050.