

AGENDA  
FOR THE REGULAR MEETING  
OF THE CITY COUNCIL  
FOR THE CITY OF THORNE BAY  
ALASKA,  
COUNCIL CHAMBERS  
CITY HALL  
**TUESDAY**  
January 6, 2015  
6:30p.m.

**The meeting will be preceded by a workshop beginning at 6:00p.m.**  
The public is invited and encouraged to attend

1. CALL TO ORDER:
2. PLEDGE TO FLAG:
3. ROLL CALL:
4. APPROVAL OF AGENDA:
5. MAYOR'S REPORT:
6. CITY ADMINISTRATOR'S REPORT:
7. PUBLIC COMMENTS:
8. COUNCIL COMMENTS:
9. NEW BUSINESS:
  - A. City Council sitting as the Board of Adjustments will hear and vote on the appeal for the Conditional Use Permit issued to Ben Williams for the purpose of building a warehouse in the Manier Subdivision on Hemlock Loop. discussion and action item:
10. ORDINANCES FOR PUBLIC HEARING:
  - A. Ordinance 14-12-16-01, amending the FY15 budget for the City of Thorne Bay, discussion and action item:
11. EXPENDITURES EXCEEDING \$2,000.00:
  - A. Expenditure exceeding \$2,000.00 to Hach for water controller. discussion and action item:
12. EXECUTIVE SESSION:
13. CONTINUATION OF PUBLIC COMMENT:
14. CONTINUATION OF COUNCIL COMMENT:
15. ADJOURNMENT:

Posted: December 31, 2014

City Hall (2), A&P, SISD, USFS, The Port, Thorne Bay School

City of Thorne Bay  
Thorne Bay City Council  
PO Box 19110  
Thorne Bay, AK 99919

December 1, 2014

Glenn Lorton  
203 Hemlock Loop  
Thorne Bay, AK 99919  
541 539-1614

Re: Conditional Use Permit file number 10-21-14-02

Mayor and Council Members

Thorne Bay Municipal Code as Revised March 2014:

*17.04.043 Conditional use permits.*

*E. Appeals.*

*1. Appeals of the planning commission's decision must be made to the city council within thirty days of the postmark of the notification of the decision. Appeals must be made in writing. (Ord. 93-23 § 6(part), 1993)*

I am hereby with this document formally appealing the decision of the Thorne Bay City Council acting on behalf of the Thorne Bay Planning Commission to move a resolution forward to the Thorne Bay City Council to approve the Conditional Use Permit Application submitted by Ben Williams (file number 10-21-14-02) for the purpose of constructing a warehouse and housing facility for visiting employees and family on lot 3, block/tract 3 of the Manier Subdivision.

In reaching their decision the City Council acting as the Planning Commission acted in an arbitrary and capricious manner and additionally failed to uphold their oath of office which requires Council Members to support the laws and ordinances of the City of Thorne Bay, Alaska.

*17.04.043 Conditional use permits. A. Purpose. The purpose of a conditional use permit is to allow for flexibility in the zoning title by providing for uses that may be suitable in certain locations and not others. These uses will be expressly permitted conditional uses in the zone, clarified by a section labeled conditional use permits for each zone. It basically permits inclusion of uses that should not be permitted in every part of the zone, but are reasonable in some areas of the zone with restrictions and conditions designed to fit the particular problem that the use may present.*

*B. Criteria for Approval. After a public hearing, the planning commission must find the following to be true:*

1. *That the proposal is consistent with the Thorne Bay comprehensive plan, the Thorne Bay coastal management program, the city code and all other applicable city ordinances;*
2. *That the proposed use is an expressly permitted conditional use in the zone, except in mixed residential/ commercial III where there are no expressly permitted conditional uses;*
3. *That the requested use is generally compatible with other existing or proposed uses in the surrounding area;*
4. *That the proposed use would not adversely affect the health, safety or welfare of persons or property in the area neighboring the proposal and the surrounding area;*
5. *That the proposed use would not have an unfavorable or detrimental effect on property or property values in the area;*
6. *That building height, poor or decrepit construction and incompatibility would not significantly affect the surrounding area or the view shed in the neighborhood;*
7. *That all utilities to the proposal will be adequate or made adequate by the applicant and not interfere or adversely affect utility capacity in the area;*
8. *That traffic volume, type and patterns are taken into consideration and that access is adequate to serve any additional traffic flow;*
9. *That adequate off-street parking is provided. (See Section 17.04.041);*
10. *That the proposed use would not degrade land, water, air or habitat quality;*
11. *That all other reasonable objections were taken into consideration by the planning commission at the public hearing.*

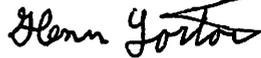
At the November 20, 2014 public meeting to address Ben William's conditional use permit application the Thorne Bay City Council (acting as the planning commission) failed to adhere to Thorne Bay Municipal Code 17.04.043 B which requires the planning commission to find each of the 11 criteria for approval to be true. The Thorne Bay Municipal Code does not afford the planning commission leeway to change or disregard any of the 11 criteria found in 17.04.043 B of the Thorne Bay Municipal Code. During the public meeting the Thorne Bay City Council acting as the planning commission was presented with a written statement and verbal testimony by Glenn Lorton siting how the proposal submitted by Ben William failed to meet certain of the criteria required for approval. In the meeting various board members agreed that property values would be affected as stated by Mr. Lorton and that safety or welfare of persons or property could be impacted by the project. The mayor stated that these conditions would apply with any project and in so doing failed to apply the criteria for approval specific of special use permit applications specified in the Thorne Bay Municipal Code as written. The decision of the planning commission to move the permit forward to the City Council was based on the municipal code as it applies to building in general within residential-commercial II zones and not to the criteria as specified in the code for special use permits within residential-commercial II zones. In so doing council members voting as acting members of the planning commission to move the permit forward failed their oath of office by arbitrarily failing to adhere to the municipal code of Thorne Bay. The council's actions in the role of the planning commission were also capricious as they failed to adequately deliberate the issues presented by Mr. Lorton. No time or effort was devoted to investigating property value impacts to Mr. Lorton or other adjacent property owners nor were

the health and safety issues investigated. A decision to move the proposal forward to the Council was passed by vote within minutes after public testimony was received resulting in a capricious decision being rendered while ignoring the criteria required for approval under the municipal code of Thorne Bay.

I am a firm believer in public process. I hope to see that it will ultimately be followed and that any necessity to seek legal alternatives can be avoided. A timely resolution of the issues would benefit all parties involved and potentially avoid costly legal action that could impact all members of the community. At a minimum, I would appreciate a **written** response from the City Council addressing in detail how each of the specific objections to the special use permit application outlined in my letter presented at the November 20, 2014 meeting were adequately and legally addressed by the City Council acting as the planning commission. Failure of the City Council to provide said written information may result in additional appeals as provided under law.

Thank you for your consideration,

Glenn Lorton

A handwritten signature in cursive script that reads "Glenn Lorton". A long horizontal line is drawn above the signature, extending from the left margin towards the right side of the page.

17.04.060 Appeals. A. Due Process. This section guarantees the public due process in all land use actions. An administrative decision regarding a development permit may be appealed to the planning commission, decisions of the planning commission/platting board may be appealed to the city council sitting as the board of adjustment, and decisions of the city council may be appealed to the Superior Court of the state of Alaska. A written notice of appeal must be filed with the city clerk within thirty days after the decision being appealed is announced in writing.

B. Board of Adjustment. The city council shall sit as the board of adjustment. The board of adjustment shall hear appeals regarding:

1. Alleged errors in the enforcement of the zoning title;

2. Decisions of the planning commission on requests for variance, conditional use permits and other land use action;

3. Decisions of the platting board on requests for preliminary and final plats.

C. Appeal Procedure.

1. Any concerned person aggrieved by a decision has a right to appeal that decision;

2. The appeal shall be filed with the city clerk;

3. An appeal in the form of a written narrative (written notice) shall be submitted explaining all reasons for the appeal, and shall specify in detail all objections to the decision being appealed. This specific and concise narrative is what will be considered at the appeal hearing. The city clerk shall be the clerk of the board of adjustment. The written notice of appeal must be received by the city clerk within thirty days after the decision being appealed is announced in writing. Appeals received after this time limit will not be considered;

4. A duly-filed appeal shall stay enforcement proceedings unless the board or a court issues an enforcement order based on a certificate of imminent peril to life or property.

D. Procedure of the Board of Adjustment.

1. The mayor shall act as the presiding officer of the board of adjustment. The presiding officer may

limit presentations from witnesses to a reasonable period of time. Minutes shall be kept and the hearing shall be open to the public. If the planning commission is hearing an appeal to an administrative decision, the chairman of the commission shall serve as the presiding officer and shall hold the same duties as the mayor.

2. In addition to the appellants written narrative, copies of all pertinent records, transcripts, minutes and resolutions of the planning commission approving or denying an application shall be gathered by the city clerk and distributed to the board of adjustment.

3. The board of adjustment shall make its decision based on the above record if it is adequate. If the record below is not adequate, the body hearing the appeal shall hold a public hearing (after public notice) to receive additional evidence from the appellant and other interested parties, and shall reach its decision based on the record below as supplemented by the additional evidence.

4. A notice of the time and place of the public hearing shall be posted fifteen days in advance of the hearing in five public places in the city. At this time written notice shall be given to the appellant and other affected persons.

5. The board of adjustment, after hearing and considering the appeal, above record and public testimony, shall forthwith render a decision. Decisions of the board of adjustment shall be by motion setting forth the reasons for the motion, and the vote shall be taken by "yes" and "no" which shall be permanently entered on the record of proceedings. A majority vote in the affirmative adopts any motion.

6. Any party who participated in the proceedings before the board of adjustment and is aggrieved by the resulting decision of the board of adjustment may appeal that decision to the superior court, provided:

a. Notice of appeal is filed with the superior court no later than thirty days following the board of adjustment's issuance of its written decision; this time limit is jurisdictional; and

b. The appellant pays the city, by depositing with the city clerk, the city's cost of

preparing the entire record (including the transcript of hearings held below) no later than sixty days following the decision being appealed from. Transcripts of hearings shall be prepared by a certified court reporter, and preparation of the entire record is at the appellant's expense.

7. All other procedures, on appeal to the superior court, are set forth in the Alaska Rules of Appellate Procedure. The appeal is an administrative appeal, heard solely in this title, pursuant to Alaska Statutes 29.40.060(b). (Ord. 93-23 § 6(part), 1993)

City

CITY USE ONLY

FILE NUMBER: <u>11-21-14-02</u>	FILE NAME: <u>Williams, Ben</u>
DATE RECEIVED: <u>11/11/14</u>	BY: <u>EC</u> EXPIRE: <u>35</u>
HEARING DATE: <u>11/11/14</u>	NOTIFICATION DEADLINE: <u>11/11/14</u>

Conditional Use Permit Application SEP

Applicant's Name: Mr. Ben Williams

Address: PO Box 9235, Ketchikan, AK 99901 Telephone No. (907) 254-1201

Applicant's Representative (if applicable) Amanda Welsh, AIA

Address: Welsh Whiteley Architects, LLC Telephone No. (907) 225-2412

Subject Property Legal Description: Lot: 3 Block/Tract: 3 Survey Number:     

Lot Size: Approx. 24,000 s.f. Subdivision Name: Manier Subdivition

Township: Thorne Bay Range:     

To help the planning commission gather facts about the proposed conditions use permit, please complete the following:

1. Describe in detail the conditional use requested: The conditional use is requested to allow construction of a 40' x 60' warehouse to support the Owner's existing business (Thorne Bay Market). The second floor of the building will house visiting employees and guests of the family.

2. What type of chemicals, processes, machinery or equipment will be used: Piling may be driven during construction. A forklift will be utilized inside the warehouse. Walk-in refrigerators and freezers may be used inside the warehous.

RECEIVED  
SEP 9 2014  
City of Thorne Bay

4. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal? Other than noise generated during construction during reasonable hours, none anticipated.

5. What types of uses are currently located within 300 feet of the exterior property boundaries? few single family residential buildings are located within 300' of the uphill property boundaries. Commercial buildings are located near the downhill boundary.

6. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)? The two-story mixed-use building will be 40' x 60' in plan and will be designed to stay within the height limits. No other buildings are planned. Loading will occur at an overhead door on the uphill side of the building. No screening is planned.

7. What utilities are needed? Water, sewer, and electrical utilities are needed.

8. What roads will provide access? Access will be via Hemlock Loop at the uphill end of the property.

9. What type and volume of traffic will be generated by the conditional use? Occasional visits by a box van for pick up and delivery are anticipated. Vehicles owned by guests will also visit the site. Traffic impact is expected to be minimal.

10. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? Parking for two company vehicles and two guest vehicles will be provided at the level area at the uphill end of the site. There is ample space for more parking if needed.

11. Will the proposed conditional use be compatible with the neighborhood in general? Why? Yes.  
The proposed use is quiet and will not generate excess traffic or pollution.  
The proposed use benefits the community by supporting an existing business.

12. Will you place structures or fill in tidal waters, streams or lakes?  Yes  No

13. Will you need to cross or otherwise use city owned land or resources:  Yes  No

The criteria by which a conditional use permit application is approved or denied is listed in 17.04.43 of the City of Thorne Bay Municipal Code.

A decision, in the form of a Resolution of the Planning Commission, may be appealed to the City Council within 30 days of the mailing of the notice of the Commission's decision. Decisions of the City Council may be appealed to Superior Court.

I (we) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Dated this 25th day of (month) August, year 2014.

Ben F. Williams  
Applicant

\_\_\_\_\_  
Applicant

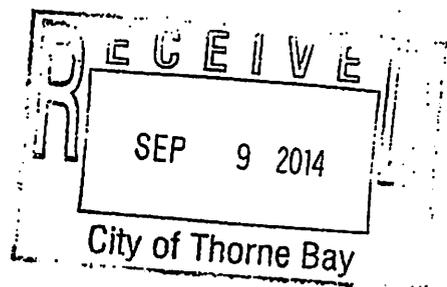
*Authorization for City of Thorne Bay*

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent?

I (we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

Dated this 8 day of (month) Sept, year 2014

Signature(s) of deed holders Ben F. Williams



CITY OF THORNE BAY  
ORDINANCE 14-12-16-01

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY,  
ALASKA; AMENDING ORDINANCE 14-06-03-01; PROVIDING FOR THE  
ESTABLISHMENT OF THE BUDGET FOR FISCAL YEAR 2015

BE IT ENACTED BY THE CITY COUNCIL FOR THE CITY OF THORNE BAY,  
ALASKA;

- Section 1. Classification. This is a non-code ordinance.
- Section 2. General Provisions. The budget documents attached hereto list the authorized appropriations for expenditures, revenues and the change in cash balances as part of the budget for the period July 1, 2014 to June 30, 2015, detail anticipated line item revenues and expenditures for each appropriation and make the budget a matter of public record.
- Section 3. Authorization and Appropriation. The appropriations are adopted and authorized for the period July 1, 2014 to June 30, 2015, and are for that period. Subject to council approval by resolution, the Mayor may establish line item expenditures within an authorized appropriation. Subject to council approval by ordinance, the Mayor may transfer from one authorized appropriation to another any amount that would not annually exceed 10 percent or \$10,000, whichever is less.
- Section 4. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND APPROVED December 16, 2014

---

James Gould, Mayor

ATTEST:

---

Teri Feibel, CMC

<b>Operating Budget</b>	<b>FY15 original</b>	<b>To date actual</b>	<b>Amended</b>
<b>Income</b>	1,218,753.00	600,489.51	<b>1,436,293.85</b>
<b>Expense</b>	1,266,729.44	499,918.39	<b>1,331,868.60</b>
<b>transfer reserve</b>	48,000.00		
<b>Net</b>	23.56	100,571.12	<b>104,425.25</b>

<b>City Account Balances</b>	<b>To date</b>	<b>transfer amount</b>	<b>new balance</b>
<b>Wells Fargo Investments</b>	1,069,197.22		<b>1,069,197.22</b>
<b>Tongass Checking</b>	182,516.54		<b>182,516.54</b>
<b>Sales Tax Roads</b>	120,278.23		<b>120,278.23</b>
<b>Sales Tax Community</b>	80,185.49	30,000.00	<b>50,185.49</b>
<b>Harbor Replacement</b>	36,716.41	6,500.00	<b>30,216.41</b>
<b>First Bank Checking</b>	54,383.00		<b>54,383.00</b>
			<b>0.00</b>
<b>Total money in account</b>	<b>1,543,276.89</b>	<b>36,500.00</b>	<b>1,506,776.89</b>

**City of Thorne Bay 2014  
Profit & Loss Budget vs. Actual  
July 1 through November 20, 2014**

**Admin & Finance**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Animal Fees	600.00	475.00	650.00
ATV Fees	400.00	50.00	100.00
Community Revenue Sharing	120,361.00	0.00	120,361.00
Fees & Permits	10,000.00	7,708.00	10,000.00
Fishery Tax Receipts	4,000.00	0.00	4,000.00
Land Payment Interest	5,000.00	2,091.28	5,000.00
Land Sales	10,000.00	554.84	2,000.00
Landing Fees	6,000.00	3,328.00	6,000.00
Live-aboard Fees	0.00	692.50	1,500.00
Miscellaneous Income	1,000.00	15,108.49	18,000.00
Notary/Lamination	500.00	154.00	500.00
Passport Services	800.00	431.59	800.00
Payment in Lieu of Taxes	81,000.00	132,921.85	132,921.85
Refundable Deposits	0.00	1,324.00	1,500.00
Rental	10,000.00	7,125.00	16,000.00
Rock Sales	250.00	0.00	250.00
Sales Tax	370,000.00	221,104.38	442,208.00
Occupancy tax	0.00	6,720.17	12,000.00
<b>Total Income</b>	<b>619,911.00</b>	<b>399,789.10</b>	<b>773,790.85</b>

**Expense**

Advertising and Promotion	1,100.00	1,266.44	1,500.00
Bank Service Charges	150.00	197.22	400.00
Bldg/Grnd Maint Repair	500.00	0.00	15,000.00
Computer/Software	500.00	27.24	500.00
Contract Labor	2,500.00	1,308.90	25,000.00
Credit Card Merchant Fees	1,500.00	681.43	1,500.00
Dues and Subscriptions	2,000.00	839.50	2,000.00
Election Expenses	0.00	-200.00	-200.00
Electricity	3,000.00	1,141.08	3,000.00
Equipment Maint & Repair	1,000.00	253.90	1,000.00
Equipment Purchase	2,000.00	1,615.03	13,000.00
Harbor Replacement	5,000.00	0.00	5,000.00
Health Insurance	48,487.66	14,868.00	35,683.20
Heating Fuel	5,000.00	1,781.57	5,000.00
Health Reimbursement travel			<b>7,000.00</b>
AML/Insurance	14,000.00	10,728.77	10,728.77
Worker's Compensation	1,200.00	1,413.71	1,413.71
Interest Expense	1,010.00	0.00	1,010.00
Internet Use	0.00	917.39	2,000.00

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 1 through November 20, 2014

**Admin & Finance**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Legal Services</b>	50,000.00	34,848.92	50,000.00
<b>Materials and Supplies</b>	4,500.00	3,535.96	6,000.00
<b>Miscellaneous Expense</b>	100.00	0.00	100.00
<b>Payroll Taxes</b>	5,300.00	944.93	5,300.00
<b>PERS - Other</b>	46,000.00	13,443.10	32,000.00
<b>Postage and Freight</b>	1,500.00	972.20	2,500.00
<b>Payroll expenses</b>	178,660.00	66,360.93	183,660.00
<b>Record Maintenance</b>	100.00	0.00	100.00
<b>Telephone</b>	1,600.00	793.55	1,600.00
<b>Training</b>	800.00	300.00	800.00
<b>Travel Expense</b>	5,000.00	437.76	5,000.00
<b>Total Expense</b>	382,507.66	158,477.53	417,595.68
<b>Net Income</b>	<b>237,403.34</b>	<b>241,311.57</b>	<b>356,195.17</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**City Council**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Fees &amp; Permits</b>	150.00	75.00	150.00
<b>National Forest Receipts</b>	3,000.00	0.00	3,000.00
<b>Total Income</b>	<b>3,150.00</b>	<b>75.00</b>	<b>3,150.00</b>
<b>Expense</b>			
<b>Donations</b>	3,000.00	852.00	3,000.00
<b>Dues and Subscriptions</b>	1,350.00	69.99	1,350.00
<b>Election Expenses</b>	100.00	-126.90	0.00
<b>AML/Insurance</b>	3,800.00	0.00	0.00
<b>Worker's Compensation</b>	150.00	0.00	0.00
<b>Materials and Supplies</b>	500.00	123.85	500.00
<b>Payroll Taxes</b>	1,744.00	103.06	1,000.00
<b>Payroll Expenses - Other</b>	20,000.00	7,559.23	18,000.00
<b>Postage and Freight</b>	50.00	35.85	100.00
<b>Telephone</b>	400.00	207.49	400.00
<b>Training</b>		250.00	250.00
<b>Travel Expense</b>	2,500.00	746.96	2,500.00
<b>Total Expense</b>	<b>33,594.00</b>	<b>9,821.53</b>	<b>27,100.00</b>
<b>Net Income</b>	<b>-30,444.00</b>	<b>-9,746.53</b>	<b>-23,950.00</b>

City of Thorne Bay 2014  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

EMS

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
National Forest Receipts	15,000.00	0.00	15,000.00
<b>Total Income</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,000.00</b>
<b>Expense</b>			
Dues and Subscriptions	10.00	0.00	10.00
Electricity	700.00	401.00	800.00
Equipment Maint & Repair	150.00	0.00	150.00
Heating Fuel	700.00	111.41	700.00
AML/Insurance	2,400.00	2,073.00	2,073.00
Worker's Compensation	1,900.00	2,181.49	2,181.49
Internet	210.00	79.50	210.00
Materials and Supplies	2,000.00	22.12	2,000.00
Miscellaneous Expense	100.00	119.82	250.00
Payroll Taxes	350.00	22.84	350.00
Payroll Expenses - Other	10,000.00	1,706.20	10,000.00
Postage and Freight	200.00	1.65	200.00
Telephone	1,100.00	561.66	1,100.00
Training	500.00	0.00	500.00
Travel Expense	200.00	0.00	200.00
Vehicle Fuel	800.00	0.00	500.00
Vehicle Maintenance	800.00	0.00	500.00
<b>Total Expense</b>	<b>22,120.00</b>	<b>7,280.69</b>	<b>21,724.49</b>
<b>Net Income</b>	<b>-7,120.00</b>	<b>-7,280.69</b>	<b>-6,724.49</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

	<b>Fire</b>		
	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
National Forest Receipts	15,000.00	0.00	15,000.00
<b>Total Income</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,000.00</b>
<b>Expense</b>			
Electricity	1,200.00	524.24	1,200.00
Equipment Maint & Repair	1,000.00	0.00	1,000.00
Equipment Purchase	1,000.00	2,996.80	4,000.00
Heating Fuel	1,200.00	111.40	800.00
AML/Insurance	2,050.00	1,941.00	1,941.00
Worker's Compensation	1,900.00	2,184.00	2,184.00
Internet Use	210.00	79.45	210.00
Materials and Supplies	1,000.00	0.00	1,000.00
Payroll Taxes	200.00	11.60	200.00
Payroll Expenses - Other	1,000.00	866.64	1,600.00
Postage and Freight	150.00	25.85	150.00
Telephone	1,000.00	469.28	1,000.00
Vehicle Fuel	500.00	0.00	500.00
Vehicle Maintenance	500.00	0.00	500.00
<b>Total Expense</b>	<b>12,910.00</b>	<b>9,210.26</b>	<b>16,285.00</b>
<b>Net Income</b>	<b>2,090.00</b>	<b>-9,210.26</b>	<b>-1,285.00</b>

City of Thorne Bay 2014  
**Profit & Loss Budget vs. Actual**

July 2014 through June 2015

**Law Enforcement**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Animal Fees	250.00	220.00	400.00
ATV Fees	250.00	0.00	250.00
Fees & Permits	500.00	0.00	250.00
National Forest Receipts	15,000.00	0.00	15,000.00
<b>Total Income</b>	<b>16,000.00</b>	<b>220.00</b>	<b>15,900.00</b>
<b>Expense</b>			
DARE	500.00	0.00	500.00
Dues and Subscriptions	250.00	0.00	250.00
Electricity	600.00	215.12	600.00
Equipment Maint & Repair	750.00	0.00	750.00
Equipment Purchase	1,000.00	163.18	1,000.00
Heating Fuel	1,000.00	0.00	1,000.00
AML/Insurance	1,300.00	1,958.14	1,958.00
Worker's Compensation	130.00	0.00	130.00
Materials and Supplies	500.00	274.46	500.00
Miscellaneous Expense	4,000.00	2,219.43	4,000.00
Payroll Taxes	892.08	50.75	400.00
Payroll Expenses - Other	8,400.00	3,791.55	8,900.00
Postage and Freight	100.00	19.43	100.00
Telephone	1,500.00	705.79	1,500.00
Travel Expense	300.00	0.00	300.00
Vehicle Fuel	3,500.00	674.70	2,500.00
Vehicle Maintenance	1,500.00	1,233.98	2,500.00
<b>Total Expense</b>	<b>26,222.08</b>	<b>11,306.53</b>	<b>26,888.00</b>
<b>Net Income</b>	<b>-10,222.08</b>	<b>-11,086.53</b>	<b>-10,988.00</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Parks & Rec**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Fees & Permits	100.00	110.00	200.00
Rental	150.00	225.00	500.00
Sales tax comm. Dev			30,000.00
Sales Tax	30,000.00	18.60	30,000.00
<b>Total Income</b>	<b>30,250.00</b>	<b>353.60</b>	<b>60,700.00</b>
<b>Expense</b>			
Contract Labor	4,000.00	0.00	4,000.00
Cemetery (com. Develop			30,000.00
Electricity	1,150.00	414.89	1,150.00
Equipment Maint & Repair	1,500.00	0.00	1,500.00
Equipment Purchase	1,500.00	0.00	1,500.00
Heating Fuel	1,200.00	0.00	600.00
AML/Insurance		155.00	155.00
Materials and Supplies	2,500.00	78.15	1,500.00
Payroll Taxes	620.00	111.65	250.00
Payroll Expenses - Other	10,240.00	8,378.97	10,240.00
Postage and Freight	150.00	0.00	150.00
Telephone		207.48	207.48
Vehicle Fuel	1,200.00	359.20	800.00
<b>Total Expense</b>	<b>24,060.00</b>	<b>9,705.34</b>	<b>52,052.48</b>
<b>Net Income</b>	<b>6,190.00</b>	<b>-9,351.74</b>	<b>8,647.52</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Sewer**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Miscellaneous Income		174.68	\$ 300.00
Sales Tax	5,791.00	2,034.21	\$ 5,791.00
Sewer Fees	87,000.00	43,485.64	\$ 95,000.00
<b>Total Income</b>	<b>92,791.00</b>	<b>45,694.53</b>	<b>\$ 101,091.00</b>
<b>Expense</b>			
Bldg/Grnd Maint Repair	500.00	0.00	\$ 500.00
Chemicals	5,000.00	2,702.94	\$ 5,000.00
Contract Labor	5,000.00	3,393.75	\$ 20,000.00
Dues and Subscriptions	1,350.00	20.00	\$ 1,300.00
Electricity	20,000.00	8,739.60	\$ 20,000.00
Equipment Maint & Repair	6,000.00	0.00	\$ 6,000.00
Equipment Purchase	5,000.00	30.10	\$ 5,000.00
Health Insurance	23,522.72	7,971.59	\$ 19,130.40
Heating Fuel	8,000.00	3,248.22	\$ 8,000.00
AML/Insurance	6,000.00	5,628.00	\$ 5,628.00
Worker's Compensation	3,000.00	2,966.36	\$ 2,966.00
Internet Use	600.00	299.70	\$ 600.00
Materials and Supplies	2,000.00	1,311.16	\$ 3,000.00
Miscellaneous Expense	100.00	39.07	\$ 100.00
Payroll Taxes	1,600.00	265.14	\$ 1,000.00
PERS	13,000.00	4,337.00	\$ 10,000.00
Payroll Expenses - Other	47,320.00	16,582.00	\$ 47,320.00
Postage and Freight	1,500.00	484.87	\$ 1,500.00
Telephone	500.00	150.00	\$ 500.00
Testing	8,000.00	4,698.20	\$ 8,000.00
Training	600.00	0.00	\$ 600.00
Vehicle Fuel	500.00	48.54	\$ 500.00
Vehicle Maintenance	500.00	0.00	\$ 500.00
<b>Total Expense</b>	<b>159,592.72</b>	<b>62,916.24</b>	<b>\$ 167,144.40</b>
<b>Net Income</b>	<b>-66,801.72</b>	<b>-17,221.71</b>	<b>-\$66,053.40</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

	<b>Water</b>		
	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Fees & Permits	300.00	55.00	\$ 300.00
Miscellaneous Income	500.00	0.00	\$ 500.00
Sales Tax	4,416.00	2,212.03	\$ 7,200.00
Water Fees	120,000.00	49,580.89	\$ 120,000.00
<b>Total Income</b>	<b>125,216.00</b>	<b>51,847.92</b>	<b>\$ 128,000.00</b>
<b>Expense</b>			
Bldg/Grnd Maint Repair	1,000.00	0.00	\$ 1,000.00
Chemicals	14,000.00	3,312.66	\$ 14,000.00
Contract Labor	1,000.00	16,608.00	\$ 20,000.00
Dues and Subscriptions	400.00	313.00	\$ 400.00
Electricity	8,000.00	3,476.78	\$ 8,000.00
Equipment Maint & Repair	2,500.00	0.00	\$ 2,500.00
Equipment Purchase	4,000.00	0.00	\$ 4,000.00
Health Insurance	9,798.88	2,725.78	\$ 7,000.00
Heating Fuel	8,000.00	1,871.05	\$ 6,000.00
AML/Insurance	3,600.00	3,774.00	\$ 3,774.00
Worker's Compensation	2,500.00	2,922.99	\$ 2,922.99
<b>Materials and Supplies</b>	<b>4,000.00</b>	<b>5,529.31</b>	<b>\$ 8,000.00</b>
<b>Miscellaneous Expense</b>		<b>37.50</b>	<b>\$ 100.00</b>
Payroll Taxes	1,646.00	239.56	\$ 1,000.00
PERS	9,342.00	4,337.70	\$ 9,342.00
Payroll Expenses - Other	47,320.00	13,771.30	\$ 47,320.00
<b>Postage and Freight</b>	<b>4,000.00</b>	<b>1,381.17</b>	<b>\$ 4,000.00</b>
Telephone	600.00	152.84	\$ 600.00
Testing	9,000.00	4,694.24	\$ 9,000.00
Training	1,180.00	236.00	\$ 1,180.00
Travel Expense	500.00	0.00	\$ 500.00
Vehicle Fuel	2,500.00	1,120.90	\$ 2,500.00
Vehicle Maintenance	1,000.00	641.43	\$ 1,000.00
<b>Total Expense</b>	<b>135,886.88</b>	<b>67,146.21</b>	<b>\$ 154,138.99</b>
<b>Net Income</b>	<b>-10,670.88</b>	<b>-15,298.29</b>	<b>-\$26,138.99</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Solid Waste**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Equipment Rentals	300.00	0.00	300.00
Miscellaneous Income		279.04	500.00
Sales Tax	5,600.00	2,225.28	6,000.00
Solid Waste Fees	130,000.00	58,524.43	140,457.00
<b>Total Income</b>	<b>135,900.00</b>	<b>61,028.75</b>	<b>147,257.00</b>
<b>Expense</b>			
Bldg/Grnd Maint Repair	1,000.00	195.75	1,000.00
Chemicals		1,080.00	2,000.00
Contract Labor	1,500.00	974.16	2,000.00
Dues and Subscriptions	150.00	0.00	150.00
Electricity	7,000.00	2,968.47	7,000.00
Equipment Maint & Repair	8,000.00	2,066.03	8,000.00
Equipment Purchase	25,500.00	1,289.50	25,500.00
Equipment Rental		60.00	100.00
Heating Fuel	4,000.00	5,282.72	8,000.00
AML/Insurance	1,550.00	1,423.00	1,423.00
Worker's Compensation	5,000.00	1,380.70	1,380.70
Materials and Supplies	2,000.00	715.92	2,000.00
Miscellaneous Expense		4,257.80	6,000.00
Payroll Taxes	1,250.00	146.57	600.00
Payroll Expenses - Other	27,663.00	10,950.00	25,881.00
Postage and Freight	1,200.00	103.85	1,200.00
Testing	1,500.00	1,402.04	1,500.00
Training	500.00	0.00	500.00
Vehicle Fuel	4,000.00	327.99	2,000.00
Vehicle Maintenance	3,000.00	1,866.52	4,000.00
<b>Total Expense</b>	<b>94,813.00</b>	<b>36,491.02</b>	<b>100,234.70</b>
<b>Net Income</b>	<b>41,087.00</b>	<b>24,537.73</b>	<b>47,022.30</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Streets and Roads**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Fees &amp; Permits</b>		100.00	100.00
<b>Sales Tax</b>	65,000.00	56.98	65,000.00
<b>Total Income</b>	<b>65,000.00</b>	<b>156.98</b>	<b>65,100.00</b>
<b>Expense</b>			
<b>Bldg/Grnd Maint Repair</b>	1,500.00	0.00	1,500.00
<b>Contract Labor</b>	8,000.00	0.00	8,000.00
<b>Dues and Subscriptions</b>	100.00	0.00	100.00
<b>Electricity</b>	4,000.00	1,464.45	4,000.00
<b>Equipment Maint &amp; Repair</b>	7,000.00	930.98	7,000.00
<b>Equipment Purchase</b>	7,000.00	3,251.10	7,000.00
<b>Equipment Rental</b>	750.00		750.00
<b>Health Insurance</b>	56,844.32	12,591.56	30,218.00
<b>Heating Fuel</b>	3,500.00	250.96	2,500.00
<b>AML/Insurance</b>	4,000.00	3,951.00	3,951.00
<b>Worker's Compensation</b>	8,000.00	7,082.96	7,083.00
<b>Materials and Supplies</b>	15,000.00	2,228.07	15,000.00
<b>Payroll Taxes</b>	5,000.00	486.59	1,500.00
<b>PERS</b>	20,759.00	9,994.60	20,759.00
<b>Payroll Expenses - Other</b>	107,380.00	30,000.00	107,380.00
<b>Postage and Freight</b>	1,000.00	754.13	1,500.00
<b>Training</b>	750.00	0.00	750.00
<b>Travel Expense</b>	250.00	0.00	250.00
<b>Vehicle Fuel</b>	6,000.00	2,048.33	6,000.00
<b>Vehicle Maintenance</b>	10,000.00	2,630.58	10,000.00
<b>Total Expense</b>	<b>266,833.32</b>	<b>77,665.31</b>	<b>235,241.00</b>
<b>Net Income</b>	<b>-201,833.32</b>	<b>-77,508.33</b>	<b>-170,141.00</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**RV Park**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>RV Park Fees</b>	10,000.00	8,658.30	15,000.00
<b>Sales Tax</b>	900.00	577.67	900.00
<b>Total Income</b>	<b>10,900.00</b>	<b>9,235.97</b>	<b>15,900.00</b>
<b>Expense</b>			
<b>Bldg/Grnd Maint Repair</b>	3,000.00	1,725.48	3,000.00
<b>Dues and Subscriptions</b>	30.00	0.00	30.00
<b>Electricity</b>	500.00	200.48	500.00
<b>Equipment Maint &amp; Repair</b>		75.00	250.00
<b>Internet Use</b>	300.00	0.00	0.00
<b>Materials and Supplies</b>	500.00	107.64	500.00
<b>Postage and Freight</b>		6.49	150.00
<b>Total Expense</b>	<b>4,330.00</b>	<b>2,115.09</b>	<b>4,430.00</b>
 <b>Net Income</b>	 <b>6,570.00</b>	 <b>7,120.88</b>	 <b>11,470.00</b>

**City of Thorne Bay 2014**  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Library**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Copier/Fax	150.00	73.59	150.00
Fees & Permits	80.00	68.85	150.00
Miscellaneous Income	100.00	11.25	100.00
National Forest Receipts	5,000.00	0.00	5,000.00
Sales Tax	5.00	0.30	5.00
<b>Total Income</b>	<b>5,335.00</b>	<b>153.99</b>	<b>5,405.00</b>
<b>Expense</b>			
Bldg/Grnd Maint Repair	200.00	0.00	200.00
Books	200.00	0.00	200.00
Computer/Software	100.00	0.00	100.00
Dues and Subscriptions	100.00	0.00	100.00
Electricity	500.00	268.85	500.00
Heating Fuel	600.00	0.00	600.00
AML/Insurance	105.00	116.00	116.00
Internet Use	500.00	299.70	500.00
Materials and Supplies	500.00	41.05	500.00
Miscellaneous Expense	300.00	0.00	300.00
Payroll Taxes	1,500.00	15.95	600.00
Payroll Expenses - Other	3,000.00	1,191.63	2,600.00
Postage and Freight	200.00	51.67	200.00
Telephone	450.00	126.35	450.00
<b>Total Expense</b>	<b>8,255.00</b>	<b>2,111.20</b>	<b>6,966.00</b>
<b>Net Income</b>	<b>-2,920.00</b>	<b>-1,957.21</b>	<b>-1,561.00</b>

City of Thorne Bay 2014  
**Profit & Loss Budget vs. Actual**  
 July 2014 through June 2015

**Harbor**

	<b>Budget</b>	<b>Actual</b>	<b>Amended</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Davidson Landing Fees	5,000.00	7,041.52	15,000.00
Harbor Replacement			6,500.00
Fees & Permits		25.00	50.00
Fishery Tax Receipts	300.00	0.00	300.00
Grid Fees	300.00	177.75	450.00
Harbor Fees	70,000.00	22,142.48	60,000.00
Harbor Showers	1,000.00	698.00	1,500.00
Live-aboard Fees	3,500.00	600.10	2,000.00
Sales Tax	4,200.00	1,248.82	4,200.00
<b>Total Income</b>	<b>84,300.00</b>	<b>31,933.67</b>	<b>90,000.00</b>
<b>Expense</b>			
Bldg/Grnd Maint Repair		29.32	150.00
Contract Labor	1,000.00	1,187.50	2,500.00
Dues and Subscriptions	200.00	150.00	200.00
Electricity	6,000.00	1,686.25	5,000.00
Equipment Maint & Repair	550.00	140.30	600.00
Equipment Purchase	1,500.00	0.00	1,500.00
Harbor Replacement			6,500.00
Health Insurance	9,798.88	2,740.43	7,000.00
AML/Insurance	2,600.00	2,410.00	2,410.00
Worker's Compensation	8,500.00	10,495.69	10,495.69
Internet Use		162.48	400.00
Materials and Supplies	5,000.00	894.81	5,000.00
Miscellaneous Expense		70.80	150.00
Payroll Taxes	1,756.30	260.07	614.55
PERS	9,609.60	4,210.00	9,952.00
Payroll Expenses - Other	45,240.00	19,600.79	45,145.62
Postage and Freight	300.00	0.00	300.00
Telephone	700.00	206.80	700.00
Training	600.00	635.00	1,200.00
Travel Expense	1,000.00	565.75	1,000.00
Vehicle Fuel	750.00	225.45	750.00
Vehicle Maintenance	500.00	0.00	500.00
<b>Total Expense</b>	<b>95,604.78</b>	<b>45,671.44</b>	<b>102,067.86</b>
<b>Net Income</b>	<b>-11,304.78</b>	<b>-13,737.77</b>	<b>-12,067.86</b>