

*AGENDA ITEM ADDITION: **Resolution 26-04-21-03: Approving the removal and addition of Signer on the First Data credit card merchant account, discussion and action item;**

AGENDA

FOR THE REGULAR MEETING
OF THE CITY COUNCIL FOR THE
CITY OF THORNE BAY, ALASKA
TUESDAY, APRIL 21, 2026

TIME: 6:30 p.m.

THERE WILL BE A WORKSHOP BEGINNING AT 6:00PM

LOCATION: IN PERSON AT CITY HALL or TELECONFERENCE/VIDEO CONFERENCING LINE

Phone Number: **1-650-479-3208**

Meeting link:

<https://cityofthornebay.my.webex.com/cityofthornebay.my/j.php?MTID=m99f71eee7f975b71d7ee0f9f7c5e44a1>

Meeting number: **182 229 9375** Password: D4gxVSXpz84 (34498797 when dialing from a video system) (when dialing from a phone or video system)

- 1) CALL TO ORDER:
- 2) PLEDGE TO FLAG:
- 3) ROLL CALL:
- 4) APPROVAL OF AGENDA:
- 5) MAYOR'S REPORT:
- 6) ADMINISTRATIVE REPORTS:
 - a) City Clerk:
- 7) DEPARTMENT REPORTS:
 - a) Streets and Roads:
 - b) Water/Sewer:
 - c) Harbor:
- 8) PUBLIC COMMENTS:
- 9) COUNCIL COMMENTS:
- 10) CONSENT AGENDA:
 - a) Minutes of the April 7, 2026, Regular City Council Meeting, action item:
- 11) UNFINISHED BUSINESS:
- 12) NEW BUSINESS:
 - a) **Resolution 26-04-21-01:** Approving a renewal of the short-term lease with Community Connections;
 - b) **Resolution 26-04-02-02:** Approving Fees and rates table adjustments, discussion and action item;
 - c) **Discussion item:** Budget templates and upcoming needs of FY27, discussion item;
 - d) **Discussion item:** Proposed lease for FAA cameras, discussion item;
 - e) **Resolution 26-04-21-03:** Approving the removal and addition of Signer on the First Data credit card merchant account, discussion and action item;
- 13) CONTINUATION OF PUBLIC COMMENT:
- 14) CONTINUATION OF COUNCIL COMMENT:
- 15) ADJOURNMENT:

POSTED: April 17, 2026

DEPARTMENT REPORT

Subject: Monthly Department Report

Department: Streets & Roads

Employees: James Taylor

Date: April 2026

Current Department Activities:

Worked on plowing and sanding roads throughout the month of March and into April. Helped with snow removal at the Harbor dock, and repaired chains. Contacted companies for parts and pricing for snowplow maintenance and tires for the 590. Assisted with solid waste bailing. Planning to fill holes around town roads, cutting up a log at the boat grid, and removing branches and debris around town. Will be delivering gravel upon request for rock sales.

Important Issues to Address:

Maintenance required for snowplow as well as the 590.



City of Thorne Bay

Thorne Bay, AK 999109

PHONE: (907) 828-3380; FAX: (907) 828-3374

E-MAIL: cityclerk@thornebay-ak.gov

DEPARTMENT REPORT

Subject: Monthly Department Report

Department: Water & Sewer Utility

Supervisor: Sam Sawyer, Level II Water

Employees: Sam Sawyer, Supervisor
Willy Jennings, Employee

Date: April 2026

A Departmental Overview

The Water/Sewer Department is administered by Sam Sawyer, Level II Water Operator. The Supervisor(s) and staff are responsible for the operation and maintenance of the City's four core sanitation services: Water Treatment, Water Distribution, Sewage Collection, and Sewer Treatment. Duties include maintenance, minor and major schedule and unscheduled repairs throughout all four systems, monthly reporting to the Alaska Department of Environmental Conservation as required, direct sampling as scheduled for water quality and wastewater effluent quality compliance, implementation of a preventative maintenance schedule, construction of new water distribution mains and residential /commercial service connections and wastewater collection mains and residential/commercial service connections.

Current Department Activities:

We are currently working to locate and repair a small leak within the water distribution system. With rain and snow melt happening, it has made it difficult to find but I am confident we will see where we are losing water at and our efforts are ongoing to identify the exact source so repairs can be completed efficiently. Chemicals for the water treatment plant have been ordered at a total cost of approximately **\$9,331**. Shipping costs have increased, resulting in higher overall expenses due to current global supply and transportation issues. We are preparing to replace the nanofiltration filters for the first time since the system was installed. This is a planned maintenance activity and we will begin once the remaining spare parts arrive to ensure the process can be completed without delays if any issues arise. The filters lasted 5 years so we now have a rough estimate of when we will need to replace them in the future.

A mechanical breakdown occurred at the sewer treatment plant occurred and repairs are currently in progress and are expected to be completed ASAP. A CCTV inspection crew who was hired as part of the lift station/Manhole upgrade recently assessed portions of the sewer system. During this work, they were able to locate and confirm several previously unknown components within the system. A total of 14 were identified either at the surface or through CCTV footage. Some manholes could not be accessed due to being buried under roads or obstructed, including one located beneath a boat. There are still portions of the system that could not be inspected due to pipe alignment issues and surcharged sewer lines. To improve future inspection efforts, we will be cleaning sewer lines that may have build up. Additional access issues were note with some manholes where stripped lid bolts occurred and will likely need to be cut open and the lid replaced.

Furthermore, I made contact with the Alaska Rural Water Association (ARWA) to complete the Consumer Confidence Report (CCR) and Sanitary Survey as part of the City's annual membership. The sewer treatment plant permit has been updated with the Alaska Department of Environmental Conservation (DEC) and the Environmental Protection Agency (EPA). The former city administrator has been removed, and the permit is temporarily listed under my name until a new administrator is hired. Both the water and sewer systems remain operational. Maintenance, repairs, and system improvements are ongoing, with continued efforts to address infrastructure needs and maintain regulatory compliance.

The bathrooms/showers at the harbor are currently open again and after diagnosing the pumps and the control panel, it is my belief that one pump may not be working due to wiring issues inside the panel and the other is believed to have bearing issues. We are pumping the small wet well out when need be but a permanent solution will have to take place. I have made contact with Alaska pump and supply to either fix the broken pumps or replace them. The pumps that are in the lift station now are no longer made or available so we are looking at the cost to have the broken ones repaired and searching to find a replacement pump that aligns with how the lift station was designed.

MINUTES

FOR THE REGULAR MEETING
OF THE CITY COUNCIL FOR THE
CITY OF THORNE BAY, ALASKA

TUESDAY, APRIL 7, 2026

TIME: 6 : 30 p.m.

THERE WAS A WORKSHOP BEGINNING AT 6:00PM

1) **CALL TO ORDER:**

Mayor called the meeting to order at 6:30pm

2) **PLEDGE TO FLAG:**

The audience and council stood for the pledge to the flag.

3) **ROLL CALL:**

Those present were: Pesterfield, Lovell, Cunningham, Killian, Nyquest

Those absent were: Anderson, Kaer

4) **APPROVAL OF AGENDA:**

Mayor Pro-Tem moved to approve the Agenda, **Seconded, discussion:**

MOTION: Move to approve Agenda.

F/S: Pesterfield/ Lovell

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS:

ABSENT: Anderson, Kaer

STATUS: Motion Passed

- 5) **MAYOR'S REPORT:** Reported on office printer malfunction and planned maintenance, DOWL-STEPHL Engineering groups progress on lift station projects, update on Administrator applicants and hiring panel applicants. Community Center meetings are going great, gave update on harbor bathrooms and sewer issues due to pump failure. Lovell travelling to Coffman Cove for SEASWA meeting, invited any interested parties to join via zoom. Email fraud alert reported from a realistic city email address. Mayoral election is coming on May 12th and encouraged all eligible Councilmembers to apply.

6) **ADMINISTRATIVE REPORTS:**

a) **City Clerk:**

- i. June 14th is clerk training in Tacoma, expect to be out June 12-23. Second meeting for budget approval will be run by Erin as acting Clerk.
- ii. Upcoming water expenses will report more when a quote is received.
- iii. Application for Mayoral Candidacy due by April 10th – reported hours for DL in person absentee voting, absentee voting opens April 28th
- iv. Received a mini-grant for EMS – spoke with Fire Chief about critical needs
- v. Need volunteers for Thorne Bay Days
- vi. Reported on Banking issues with switch over of 60% savings account

7) **DEPARTMENT REPORTS:**

a) **Amy Killian – IFA Board report**

8) **PUBLIC COMMENTS:**

- i. **Lucy Aragon** gave an updated on the Community Center Committee – great response from surveys. Taking input to come up with alternatives to a full community center.
- ii. **Sean McRae** commented on Resolution in support of Taquan Air, in support of continued service of Taquan – gave examples of 'unquantifiable events and services' that happen. Commented on Resolution for Equinox Air – lease is for community member with positive revenue with potential to create positive economic impact as

well as a job.

- iii. **Brien Salazar** President Taquan Air – thanks for welcoming back, appreciative of support for Taquan Air. Mail is integral part of support of network for all services. Offered sponsorship for Thorne Bay Days and support of community. Spoke on community work in Hydaburg recently. Reiterated change of USPS contract would cause more change of hands. Will put in place a plan B to keep mailing moving and being delivered timely. USPS biggest cost factor is Rural Mail Act – public interest and public comments are big with USPS, encouraged support of the Resolution. More flights, more support for the Taquan network.
- iv. **Julie McDonald** spoke on behalf of Whale Tale Pharmacy, provided a list of services for communities. Seeking letter of support for Thorne Bay.
- v. **John Hamby** commented on mailing back a package for UPS and how difficult it has become since Taquan lost that contract.
- vi. **David Shilts** commented he was not aware that the cemetery committee was open for applying, would like to see that put out publicly, interested in applying. Recommended support of Taquan and Whale Tale Pharmacy

9) **COUNCIL COMMENTS:**

- i. **Cunningham** commented in full support of Taquan as well as a letter of support for Whale Tale Pharmacy.
- ii. **Killian** commented in support of Whale Tale Pharmacy and thanked Brien for Taquan business and availability. In support of raising harbor rates.
- iii. **Lovell** commented that DMV scam texts are coming through island-wide.

10) **CONSENT AGENDA:**

- a) **Minutes** of the March 17, 2026, Regular City Council Meeting, action item:

Mayor Pro-Tempore moved to approve the Consent Agenda, Seconded, no discussion

MOTION: Move to approve Consent Agenda.

F/S: Pesterfield/ Killian

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS: None

ABSENT: Anderson, Kaer

STATUS: Motion Passed

11) **UNFINISHED BUSINESS: None**

12) **NEW BUSINESS:**

- a) **Resolution 26-04-07-01:** Approving a Resolution of Support for Taquan Air, discussion and action item;
Agenda Item requested by Brien Salazar, supported by Councilman Anthony Lovell,

Mayor Pro-Tempore moved to approve the Resolution 26-04-07-01, Seconded, no discussion:

MOTION: Move to approve Resolution 26-04-07-01.

F/S: Pesterfield/ Nyquest

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS:

ABSENT: Anderson, Kaer

STATUS: Motion Passed

- b) **Discussion and possible action item:** Approving a Letter of Support by the City Council for Whale Tale Pharmacy, Discussion and possible action item, *Agenda Item requested by Julie McDonald*

- i. Council agreed with letter of support. **Nyquest** requested some highlights or additional information just to have the information. **Lovell** recognized the need for more than one pharmacy.
- ii. **Julie McDonald** commented on the various services provided by Whale Tale, here to advocate for collaboration and accountability. Offered Council proposal ideas for services in the future.
- iii. Council continued to discuss merit of letter of support, unanimous agreement for support.

Mayor Pro-Tempore directed clerk to draft a letter of support for Whale Tale Pharmacy.

- c) **Resolution 26-04-07-02:** Approving the short-term lease with SEARHC, Unit B Clinic, discussion and action item; *Agenda Item requested by City Clerk*

Mayor Pro-Tempore moved to approve the Resolution 26-04-07-02, **Seconded, discussion:**

- i. Council discussed raising rent amount and administrative fees. Nyquest suggested other businesses would love to rent that space as well and in fairness to Community Council should increase the rental rates. Lovell commented that Council should be considering the potential for difference in rates based off of tax revenue supports. Agreed with Councilmember for increase. Cunningham POI: are utilities covered monthly? In agreement for rent increase.

Nyquest moved to amend lease terms to change monthly rent to \$100/month, **Seconded, no discussion,**

MOTION: Move to amend lease terms to change monthly rent to \$100/month

F/S: Nyquest/Lovell

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS: None

ABSENT: Anderson, Kaer

STATUS: Motion Passed

MOTION: Move to approve Resolution 26-04-07-02.

F/S: Pesterfield/Nyquest

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS: None

ABSENT: Anderson, Kaer

STATUS: Motion Passed

- d) **Resolution 26-04-07-03:** Amending resolution 25-08-05-01 to adjust seat term timeline, discussion and action item; *Agenda Item requested by City Clerk*

Mayor Pro-Tempore moved to approve the Resolution 26-04-07-03, **Seconded, discussion:**

- i. Clerk clarified need for amendment, no further discussion

MOTION: Move to approve Resolution 26-04-07-03.

F/S: Pesterfield/ Nyquest

YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest

NAYS:

ABSENT: Anderson, Kaer

STATUS: Motion Passed

- e) **Resolution 26-04-07-04 :** Approving the short-term lease with REEL BITES, discussion and action item; *Agenda Item requested by City Clerk*

Mayor Pro-Tempore moved to approve the Resolution 26-04-07-04, **Seconded, discussion:**

- i. Council discussed lease, Cunningham suggested altering dates for change in rental amounts, Nyquest suggested letting them get started and see how it goes. Pesterfield commented that it would be the same if we averaged it out with a \$250 rate. Cunningham suggested amending the timeline from 2 years to one year. Pesterfield commented that he agreed he would like to see them open. Lovell POI: line item 6

Lovell motioned to adjust line item 6 "rental price to be adjusted" instead of decreased, **Seconded,**

Nyquest commented that the interpretation is meant only that the amount cannot be decreased.

MOTION: Move to adjust line item 6 "rental price to be adjusted" instead of decreased.

F/S: Lovell/ Pesterfield

YEAS: None
NAYS: Pesterfield, Lovell, Cunningham, Killian, Nyquest
ABSENT: Anderson, Kaer
STATUS: Motion Failed

- i. **Sean McRae** strongly urged Council to allow the businesses to open and consider the positive economic impact. Council should only consider what the city will gain from the business opening, not what they can gain from the lease.
- ii. **David Shilts** recommended Council pass the resolution as is so that the city can gain money in sales tax from food sales and suggested giving them the opportunity to get their feet on the ground and business up and going.

MOTION: **Move to approve Resolution 26-04-07-04.**
F/S: Pesterfield/ Killian
YEAS: Pesterfield, Lovell, Cunningham, Killian, Nyquest
NAYS: None
ABSENT: Anderson, Kaer
STATUS: Motion Passed

❖ *Pesterfield requested to be recused due to conflict of interest in the next two agenda items.*

❖ *Vice Mayor Lovell sat as Chair of the meeting;*

- f) **Discussion and possible action item:** Discussion on application received by Equinox Air for lease of municipal property; discussion and possible action item, *Agenda Item requested by City Clerk*
 - i. **Timber Pesterfield, Equinox Air, LLC. Owner,** Requested Council approval for the application of lease of land across from the Thorne Bay Community Church. Previously occupied by ProMech Air for office space. Would like to place small D-Log cabin, drawing of plans included in application. Will leave the parking lot open by putting building in the back corner.
 - ii. **Cunningham POI** – log cabin from by restaurant? Nyquest questioned the foundation, permanent? Timber Pesterfield commented no, non-permanent. No current water/sewer facilities inside the building but hopes to add in the future. Killian in support.
 - iii. **David Shilts** recommended Council approve the lease and application to support local businesses
 - iv. **Sam Sawyer** suggested supporting any businesses wanting to start up in town, which would help to generate revenue.

Nyquest moved to approve the lease application with Equinox Air, Seconded, discussion:

MOTION: **Move to approve lease application with Equinox Air**
F/S: Nyquest/Killian
YEAS: Lovell, Cunningham, Killian, Nyquest
NAYS:
RECUSED: Pesterfield
ABSENT: Anderson, Kaer
STATUS: Motion Passed

- g) **Resolution 26-04-07-05:** Approving the short-term lease of municipal lands to Equinox Air, discussion and action item; *Agenda Item requested by Timber Pesterfield, Equinox Air.*

Vice Mayor moved to approve the Resolution 26-04-07-05, Seconded, discussion:

- i. **Timber Pesterfield, Equinox Air,** commented that the CPI used in other leases would come out to \$17, suggested looking at ProMech Lease to see terms. Used that previous lease to draft new lease. Plan to sell some sweatshirts, hats, etc. to generate sales tax revenue in the future.
- ii. **Nyquest** commented in support of business, not keen on the 5-year term. Suggested a 2-year lease and review.

Pesterfield commented lease application requested was 1-5 years. Council continued discussion on lease length and location

- iii. **Sean McRae** recommended Council support resolution to support economic development and positive impact on the community.
- iv. **Brad Clark** commented in support of lease and gave suggestions for lease amendments.
- v. **Nyquest** suggested a two-year term instead of 5-year term, 3-year max.

Nyquest motioned to amend lease terms and Resolution from a 5-year term to a 3-year term, Cunningham Seconded,

MOTION: Move to amend Lease and Resolution to change lease term from 5 to 3-year term,
F/S: Lovell/ Nyquest
YEAS: Lovell, Cunningham, Killian, Nyquest
NAYS: None
RECUSED: Pesterfield
ABSENT: Anderson, Kaer
STATUS: Motion Passed

MOTION: Move to approve amended Resolution 26-04-07-05.
F/S: Lovell/ Nyquest
YEAS: Lovell, Cunningham, Killian, Nyquest
NAYS: None
RECUSED: Pesterfield
ABSENT: Anderson, Kaer
STATUS: Motion Passed

- ❖ *Vice Mayor conceded the Chair back to the Mayor Pro-Tempore.*
- ❖ *Mayor Pro-Tempore Pesterfield resumed Council and Mayoral seat at 8:07 pm*

13) CONTINUATION OF PUBLIC COMMENT:

- i. **Trina Pesterfield** thanked Council for approval of lease for Equinox Air.

14) CONTINUATION OF COUNCIL COMMENT:

- a) **Lovell** thanked the community for increased participation in meetings.
- b) **Cunningham** suggested Council start thinking of ways to improve the RV park to increase revenue.
- c) **Nyquest** commented on the importance of having a priority list for next leadership so that things are continuously moving forward.
- d) **Pesterfield** commented that there are plans for the RV Park, removal of old trailer and clean up of lot. Commented that previous administrator completed two major items of importance, 5000 yards of sand/gravel permit, and runoff waters at SW report completed. Important for Council to keep up on list. Suggested situational exercises for administrator candidates. Will post for committee volunteer request for EMS-Firehall at DL and Cemetery committee. Expressed support of covering the basketball court. Thanked Brien for coming to meeting and support of our community. Requested Council members review budget numbers and review current rates. Thanked Julie for showing up and commitment to our communities. Thanked all public for involvement.

15) ADJOURNMENT: Mayor Pro-Tempore adjourned the meeting at 8:17 pm

ATTEST:

Timber Pesterfield, Mayor Pro-Tem

Caitlyn Sawyer, City Clerk / Treasurer



IT IS IN THE SHELTER
OF EACH OTHER THAT
THE PEOPLE LIVE.

Irish Proverb

Ketchikan

721 Stedman St.
Ketchikan, AK 99901
Tel: (907) 225-7825
Fax: (907) 225-1541

Prince of Wales

P.O. Box 420
Craig, AK 99921
Tel: (907) 826-3891
Fax: (907) 826-3892

ComConnections.org

April 9, 2026

John Huestis, City Administrator
City of Thorne Bay
120 Freeman Drive
Thorne Bay, AK 99919

Dear Mayor and Members of the City Council,

I am writing to respectfully request an extension of the lease for the Thorne Bay trailer currently operated by Community Connections and located at 122 Freeman Drive. It is set to expire on May 31, 2026.

This lease has been mutually beneficial, supporting Community Connections' longstanding presence in Thorne Bay while providing economic benefit to the City. We are proud of our strong relationship with the Thorne Bay community and sincerely hope it will continue for many years to come. This coming May marks a meaningful milestone for us—we will have been renting the trailer for ten years.

Our Thorne Bay office currently supports five full-time employees who live and work in the community year-round. Their presence benefits the City through increased tax revenue and community engagement, while also allowing Community Connections to effectively serve vulnerable residents in the area. Affordable office space is essential to our ability to provide services, and we are deeply grateful for the favorable lease terms the City has extended over the years. Having a reliable operational base in Thorne Bay has been a critical asset in serving the community.

Community Connections was established in 1985 as a private 501(c)(3) nonprofit organization and has proudly served southern Southeast Alaska for the past 41 years. We provide services across the lifespan—from birth through senior years—including support for children with behavioral health needs, children and adults with developmental disabilities, and seniors with physical disabilities. All our services are designed to be comprehensive, family-centered, respectful, and culturally responsive.

With gratitude for your continued partnership, I respectfully request renewal of the lease agreement between the City of Thorne Bay and Community Connections for the property at 122 Freeman Drive at the current rate of \$10 per month, through May 31, 2031.

Thank you very much for your time and consideration. We truly value our relationship with the City of Thorne Bay and the opportunity to continue serving this community.

Sincerely,

Tandra Thompson
Executive Director



**CITY OF THORNE BAY
RESOLUTION 26-04-21-01**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA,
APPROVING THE RENEWAL OF SHORT-TERM LEASE WITH COMMUNITY CONNECTIONS
FOR LEASE OF CITY OWNED LANDS LOCATED AT 122 FREEMAN DRIVE

WHEREAS, the City Council is the governing body of the City of Thorne Bay; and

WHEREAS, The current lease between Community Connection and the City at the
is set to expire May 31, 2026; and

WHEREAS, the Thorne Bay Municipal Code 2.56.240-provides that negotiated leasing may
be conducted with a single prospective lessee or renter through the use of resolution; and

WHEREAS, Community Connections entered into a short-term lease with the City of Thorne
Bay on June 1, 2016, and has remained in good standing with the agreement; and

WHEREAS, it is in the City's best interest to retain Community Connection as a "renter"
under the terms of a 3-year short-term lease.

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Thorne Bay hereby
approves the renewal of a noncompetitive short-term lease, effective June 1, 2026 through
May 31, 2029, for the rental of city owned lands located at 122 Freeman Drive, for the
placement of a modular building that is used for operating a nonprofit human services
organization.

PASSED AND APPROVED this 17th day of April 2026, by a duly constituted quorum of the
City Council with a vote of ___ yeah and ____ nays.

ATTEST:

Timber Pesterfield, Mayor Pro-Tem

Caitlyn Sawyer, City Clerk

**RENTAL AGREEMENT
COMMUNITY CONNECTIONS & CITY OF THORNE BAY**

This Rental Agreement is entered into by and between the City of Thorne Bay, Alaska, P.O. Box 110, Thorne Bay, Alaska 99919 (hereinafter called the "CITY "and, Community Connections, (hereinafter called the "RENTER").

1. **Rented Premises.** The City does hereby Rent to the Renter municipally owned property within the corporate boundaries of the City of Thorne Bay, located at 122 Freeman Drive, City Center Subdivision.

Municipal Code, Title 2, Article III, Incorporated. The provisions of "Title 2, Article III of the Thorne Bay Municipal Code shall apply to the terms of this Rental Agreement unless otherwise amended in this Rental Agreement.

2. **Term.** The term of this Rental Agreement shall be Three (3) year(s) beginning June 1, 2026 and ending May 31, 2029. Monthly rental payments due the City shall continue throughout the term of this Rental Agreement. Monthly Sales Taxes due the City shall commence upon the signing of Rental Agreement. Renter shall have the option to renew this Rent for an additional period of time subject to renegotiations of Rent terms and payments acceptable to both the City and Renter. The option to renew and Rent for the additional period can only be effective upon approval by the Thorne Bay City Council. This option to renew shall be exercised by the Renter in writing sixty (60) days prior to the expiration of the original Rent term. The option to renew is specifically waived if not exercised in full compliance with this provision.

This Rental Agreement expires automatically on the last day of the Three (3) year period absent the approval of a new Rental Agreement by the Thorne Bay City Council. Absent an approved Rental Agreement, the Renter shall vacate the premise on or before the ending date of this Rental Agreement.

In addition to any rights of the City to terminate this Rental Agreement as specified in this Rental Agreement, or as specified in the Thorne Bay Municipal Code, the City shall have all rights to terminate this Rental Agreement in accordance with any provision of applicable law.

3. **Monthly Rent Payment.** Renter covenants and agrees to pay City monthly Rent payments in the sum of One hundred (\$100) dollars per month plus applicable sales tax payable in advance on the first day of each month of the Rent term. In the event any payment required to be made pursuant to this Rental Agreement is more than ten (10) days past due, a late charge equal to ten percent (10%) per annum on such past due amount will be assessed and charged to Renter by City. At the expiration of three-year term the monthly Rent payment shall be reviewed and adjusted in accordance with the provisions of Section 2.56.210 of Title 2, Article III of the Thorne Bay Municipal Code.
4. **Deposits.** Renter shall deposit with the City an amount equal to N/A. Upon termination of the Rental Agreement the Renter shall vacate the premise leaving it in the same clean

**RENTAL AGREEMENT
COMMUNITY CONNECTIONS & CITY OF THORNE BAY**

condition as presented at the time said Rental Agreement was initiated. If the premise is in need of cleaning, repairs or the Renter is in default in payments said deposit shall be used to offset such costs. In the event the Rented Premise is clean and in need of no repairs the deposit will be refunded in full. First and last month may be waived in lieu of improvements to the Rented Premises or other City Facilities as provided by Renter per "Exhibit A".

5. **Use.** Renter shall use the Rented Premises for the purposed of maintaining and operating there on, Placement of a modular building, additions and fences to be used for community service. The Rented Premises shall be used for no other purposes without the prior written consent of City.
6. **Utilities and Fees.** Renter shall be responsible for all utility accounts and applicable deposits for said accounts. Renter agrees to pay, and keep current, ALL charges, including deposits, for all utilities, including but not limited to water, sewer, refuse collection, electricity, propane, fuel oil and telephone. Failure to do so will result in the utility being shutoff. Activation of a city shutoff shall constitute a material breach of the Rent Agreement resulting in the City's termination of the Rent Agreement. Absent an approved Rental Agreement, the Renter shall vacate the premise immediately.
7. **Repairs, Maintenance and Compliance with Laws.** Renter shall maintain the Rented Premises at Renter's sole cost and expense and at all times keep the Rented Premises neat, clean and in a sanitary condition. Renter shall keep and use the Rented Premises in accordance with applicable laws, ordinances, rules, regulations and requirements of all governmental authorities. Renter shall permit no waste, damage or injury to the Rented Premises. Renter's use of the Rented Premises in violation of any law or regulation of any governmental entity related to public health or safety or environmental pollution shall be a material breach of the Rental Agreement and grounds for City's termination of the Rental Agreement. Renter is required to obtain building permit authorization from the City for construction of any and all structures placed on or in the Rented Premises.
8. **Signs, Alterations and Improvements.** All signs or symbols placed on or about the Rented Premises shall be subject to City's prior written approval. After prior written consent of City, Renter may make alterations and improvements to the Rented Premises, at Renter's sole cost and expense. City may elect to require Renter to remove any such alterations and improvements upon termination of this Rental Agreement at Renter's sole cost and expense. Any of Renter's improvements remaining on the Rented Premises longer than thirty (30) days after Renter's possessors rights to the Rented Premises have expired shall become Rented Premises of City.
9. **Insolvency.** In the event Renter becomes insolvent, bankrupt or if a receiver, assignee or other liquidating officer is appointed for the business of Renter, City, in City's sole discretion

**RENTAL AGREEMENT
COMMUNITY CONNECTIONS & CITY OF THORNE BAY**

may immediately terminate this Rental Agreement and require that Renter vacate the Rental Premises.

10. **Subletting or Assignment.** Renter shall not sublet the whole or any part of the Rented Premises nor assign this Rental Agreement without the prior written consent of City. This Rental Agreement shall not be assignable by operation of law. All terms and conditions of the Rental Agreement shall be binding upon any sub Renter or assignee of this Rental Agreement and Renter shall remain fully responsible to City for performance of this Rental Agreement.

11. **Permits and Compliance with Law.** Renter shall obtain all necessary local, state and federal permits necessary for the operation of Renter's business and shall comply with all local, state and federal laws, rules and regulations.

Failure to comply with any requirements of this section shall constitute a material breach of the Rental Agreement. Failure to remedy the violation within 30 days will result in the City's termination of the Rental Agreement. Absent an approved Rental Agreement, the Renter shall vacate the premise immediately.

12. **Insurance.** General Liability Insurance: The Renter shall procure and maintain during the life of this agreement, General Liability Insurance on an "occurrence basis" with limits of liability not less than \$1,000,000 per occurrence and /or aggregate combined single limit, personal injury, bodily injury and property damage.

Proof of Insurance shall be provided to City within thirty (30) days after the parties have executed this agreement and prior to public use of said premises. City shall be notified at least thirty (30) days before the cancellation or termination of any policy.

City shall be named as additional insured.

13. **Accidents and Liability.** City or its agent shall not be liable for any injury or damage to the persons or property sustained by Renter or others, in and about the Rented Premises.

14. **Indemnification and Waiver of Subrogation.** To the fullest extent permitted by law, the Renter agrees to defend, indemnify and hold harmless the City, its elected and appointed officials, employees and volunteers against any and all liabilities, claims, demands, lawsuits, or losses, including costs and attorney fees incurred in defense thereof, arising out of or in any way connected or associated with this agreement.

To the extent permitted by law, the Renter hereby re-Rents the City, its elected and appointed officials, employees and volunteers from any and all liability or responsibility to the Renter or anyone claiming through or under the Renter by way of subrogation or otherwise, for any loss or damage to the property caused by fire or any other casualty, even if such fire or other casualty shall have been caused by the fault or negligence of the City, its elected or appointed officials, employees or volunteers. This provision shall be applicable and in full force and effect

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only with respect to loss or damage occurring during the time of the Renter's occupancy or use.

Renter understands that the City accepts no responsibility whatsoever for loss of, or damage to Renter's property.

15. **Removal of Renter's Property and Repair of Rented Property.** All buildings, fixtures and equipment of whatsoever nature, that Renter shall have acquired and installed upon Rented premises, whether permanently affixed or otherwise, shall continue to be the property of the Renter and must be removed by the Renter at the expiration or termination of this Rental Agreement; and at its own expense, Renter shall repair any injury to Rented Premises resulting from such removal. Renter shall remove all buildings, fixtures, and equipment, and make all repairs, within thirty days of the date the Renter vacates Rented Premises. If the Renter fails to remove its buildings, fixtures, and equipment, and fails to make the necessary repairs, the City may do so, and seek reimbursement from the Renter for the full amount of the repairs, without any deduction for the value of any buildings, fixtures, or equipment left on the premises by the Renter. If City determines that it is in City's best interest to acquire the improvements, it may negotiate to purchase Renter's buildings, fixtures, and equipment at a price equal to or less than fair market value.
16. **Taxes.** Renter shall be solely and fully responsible for the payment of all applicable federal, state, and Thorne Bay municipal taxes including all Monthly Sales Taxes due the City.
17. **Liens.** Renter shall maintain Rented Premises free of any and all liens. Renter will not permit any mechanics', laborers' or materialmen's liens to stand against the Rented Property or improvements for any labor or materials furnished to Renter or claimed to have been furnished to Renter, or to Renter's agents, contractors, or sub-Renters, in connection with work of any character performed or claimed to have been performed on Rented premises or improvements by or at the direction or sufferance of Renter; provided, however, Renter shall have the right to contest the validity or amount of any such lien or claimed lien, In the event of such contest, Renter shall give to the City such reasonable security as may be demanded by the City to insure payment of such lien or such claim of lien. Renter will immediately pay any judgment rendered with all proper costs and charges and shall have such lien re-Rented or judgment satisfied at Renter's own expense. Renter agrees to indemnify, hold harmless and to defend the City and Rented premises from such liens. Renter consents to the City's recording of and posting of a statutory notice of non-responsibility in accordance with Alaska Stature 34.35.065
18. **Default by Renter.** Each of the following shall be deemed a default by the Renter and a breach of the Rental Agreement:
- (a) A failure to make payment of any installment, of rent or of any other sum herein specified to be paid by Renter, and Renter fails to cure such default within ten (10) days

RENTAL AGREEMENT
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after receipt of a written notice has been received by Renter specifying such failure to make payment;

- (b) Upon shut off of utilities;
- (c) A default in the performance of any other covenant or condition on the part of the Renter to be performed for a period of thirty (30) days after receipt by Renter of a notice specifying the particular default or defaults;
- (d) The filing of a petition by or against Renter for adjudication as a bankrupt, or for reorganization or arrangement within the meaning of the Bankruptcy Act;
- (e) The dissolution or the commencement of any action or proceeding for the dissolution or liquidation of the Renter or for the appointment of a receiver or trustee of Rented Premises of the Renter;
- (f) The taking possession of Rented Premises of the Renter by any governmental officer of agency pursuant to statutory authority for the dissolution or liquidation of the Renter;
- (g) The making by the Renter of an assignment for the benefit of creditors;
- (h) Renter vacates or abandons the Rented Premises; and
- (i) A failure that continues for five (5) days or more to have the City named as an additional insured as required under paragraph 18, and Renter fails to cure such default within ten (10) days after receipt of a written notice has been received by Renter specifying such failure to name the City as an additional insured.

The specification of events constituting default by the Renter in this Section, are in addition to any defaults specified in the Thorne Bay Municipal Code.

19. City's Remedies for Default. In the event of any default of the Renter, the City shall have the following rights and remedies – all in addition to any rights or remedies that may be given to the City by statute, common law, or under Thorne Bay Municipal Code.

- (a) Distraint for rent due and subsequent sale of chattels so distrained. The sale of any such chattels shall be in accordance with the procedure set forth in Alaska Statutes.
- (b) Re-enter Rented Premises and take possession thereof, remove all persons therefrom, and remove Renter's property therefrom and store it in a public warehouse or elsewhere at the cost of Renter, all without service of notice or resort to legal process (all of which Renter expressly waives) and without becoming liable for trespass, forcible entry, detainer, or other tort or for any loss or damage which may be occasioned thereby;
- (c) Declare the Term ended;
- (d) Re-let Rented premises in whole or in part for any period equal to or greater, or less, than the remainder of the Term for any sum which is commercially reasonable;
- (e) Cure any such default, if possible, and demand immediate payment until all costs incurred in curing the default have been reimbursed fully, together with interest calculated at the rate of ten percent (10%) per annum at the then current prime rate as established by the First Bank of Alaska;

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(f) Collect all reasonable damages, costs and expenses that the City may incur by reason of default by Renter, together with interest calculated at the rate of ten percent (10%) per annum at the then current prime rate as established by the First Bank of Alaska.

(g) The City shall use reasonable diligence to relet Rented Premises in or to mitigate the City's damages, consistent with the uses of Rented Premises, and all applicable Thorne Bay code provisions related to this Rent and Rented Premises.

20. **Rights and Remedies.** Except insofar as this is inconsistent with or contrary to any provision of this Rent, no right or remedy herein conferred upon reserved to the City or Renter is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given hereunder, or now or hereafter existing at law or in equity or by statute.

21. **Waiver.** Except to the extent that a party may have otherwise agreed in writing, no waiver by a party of any breach by the other party of any of its obligations, agreements or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or any other covenant, agreement or obligation. Nor shall any forbearance by a party to seek a remedy for any breach of the other party be deemed a waiver of its rights or remedies with respect to such breach.

22. **Changes.** No modifications, amendments, deletions, additions or alterations of the Rent Agreement shall be effective unless in writing and signed by all of the parties hereto and such representatives of the parties as have been duly authorized to make such changes.

23. **Joint Product.** The language set out in this Rental Agreement represents the joint product of the parties and shall not be construed against one party in favor of the other. Each party hereto has had the option of seeking the advice of legal counsel in the drafting of this Rental Agreement, and the rule of construction favoring construction against the drafter shall not apply. Renter acknowledges and agrees that Renter has not received any legal advice from the City's attorney or from anyone associated with the City.

24. **Authority.** The parties and their undersigned representatives warrant that they have full authority to enter into this Rental Agreement and to execute this Rental Agreement.

25. **Hazardous Materials.** The Renter shall not permit, store, manufacture or dispose on Rented Premises any hazardous material or controlled substance as determined by federal, state, or municipal statutes or laws now or at any time hereafter in effect, including but not limited to , the Comprehensive Environmental Response, Compensation and liability Act (42 U.S.C. 9601 et seq.), the Hazardous materials Transportation Act (42 U.S.C. 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. 6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), the Clean Air Act (42 U.S.C.7401 et seq.), the Toxic Substance Control Act, as amended (15 U.S.C. 2601 et seq.), and the Occupational Safety and Health Act

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(29 U.S.C. 651et seq.), and Title 46 of the Alaska Statutes as these laws have been and may hereafter be amended or supplemented. “Hazardous Substance” means any pollutant, contaminant, toxic substance, flammable, explosive, radioactive material, urea formaldehyde foam insulation, asbestos, PCB’s or any other substance the removal of which is required, or the manufacture, preparation production, generation, use maintenance, treatment, storage, transfer, handling or ownership of which is restricted , prohibited, regulated or penalized by any and all federal, state, or municipal statutes or laws now or at any time hereafter in effect. Hazardous material shall not include cleaning supplies used in the routine daily cleaning and operation of a restaurant.

26. **Acceptance of the Rented Property by Renter.** Renter acknowledges that it has thoroughly examined Rented Premises. Renter accepts Rented Premises in their “**AS IS**” condition, and the City shall not be required to perform any work to prepare Rented Premises for the Renter. Renter’s taking possession of Rented Premises shall be conclusive evidence against it that, at the time possession was taken, Rented Premises were in good and satisfactory condition. Renter acknowledges that, except for those representations and statements regarding the condition of Rented Premises expressly stated herein, Renter has not relied upon any representations or statements of the City or its representatives or agents regarding the condition of Rented premises or their suitability for Renter’s uses under this Rent.
27. **Attorneys’ Fees and Costs.** Should any dispute and/or legal action arise by reason of any default or breach on the part of Renter in the performance of any of the provisions of the Rental Agreement, Renter agrees to pay all reasonable attorneys’ fees and costs incurred by City in connection therewith including City’s attorneys’ fees and costs incurred on appeal. It is agreed that the venue of any legal action brought under the terms of this Rental Agreement will be the First Judicial District, at Ketchikan, Alaska. Renter specifically agrees that venue for trial in any action related to this Rent shall be in Craig, Alaska.
28. **No Waiver of Covenants.** Any waiver by either party of any breach hereof by the other shall not be considered a waiver of any future or similar breach. This Rental Agreement contains all the agreements between the parties, and there shall be no modification of the agreements contained herein except by written instrument signed by both parties
29. **Surrender of Rented Premises.** Upon termination of this Rental Agreement, Renter agrees to peacefully quit and surrender the Rented premises without notice, remove all of Renter’s personal property and leave the Rented premises neat and clean. If City elects to require Renter to remove any alterations or improvements made by Renter, then Renter shall restore the Rented Premises to their previous condition, at Renter’s sole expense.
30. **Binding on Heirs, Successors and Assigns.** The covenants and agreements of this Rental Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of both parties thereto, except as hereinabove provided, and as allowable by law.

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31. **Notice.** Any notice required to be given by either party to the other shall be deposited in the United States mail, postage prepaid, addressed to City at P.O. Box 19110, Thorne Bay, Alaska 99919, or the Renter at, 721 Stedman Street, Ketchikan, AK 99901, or at such other address as either party may designate in writing to the other.
32. **City's Right of Entry.** The City shall have the right to enter Rented premises at all reasonable times to examine the condition of same.

IN WITNESS WHEREOF, the parties hereto have executed this Rental Agreement as of the date first set above written.

CITY:

RENTER:

THE CITY OF THORNE BAY

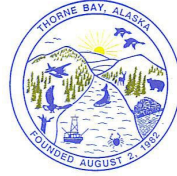
COMMUNITY CONNECTIONS

By _____
Timber Pesterfield, Mayor Pro-Tem "City"

By _____
Community Connections "Renter"

ATTEST:

Caitlyn Sawyer, City Clerk



CITY OF THORNE BAY
RESOLUTION 26-04-21-02

A RESOLUTION OF THE CITY COUNCIL, FOR THE CITY OF THORNE BAY, AMENDING RESOLUTION 24-07-02-01 - FEE AND RATE SCHEDULES FOR ALL SALES AND SERVICES WITH CITY DEPARTMENTS

WHEREAS, the City Council is the governing body of Thorne Bay, Alaska; and

WHEREAS, Thorne Bay Municipal Code provides that all fees for city services be set forth by resolution of the City Council and shall be incorporated into the Thorne Bay Municipal Code by reference; and

WHEREAS, the City Council adopted the most recent fee and rate schedule through Resolution 24-07-02-01 on June 2, 2024, since that time the city has continued to incur rising costs for providing all services, requiring that the council establish new fees for certain impacted services; and

WHEREAS, in preparation for the City's Fiscal Year 2027 Budget, a review of the current fee schedule was performed and it was determined that amendments were necessary within Administration, Harbor, Sewer, Streets & Roads, Solid Waste and Water departments as set forth in the following table;

WHEREAS, the City Council deems it in the best interest of the City of Thorne Bay to adopt the fee and rate schedule provided on pages 02 through 08 of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Thorne Bay, Alaska, amends Resolution 24-07-02-01 and adopts the attached fee schedule for sales of goods and services within the city departments to take effect on July 1, 2026.

PASSED AND APPROVED April 21, 2026

ATTEST:

Timber Pesterfield, Mayor Pro-Tem

Caitlyn Sawyer, City Clerk

Administrative Fees		
Resolution 18-09-18-01-Adopting Administrative Fees for Harbor Changes		
Administration Fee	Admin Fee: Misc. Services Provided or Sold. Admin Fees charged at 25% of the Service/Product Cost.	30%
Advertising & Promotion	Any promotional items sold at @ cost + 30% Administrative Fee	Cost + 30%
Audio Recording	Fee charged for audio recordings of meetings. Includes time & CD.	16.50
Copy	Fees for copies .50 \$0.30 per page.	.50 0.30
Fax	Send/receive: \$2.75 for the first page + \$1.50 for each additional page	2.75 +1.50 addt'l
*Fin Charge	Finance Charges on Overdue Balance	12%
Impound Storage	Impound Storage per day - set by code	2.00
Impoundment Fee	Fee for impoundment of vehicle + any incidental costs (such as towing) - set by code 10.12.020	250.00
Landing Fees	Landing Fees Associated with Sales Tax	11.00
Laborer	Labor Rate per hour + benefit hourly costs	Employee wages
Laminating - SMALL	Lamination: card size \$2.00 \$1.50 /page .	\$2.00 \$1.50
Laminating -Large	Full Page lamination \$5.00 \$3.50 per page	\$5.00 \$3.50
NSF Check Fee	Non-Sufficient Funds Check Fee	\$27.50
Notary (Standard)	Notary Service 7.50 \$5.50 the 1 st Sign & 5.00 \$3.50 ea. additional	7.50 \$5.50 5.00 \$3.50 addt'l
Notary Escrow/Loans/Mortgage	Escrow/Loans/ Mortgage Notary: require additional services , printing, copying & scanning. \$110.00 flat rate	120.0 110.00
Sales Tax - City	City Sales Tax	6.0%

Animal Fees - Admin and Finance		
TBMC 6.04-Animals; Resolution 22-06-21-02 – Amending Shelter Fee amount from \$2.50 over 3 days, to \$10.00 over 5 days		
Animal License-Not	License Fee for Un-Altered Animals	20.00
Animal License Neut.	License Fee for Neutered or Spayed Animals	10.00
Animal Tag Replacement	Replacement Tag Fee	5.00
Kennel Permit	Kennel Permit Application Fee	50.00
Animal Impound - First	First Impoundment in a twelve-month period (TBMC 6.04.060(d))	35.00
Animal Impoundment - Second	Second Impoundment in a twelve-month period (TBMC 6.04.060(d))	50.00
Animal Impoundment - Third	Third Impoundment in a twelve-month period (TBMC 6.04.060(d))	100.00
Shelter Fee	Daily Fee for sheltering animal (over 5 days)	10.00

ATV Fees		
Resolution 16-09-20-02		
ATV Flag	ATV Flag (Cost + 30% admin fee)	Cost + 30%
ATV Inspection	ATV Inspection	30.00 27.50
ATV Re-inspection	Charge applied for any re-inspection of ATV (and any motorized vehicle categorized as such)	20.00 16.50
ATV tag replacement	Replacement of registration tag.	20.00 16.50

ATV Yearly Renewal	Annual Renewal of ATV tags	30.00 27.50
Equipment Rental		
Resolution 16-05-17-02		
Resolution 22-06-21-02 adding Equipment operator fees		
All Equipment rentals must include a City Operator. Operator charge is separate from the rental rates. Rentals are contingent upon the availability of City Staff.		
Any other equipment rates that are not established herein, to be approved by City Administrator. If including operator, the cost of operator to be actual hourly rate plus all benefit at per hour rate.		
Equip. Rental: 10 Yd Dump Truck	Hourly Rates (Up to 5 hours) for 10 yd Dump Truck	120.00 110.00
Equip. Rental: 10 Yd Dump Truck	Daily Rate (Over 5 hours) for 10 yd Dump Truck	650.00 600.00
Equip. Rental: 5 Yard Dump Truck	Hourly Rates(Up to 5 hours) – 5yrd Dump Truck	110.00 100.00
Equip. Rental: 10 Yd Dump Truck	Daily Rate (Over 5 hours) for 5 yd Dump Truck	600.00 550.00
Equip. Rental: Backhoe	Backhoe -- hourly	115.00 105.00
Compactor Rental	\$20.00 per hour	25.00 20.00
Excavator	\$140.00 per hour for rental of excavator	150.00 140.00
Grader	\$120.00 per hour for rental of Grader	130.00 120.00
Loader	\$110.00 per hour for rental of Loader	120.00 110.00
Pipe Threader	\$20.00 per hour	25.00 20.00
Plate	\$90.00 per day	100.00 90.00
Plow Personal Driveways	\$60.00 each (Dependent upon availability of City Staff to plow)	65.00 \$60.00
Pressure Washer	\$35.00 per day	40.00 35.00
Sewer Snake	\$50.00 per day	55.00 50.00
Tandem Axel Trailer	\$60.00 per day	65.00 60.00
Welder	\$150.00 per day	160.00 150.00
Equip. Rental (grants)	Rate charged for rental of City Equipment for use on grant projects	120.00 110.00
Equip. Operator	Operator charged per hour with rental of Equipment	<i>Employee wages</i> 45.00

Fire Fees		
Resolution 09-01-20-01		
Fire Fees - Alcohol or Drug	Fire where alcohol or drugs were a factor. This REQUIRES a Fire Marshall Report (09-01-20-01(D))	1,000.00
Fire Fees - Boat Fire	Boat Fire (09-01-20-01(K))	500.00
Fire Fees - Car Fire	Car Fire (09-01-20-01(I))	200.00
Fire Fees - Careless Regard	Careless Regard for open burning resulting in Fire Dept being called out (09-01-20-01(A))	500.00
Fire Fees - Careless Smoking	Careless Smoking resulting in fire (09-01-20-01(B))	200.00
Fire Fees - Chimney Sweep	Chimney Sweep (09-01-20-01(G))	100.00
Fire Fees - Control Burn	Control Burn with fire dept. standby (09-01-20-01(F))	500.00
Fire Fees - Failure to Control	Failure to control or report a dangerous fire (09-01-20-01(C))	200.00
Fire Fees - House Fire	Structure/House Fire (09-01-20-01(H))	1,000.00
Fire Fees - Out of Control Burn	Out of control burning requiring fire engine response (09-01-20-01(E))	1,000.00

Fire Works Permit	Permit for Fireworks use other than July 4th or Dec 31st.	100.00
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Harbor		
Harbor Rate Amendment History:		
Resolution 16-06-21-02 – Live aboard deposit rates		
Resolution 17-06-20-01 – Increased rates 5%		
Resolution 17-08-01-02 – Set an increase of 5% for three years (ending Sept 2020)		
Resolution 21-04-06-04 - Changed the way fees were calculated for harbor moorage from “per foot of boat length” to “per foot of boat length or stall size, whichever is greater		
Resolution 22-06-21-02 – Removed “whichever is greater” from harbor rate schedule. Boats are now billed by the ft.		
Harbor rates are set at the rate (x) length of boat		
Boat Bailing	Fee for City Staff 'bailing' customers vessel	82.50 90.00
Boat Grid Fees daily	Boat Grid Use - daily rate.(Contracted harbor users will have free use of the grid for a max of 4 days per year)	25.00 30.00
Boat Launch Commercial	Commercial Boat Launch Fee (per Year)	385.00
Boat Launch Permit	Boat Launch Permit for the calendar year	27.50 30.00
Boat Launch Ramp Fee	Boat Launch Ramp Fee	5.50 7.00
Commuter Rate	Commuter Permit	55.00 60.00
Deposit	Harbor Deposit (two times monthly rate as charged per boat size- customer deposit not to exceed \$500)	2xMonthly Rate
DL - Annual Rate	Annual Contract at Davidson Landing (boat length x 12 x rate) (Charged by boat length)	2.10 2.50
DL - Monthly Moorage	Monthly Moorage at Davidson Landing (boat length x rate) (Charged by boat length)	3.25 3.50
DL - Six Month Contract	Six Month Moorage Contract at Davidson Landing (boat length times 6 times rate) (Charged by boat length)	2.55 2.80
Floatplane - yearly	Annual rate for floatplane parking	660.00 700.00
Floatplane Landing Fee	Enplaned Landing Fee (Landing @ DL or Main Harbor)	10.00 15.00
Floatplane Annual Advert	Annual advertisement on dock for floatplane business	TBD
Floatplane month	Monthly Rate for Floatplane Parking	77.00 85.00
Floatplane Semi-Annual	Semi - Annual Rate for Floatplane Parking:	396.00 425.00
Floatplane transient fee	Floatplane Fee for Overnight Parking	22.00 25.00
Grid Water	Grid water usage (Ex. boat cleaning) w. out grid use. Non-potable water	10.00 15.00
Harbor Electric Transient Flat	Nightly Rate for transient moorage electricity use	25.00 30.00
Harbor Shower	Harbor Shower (coin operated)	0.00
Live-Aboard Deposit	Deposit required for harbor 'live-aboard' ,(deposit is two times the monthly rate) (NOT TO EXCEED \$500.00)	2xMonthly Rate
Live-aboard fee	Live-aboard rate (Resolution 13-08-06-02) -To be set consistent with rates charged for City Utilities	
Main - Annual Rate	Annual Contract in Main Harbor (boat length times 12 times rate) (Charged by boat length)	2.10 2.50
Main - Monthly Moorage	Monthly Moorage in Main Harbor (boat length times rate) (Charged by boat length)	3.25 3.50
Main - Six Month Contract	Six Month Moorage Contract in Main Harbor (boat length times 6 times rate) (Charged by boat)	2.55 2.80
Transient Moorage	Transient Moorage, per foot, per night	1.00 1.25
Service Availability Fee	Service Availability Fee for a live-aboard to keep status.(Ord. 18-05-01-01)	39.91 45.00

Pro-rated Harbor Contracts	Monthly Prorated Harbor Contracts may be granted only when used less than 10 days in any month.	
Land		
Land: Land Interest Charge	Land Interest Charge	13.0%

Miscellaneous Income		
Resolution 14-09-02-02 – Adopted fees for Public Records Copying, Certifying, Searching, CD, or DVD records.		
City Flag	City Flag	25.00 20.00
Polo Shirt w/City Seal	Polo Shirt w/City Seal	40.00 34.91
Public Records CD/DVD/USB	Electronic records provided on city CD/DVR/USB	25.00 20.00
Public Records certified copy	Certified copies of public records. \$5.00 for each public record that is certified.	10.00
Public Records copying	Rate for public records. Must be paid prior to service	.50 0.30
RV Water Sales	RV Water Sale - non-potable	10.00
RV Dump	RV Dump	10.00
Sweatshirt w/City Seal	Sweatshirt w/City Seal	50.00 37.74
T-Shirt w/City Seal	T-Shirt w/City Seal	20.00 18.87
Vest, Fleece w/City Seal	Fleece vest w/City Seal	55.00 42.45
RENTAL: TABLES/CHAIRS	Rental of tables and chairs \$5.00 per week	10.00 5.50

Parking		
Customer account total deposits not to exceed \$500, or other rate set forth by resolution Resolution 22-06-21-02 – Removal of Parking Sort Yard		
Park & Sell permit	Park & Sell Permit (good for 30 days)	40.00 35.00
Parking Deposit - over 20'	Deposit for items over 20' in length	2xMonthly Rate
Parking Deposit under 20'	Deposit for items under 20'	2xMonthly Rate
Parking Permit-mo. - up to 20 ft	Monthly Parking Permit up to 20ft	38.50 35.00
Parking permit mo. - over 20 ft	Monthly Parking Permit 21-40 feet. Over 40' requires special approval.	66.00 60.00
Storage Parking Permit	Parking for containers, Boats on Trailers, Larger Vehicles not intended to be moved for a long period of time 6 MONTHS.	110.00 100.00

Passports		
Price set by Department of State		
Passport Fees	Passport Fees	35.00
Passport Photos	Passport Photos	25.00 20.00

Rental		
Public Building Rental	Public Building Rentals: Bay Chalet Rental, Fire Hall Rental, Council Chamber Rental) \$35.00 per day.	50.00 40.00

Rock Sales

Resolution 16-05-17-02 adopted Material Rates

Resolution 21-04-06-01 increased rock and material fill rates each by 2 dollars and added the limit of 20 yards per person/project over a 12-month period unless used on public right of way.

Resolution 22-06-21-02 Increased rock and material rates

The city will sell material only when they believe there is an excess material that will not be used by the city in the near future. Amounts will be limited to 20 yards per person/project per 12-month period unless being used within a public Right-of-Way on a road or path usable by the public (determined on a case-by-case basis). The city does not compete with local businesses; therefore, we discourage the sale of rock or fill materials when it is available from another local business.

Rock Sales	Rock Sales per yard	35.00 30.00
Rock Sales: Crushed Material	Per Yard + crushing costs + road material costs.	35.00 30.00
Rock Sales: Fill Material	Fill Material per yard	20.00 15.00
Rock Sales: Structural Fill	Structural Fill per yard	20.00 15.00
Rock Sales: To Soil	Topsoil - per yard	20.00 15.00
Rock Sales: Delivery	Delivery of rock and fill materials are charged at the hourly dump truck rate established under the equipment rental rates, plus \$45 operator charge.	(See dump truck rates)

RV Park

Resolution 12-10-15-02

Resolution 16-06-21-01 (Deposit)

Customer account total deposits not to exceed \$500, or other rate set forth by resolution

RV Park - daily	Daily Rate in RV Park	30.00 25.00
RV Park - monthly	Monthly Rate of space in RV Park.	275.00 250.00
RV Park - weekly	Weekly Rate in RV Park	150.00
RV Park Deposit - month	Monthly Rental Deposit.(2 x monthly -Not to exceed \$500)	500.00
RV Park Deposit - wk./day	Daily Rental Deposit	2 x Daily Rate
RV Park Weekly Deposit	Weekly Rental deposit. (2 x weekly rate)	2 x Week Rate

Sales Tax - Quarterly

Sales Tax - Late Payment Penalty	Late Payment Penalty - 6% - 15% - 25%	
Occupancy Tax	4% Occupancy Tax	4%
Sales Tax Exemption Permit	Sales Tax Exemption Permit	600.00
Senior Tax-Exempt Card	Senior Tax-Exempt Card	20.00
Senior Assistance Card	Senior Assistance Card	10.00
Senior Tax Replacement Card	Senior Tax Replacement Card	7.00

Service Fees

Service Fee - Reconnect	Service Fee for Reconnection of water	30.00 27.50
Service Fee - Staff Dispatched	Service Fee - Staff dispatched	30.00 27.50
Service Fee - Utilities	Service Fee for reconnection of Utilities	120.00 110.00
Reconnection Fee - Solid Waste	Reconnection Fee when solid waste service temporarily shut-off by request of customer	15.00 11.00

Reconnection Fee - Sewer	Reconnection when sewer service temporarily shut-off by request of customer	12.00 11.00
Reconnection Fee - Water	Reconnection Fee when Water service temporarily shut-off by request of customer	12.00 11.00
Administrative Service Fee - Harbor Live-aboard	Reconnection Fee when "live-aboard" status is temporarily suspended by request of customer	35.00 33.00
Credit Card Use Fee	Fees charged by banks for City to process credit card payments for city good/services – reimbursement	3.5%

Sewer		
Sewer Rate Amendment History:		
Resolution 19-04-16-01 amended Sewer Pump-Out Treatment fees from \$0.25 to \$0.35 per gallon		
Resolution 22-06-21-02 Increase Sewer Pump-Out Fees from 0.35 to 0.45		
Customer account total deposits not to exceed \$500, or other rate set forth by resolution		
Commercial Deposit	Commercial Deposit Required	2xMonthly Rate
Deposit - Sewer	Deposit for Sewer Service	2xMonthly Rate
Sewer Commercial	Commercial Sewer Rate	90.00 87.31
Sewer Prorate Res & Comm	Prorated Residential & Commercial sewer	3.20 2.91
Sewer Prorate, Senior	Senior sewer prorated (for Seniors with Grandfather Status of 50% Utility)	1.60 1.46
Sewer Pump out Treatment Fee	Price per gallon for Sewage dump/truck pump out	.60 0.50
Sewer Residential	Residential Sewer Monthly Rate	90.00 87.31
Sewer Senior Rate	Senior Sewer Rate	45.00 43.66

Solid Waste		
Solid Waste Rate Amendment History:		
Resolution 20-06-16-01 Lowered rate for dump sales from \$0.18 to \$0.10 & minimum dump charge from \$8 to \$5		
Resolution 13-03-05-01 – Increased dump rates from \$0.10 to \$0.18		
Resolution 22-06-21-02 – Increased Vehicle Rates from 52.00 to 100.00 and 200.00 respectively.		
(Customer account total deposits not to exceed \$500, or other rate set forth by resolution)		
Commercial Cans	Commercial Solid Waste rate for 2 cans	50.00 45.10
Commercial Dump Sale	Commercial Dump Sale per pound	.15 0.12
Commercial Extra Can	Rate for Extra Can pick-up	22.00 20.00
Commercial Prorate	Commercial two cans prorated	5.00 3.00
Deposit - Solid Waste	Deposit for Solid Waste Service	2xMonthly Rate
Dumpster Comm. -2xWk	Dumpster Rate 2 pick-ups/wk.	330.00 312.00
Dumpster Comm. 1xWk	Dumpster Rate - 1 pick-up/wk.	170.00 156.00
Residential Dump Sale	Residential Dump Sale per pound.(\$5.00 up to 50 lbs. (min. charge) then .15 .12 cents per pound	.15 0.12
Residential Garbage Extra Can	Extra Cans - Residential	22.00 20.00
Residential Garbage	Residential Garbage Monthly Rate	50.00 41.00
Residential Garbage Pro-Rated	Residential Garbage prorated	1.70 1.50
Scrap Metal	Scrap metal rate per pound	.12 0.10

Senior Solid Waste	Senior Solid Waste Services Rate (Grandfathered 50%)	25.00 22.55
Senior Solid Waste Prorate	Senior Solid Waste prorated (Grandfathered 50%)	.75
Tipping Fee	Tipping Fee	35.00 31.63
Solid Waste - Continued		
Vehicle Disposal – Thorne Bay Resident	Vehicle Flat Rate Disposal Fee (if vehicles contain fluid and/or tires, vehicles they are charged at \$.15 \$0.12 per pound)	120.00 \$110.00
Vehicle Disposal – NON-Resident	Vehicle Flat Rate Disposal Fee (if vehicles contain fluid and/or tires, they are charged at \$.15 0.12 per pound)	240.00 \$220.00
Vehicle Tires -No Rim	Vehicle/Equipment Tire Disposal Fee – Off rim (.15 .12 cents per pound)	.15 0.12
Vehicle Tires -On Rim	Vehicle/Equipment Tire Disposal Fee (Tires that are not off of the rim is a flat rate charge of \$25 per tire)	30.00 37.50
Waste Oil	Waste oil (reusable oils) – NOT HAZARDOUS (\$.15 0.12 per pound)	.15 0.12

Zoning Fees		
Resolution 16-09-20-01 & 15-12-15-02 Resolution 22-06-21-02 Add Rezoning Application Fee		
Conditional Use Permit	Conditional Use Permit Fee	60.00 55.00
Platting Application Fee	Platting Application Fee	60.00 55.00
Public Development Fee	Public Development Application Fee	30.00 27.50
Rezone Application Fee	Rezone Application Fee	60.00 55.00
Subdivision Application Fee	Subdivision Application Fee	60.00 55.00
Variance Application Fee	Variance Application Fee	60.00 55.00

Water Fees		
(Customer account total deposits not to exceed \$500, or other rate set forth by resolution) Resolution 22-06-21-02 Adding Water Sale – Boat wash station		
Commercial Deposit	Commercial Account deposit required	2xMonthly Rate
Commercial Water - Excess	Commercial Water excess use per unit	18.00 16.50
Commercial Water - Metered,	Commercial Water Monthly rate - Metered	120.00 111.38
Commercial Water Prorated	Commercial Water Prorated	6.50 5.08
Deposit - Water	Deposit for Water Service	2xMonthly Rate
Drums - 55 gal.	Cost + 30% 25% admin fee	
Residential Water - Metered	Residential Water Monthly rate - Metered	82.50 76.18
Residential Water Excess	Excess Residential Water per unit	18.00 16.50
Residential Water Pro-rated	Residential water prorated	2.75 2.54
Senior Water Pro-rated	Senior water prorated	1.40 1.27
Senior Water Rate	Senior water rate	40.00 38.09
Service Availability Fee	Service Availability Fee: charged during a temporary shut-off for stand-by and safety purposes	45.00 39.91
Water Sale – Boat wash station annual	Water use for boat rinsing in Downtown Business District. Annual permit.	60.00 55.00
Water Sale Bulk	Bulk Water Sales per 1000 gallons - NOT RV fill up.	18.00 16.50

CITY OF THORNE BAY
Rate Schedule for City Services

Prior Amendments to City Rate Schedule include the addition of the following items:

RESOLUTION 24-07-02-01

- Administration Department:
 - Increase all fees across the board by at least 10%
 - Create a new Service Charge fee for credit card transactions to equal rate charged to City by financial institutions
 - Create Storage Permit Parking
- Harbor Department:
 - Increase harbor fees for both harbors and live aboard fees by 10%
- Sewer Department
 - Increase sewer fees by 10%
- Solid Waste Department:
 - Increase solid waste fees by 10% for collection services
 - Increase solid waste tipping fees by \$0.02/pound for all waste accepted
- Water Department:
 - Increase water fees by 10% for all customers

RESOLUTION 22-06-21-02

- Harbor Department:
 - Method of calculated moorage fees
 - Increase fee for daily seaplane moorage
 - Increase fee for City Staff 'bailing' customers vessel
- Streets Department:
 - Increase the rate charged for rock sales
- Sewer Department
 - Increase sewage pump out fees
- Solid Waste Department:
 - Increase vehicle disposal fee
 - Change method of how tire disposals are charged
 - Establish a fee for waste oil disposal
- Water Department:
 - Establish a fee for use of the washdown station

RESOLUTION 21-04-06-01

➤ Harbor Department:

➤ Harbor Fees:

Changing the way fees were calculated for harbor moorage from “per foot of boat length” to “per foot of boat length or stall size, whichever is greater”

Amended deposit rates to be charged by the length of the stall and not length of the vessel as previously established:

Deposit on harbor stalls shall be set by length of the stall based on the monthly rate as follows:

Deposit Due:	50’ Foot:	\$ 312.70
	37.5’ Foot:	\$ 234.53
	32 Foot:	\$ 200.13
	23 Foot:	\$ 143.84
	17 Foot:	\$ 106.32

RESOLUTION 21-04-06-01

➤ Administration Department:

Adopted rates for the Rental of Tables and Chairs at \$5.00 for up to one week (\$5 includes up to 5 tables and 25 chairs)

<u>Table & Chair Rentals</u>	\$5.00 per week
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RESOLUTION 20-06-16-01

➤ Solid Waste Department:

The City Council amended only the Solid Waste fee and use schedule, which was adopted in Resolution 18-09-04-01; on June 16th, 2020, in hopes that by reducing the rate for dumping per pound at the Solid Waste Facility, and increasing the days of operation, it will bring additional customers and increase overall revenues of the Solid Waste Department.

Commercial Dump Sale

Commercial Dump Sale per pound ~~\$ 0.18~~ \$ 0.10

Residential Dump Sale

Residential Dump Sale per pound over 50lbs. ~~(\$8.00 up to 50lbs (min. charge) then .18 cents per pound plus tax)~~ ~~\$ 0.18~~ \$ 0.10

Residential Dump Sale Minimum Charge

Residential Dump Sale Minimum Rate \$5.00 up to 50lbs (min. charge) then .10 cents per pound plus tax ~~\$8.00~~ \$ 5.00

RESOLUTION 19-04-16-01

➤ Sewer Department:

- **Sewage Pump out Treatment:** Increased the fees for Sewage Pump-Out Treatment from ~~\$0.25~~ to \$0.35

RESOLUTION 18-09-18-01

➤ **Adopting prorated fees for Harbor Contracts:**

Prior to September 2018, the Harbor service were not prorated for a portion of a month used. Resolution 18-09-18-01 amendment provided for prorated harbor rates using the following policy:

- **All harbor contracts are prorated at the monthly rate if cancelled prior to the expiration of the contract term.**
- **Use of a harbor stall for 10 days or more will be charged the full months fee and will not be prorated.**

➤ **Harbor Live-Aboard Fees:**

Established the fee charged for administrative services pertaining to the billing and recording of service changes & provided for the Harbor Live-Aboard users to pay a standby fee while not occupying the vessel, to secure their spot as a “live-aboard”.

- **Administrative Service Fee: \$30.00**
- **Live Aboard Standby Fee: \$36.28**

RESOLUTION 18-03-20-01

This resolution provided the following amendments to the existing rate structure:

- Removed EMS Fees – No active EMS Department
- Established Development Permit Application Fee \$25.00
- Adopted bulk water sale rate for water that was obtained from the Water Treatment plant at a rate of \$15 per thousand gallons.
- Increased Harbor Transient Electric Rate to \$12.00 from \$7.00

RESOLUTION 17-11-07-03

Adopting Seaplane Moorage Fees:

All fees are subject to City Sales Tax

- Daily \$5
- Monthly \$70
- Bi-Annual \$360
- Annual \$600

RESOLUTION 17-08-01-02

Amended all fee and rate schedules set forth prior to June 2017 and adopting all rates in one resolution.

FEDERAL AVIATION ADMINISTRATION
LEASE FOR REAL PROPERTY

LEASE NUMBER: [XXXXXX-XX-X-XXXXX]
ATID-FC: KTB, VWOS
Location: City of Thorne Bay, Alaska

1. **PREAMBLE (09/2021)** This Lease for real property is hereby entered into by and between City of Throne Bay, Alaska, hereinafter referred to as the Lessor and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA.

WITNESSETH: The Parties hereto, and for the consideration hereinafter mentioned, covenant and agree as follows:

2. **DESCRIPTION** - The Lessor hereby leases to the Government the following described premises which shall be related to the FAA's activities in support of Air Traffic Operations:

“As shown on Exhibit A, attached herein and made a part hereof: Approximately 480 square feet (12x40) of land located southern tip of parking previously used for a school that is no longer present N55.684898°, W132.530344, City of Thorne Bay. For the installation, maintenance and operation of a weather instrument mounted on an 8 x 8 aluminum platform. The cameras will be mounted on the 30' tilt down pole of the aluminum frame which will be secured to a wooden platform. Ample space is available for the VWOS platform and all supporting electronic. Power for the VWOS and communication equipment will be fed from a dedicated meter located on the west edge of the peninsula.

3. **TERM (09/2021)** To have and to hold, for the term commencing on 06/01/2026 and continuing indefinitely inclusive, provided that adequate appropriations are available from year to year for the consideration herein.
4. **TERMINATION (01/2023)** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.
5. **RENTAL (04/2023)** - The Government shall pay the Lessor no monetary consideration in the form of rental. It is mutually agreed that the rights extended to the Government herein are in consideration of the obligations assumed by the Government in its establishment, operation and maintenance of facilities upon the premises hereby leased.
6. **SERVICE AND UTILITIES (03/2023)** - Services supplied to technical equipment will be supplied 24 hours a day, and seven days a week. The Government will have access to the leased premises at all times, including the use of electricity if checked below, without additional payment.

<input type="checkbox"/> HEAT ONLY - _____ DEG.	<input type="checkbox"/> TRASH REMOVAL	<input type="checkbox"/> GROUNDS MAINT.	<input type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	<input type="checkbox"/> OTHER (Specify below)
<input type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING		
<input type="checkbox"/> SPECIAL POWER - NOTED BELOW)	<input type="checkbox"/> HVAC - _____ DEG. F	Frequency _____	<input type="checkbox"/> PAINTING FREQUENCY	_____
<input type="checkbox"/> WATER (Hot & Cold)	<input type="checkbox"/> DAILY TOILET SUPPLIES & CLEANING	<input type="checkbox"/> CARPET CLEANING	Space _____	_____
<input type="checkbox"/> SNOW REMOVAL	<input type="checkbox"/> DAILY JANITORIAL SERV. & SUPPLIES	Frequency _____	Public Areas _____	_____

7. **GENERAL CLAUSES**

- a) **DAMAGE BY FIRE OR OTHER CASUALTY or ENVIRONMENTAL HAZARDS (09/2021)** If the premises is partially or totally destroyed or damaged by fire or other casualty or if environmentally hazardous conditions are found to exist so that the premises is untenable as determined by the Government, the Government may agree to allow restoration/reconstruction, or may elect to terminate the contract, in whole or in part, immediately by giving written notice to the Lessor and no further rental will be due. The Government shall have no duty to pay rent while the premises are unoccupied.
- b) **MAINTENANCE OF THE PREMISES (09/2020)** - The LESSOR will maintain the demised premises, including the building, grounds, all equipment, fixtures, and appurtenances furnished by the LESSOR under this lease, in good repair

and tenantable condition. The Lessor must ensure that all hazards associated with electrical equipment are marked in accordance with the Occupational Safety and Health Administration (OSHA) requirements and National Fire Protection Association (NFPA) 70 electrical code.

- c) **FAILURE IN PERFORMANCE (09/2021)** In the event the Lessor fails to perform a service, provide an item, or satisfy a requirement under this Contract, the Government may:
- a. perform the service, provide the item, or satisfy the requirement itself, and abate the rent by its actual costs (including administrative costs) incurred in doing so,
 - b. not correct the Lessor's performance and abate the rent by an amount reasonably calculated to approximate the decreased value of the Contract arising from the Lessor's failure to perform, or
 - c. pursue termination of the contract under the "Termination" clause(s) in this Contract.
- d) **RE LEASE CONTRACT DISPUTES (03/2022)** - All contract disputes and arising under or related to this lease contract will be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and will be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and will apply only to final agency decisions. A LESSOR may seek review of a final FAA decision only after its administrative remedies have been exhausted.

All Contract Disputes will be in writing and will be filed at the following address:

For filing by hand delivery, courier or other form of in-person delivery:

Office of Dispute Resolution for Acquisition
Federal Aviation Administration,
600 Independence Avenue SW, Room 2W100
Washington, DC 20591; or

For filing by U.S. Mail:

Office of Dispute Resolution for Acquisition
Federal Aviation Administration,
800 Independence Avenue SW, Room 2W100
Washington, DC 20591

[Attention: AGC-70, Wilbur Wright Building, Room 2W100]
Telephone: (202) 267-3290

A contract dispute against the FAA will be filed with the ODRA within two (2) years of the accrual of the lease contract claim involved. A contract dispute is considered to be filed on the date it is received by the ODRA.

The full text of the Contract Disputes clause is incorporated by reference. Upon request the full text will be provided by the RECO.

- e) **INTERFERENCE (09/2021)** In the event that FAA operations interfere with the Lessor's facility, the Lessor must immediately notify the RECO. The FAA will begin assessment of interference immediately upon notification.

If the Lessor or its facility interferes with the FAA's equipment and the Lessor either knows of, or is notified by the FAA, of the interference, the Lessor will immediately remediate the interference at its own cost.

Notification under this clause must include the following information, if known:

- a. type of interference,
- b. the commencement date of the interference, and
- c. the root cause of the interference.

- f) COORDINATION (10/2008) - The FAA will receive permission from the lessor prior to installing any new equipment at the site.
- g) NOTICES (09/2021) All notices/correspondence must be in writing, reference the Contract number, and be addressed as follows:

TO THE LESSOR:
 City of Thorne Bay
 120 Freeman Drive,
 Thorne Bay, AK 99919

TO THE GOVERNMENT:
 FEDERAL AVIATION ADMINISTRATION
 ATTN: Real Estate & Utilities Group, AAQ-950
 2200 S. 216th Street
 Des Moines, WA 98198

- h) The following clauses are incorporated by reference: Upon request, the full text of these clauses will be provided by the RECO.

- INTEREST (09/2021)
- OFFICIALS NOT TO BENEFIT (09/2021)
- ASSIGNMENT OF CLAIMS (09/2021)
- CONTRACTING OFFICER'S REPRESENTATIVE (09/2021)
- EXCUSE (09/2021)
- COMPLIANCE WITH APPLICABLE LAWS (09/2021)
- CONTINGENT FEES (09/2021)
- ANTI-KICKBACK PROCEDURES (09/2021)
- SUBORDINATION, NONDISTURBANCE AND ATTORNMENT (09/2021)

8. **HOLD HARMLESS (01/2024)** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.

9. **INSTALLATION OF ANTENNAS, CABLES & OTHER APPURTENANCES (09/2021)** The Government shall have the right to install, operate and maintain antennas, wires and supporting structures, including any linking wires, connecting cables and conduits atop and within buildings and structures, or at other locations, as deemed necessary by the Government. The Government will coordinate with the Lessor when installing antennas, cables, and other appurtenances.

10. **PERMITS, LICENSES AND APPROVALS (03/2022)** - The Government shall obtain, at its own cost, all necessary governmental permits, licenses, and approvals for Government installation and use of the equipment and equipment space.

11. **SECURITY CLAUSES**

11.A. Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (07/2023) 6.9.5

(a) Definitions. As used in this clause--

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

- (1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
- (2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
- (3) Telecommunications or video surveillance services provided by such entities or using such equipment; or
- (4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

- (1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;
- (2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—
 - (i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or
 - (ii) For reasons relating to regional stability or surreptitious listening.
- (3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);
- (4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);
- (5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or
- (6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) Prohibition.

- (1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government

any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in AMS T3.8.9C.1.c(5).

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020 from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in AMS T3.8.9C.1.c(5). This prohibition applies to an entity that uses covered telecommunications equipment or services, including use not in support of the Government.

(c) Exceptions. This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor must report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information. For indefinite delivery contracts, the Contractor must report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order.

(2) The Contractor must report the following information pursuant to paragraph (d)(1) of this clause:

(i) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the Contractor must describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor must insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

11.B. Covered Telecommunications Equipment or Services- Representations (09/2021) 6.9.5-1 (a) Definitions. As used in this provision, “covered telecommunications equipment or services” has the meaning per the “Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment” clause in this contract.

(b) Procedures. The offeror must review the list of excluded parties in the System for Award Management (SAM) (<https://www.sam.gov>) for entities excluded from receiving federal awards for covered telecommunications equipment or services.

(c) Representations.

1. The offeror represents that it does, does not provide covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument.

2. After conducting a reasonable inquiry for purposes of this representation, the offeror represents that it does, does not use covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services.

11.C. Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment

(09/2021) 6.9.5-2 NOTE: The offeror must not complete the representation at paragraph (d)(1) in this provision if the offeror has represented that it does not provide covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument in the provision "Covered Telecommunications Equipment or Services – Representation" (c)(1). Additionally, The offeror must not complete the representation at paragraph (d)(2) in this provision if the offeror has represented that it does not use covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services in the provision "Covered Telecommunications Equipment or Services – Representation" (c)(2).

PROVISION/CLAUSE:

(a) Definitions. As used in this provision--

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause AMS clause 6.9.5, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) Prohibitions.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

Nothing in this prohibition will be construed to—

(i) Prohibit the head of the agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020 from entering into a contract or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential part of any system or as critical technology as part of any system. This prohibition applies to any entity that uses covered telecommunications equipment or services, including uses not in support of the Government.

Nothing in this prohibition will be construed to-

(i) Prohibit the head of the agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) Procedures: The offeror must review the list of excluded parties in the System for Award Management (SAM) (<https://www.sam.gov>) for entities excluded from Federal awards for covered telecommunications equipment or services.

(d) Representations.

(1) The Offeror represents that it will, will not PROVIDE covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation.

(2) After conducting a reasonable inquiry for purposes of this representation, the Offeror represents that that it does, does not USE covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror must provide the additional disclosure information required at paragraph (e) if the Offeror indicates “does”.

(e) Disclosures. Disclosure for the representation in paragraph (d) (1) of this provision-

If the Offeror has responded “will” in the representation in paragraph (d) (1) of this provision, the Offeror must provide the following information as part of the offer—

(1) For covered equipment

- (i) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known;
- (ii) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and
- (iii) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) (1) of this provision;

(2) For covered services-

- (i) If the service is related to item maintenance, a description of all covered telecommunications services offered (include on the item being maintained: brand, model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable; or
- (ii) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed uses of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

Disclosure for representation in paragraph (d) (2) of this provision. If the Offeror has responded “does” to paragraph (d)(2) of this provision, the offeror must provide the following information as part of the offer—

(3) For covered equipment

- (i) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known;
- (ii) A description of all covered telecommunications equipment offered (include brand; model number, such as original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable); and
- (iii) Explanation of the proposed use of covered telecommunications equipment and services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) (2) of this provision.

(4) For covered services-

- (i) If the service is related to item maintenance, a description of all covered telecommunications services offered (include on the item being maintained: brand, model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or
- (ii) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed uses of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

11.D. Federal Acquisition Supply Chain Security Act Orders—Representation and Disclosures (01/2024) 6.9.8

(a) *Definitions.* As used in this provision, *Covered article*, *FASCSA order*, *Intelligence community*, *National security system*, *Reasonable inquiry*, *Sensitive compartmented information*, *Sensitive compartmented information system*, and *Source* have the meaning provided in the AMS Real Property Clause 6.9.8-1, Federal Acquisition Supply Chain Security Act Orders—Prohibition.

(b) *Prohibition.* Contractors are prohibited from providing or using as part of the performance of the contract any covered article, or any products or services produced or provided by a source, if the prohibition is set out in an applicable Federal Acquisition Supply Chain Security Act (FASCSA) order, as described in paragraph (b)(1) of AMS Real Property Clause 6.9.8-1, Federal Acquisition Supply Chain Security Act Orders—Prohibition.

(c) *Procedures.*

- (1) The Offeror must search for applicable FASCSA orders of the type identified in paragraph (b)(1) of AMS Real Property Clause 6.9.8-1 in the System for Award Management (SAM). Issued FASCSA Orders may be identified by selecting the “View FASCSA Orders” button from the SAM homepage (<https://www.sam.gov>) and viewing or downloading FASCSA orders from the Supply Chain Security Orders webpage.
- (2) The Offeror must review the SIR for any FASCSA orders that are not in SAM but are effective and do apply to the SIR and resultant contract (see AMS Guidance T3.8.9.C.4.c.(2)(A)(ii)).
- (3) FASCSA orders issued after the publication date of the SIR do not apply unless the order is subsequently added to the SIR via amendment.

(d) *Representation.* By submission of this offer, the offeror represents that it has conducted a “reasonable inquiry” (as

defined in AMS Real Property Clause 6.9.8-1), and that the offeror does not propose to provide or use in response to this SIR any covered article, or any products or services produced or provided by a source, if the covered article or the source is prohibited by an applicable FASCSCA order in effect on the date the SIR was issued, except as waived by the SIR, or as disclosed in paragraph (e) *Disclosures*, below.

- (e) *Disclosures*. The purpose for this disclosure is so the FAA may decide whether to issue a waiver. For any covered article, or any products or services produced or provided by a source, if the covered article or the source is subject to an applicable FASCSCA order, and the Offeror is unable to represent compliance, then the Offeror must provide the following information as part of the offer:
- (1) Name of the product or service provided to the Government;
 - (2) Name of the covered article or source subject to a FASCSCA order;
 - (3) If applicable, name of the vendor, including the Commercial and Government Entity code and unique entity identifier (if known), that supplied the covered article or the product or service to the Offeror;
 - (4) Brand;
 - (5) Model number (original equipment manufacturer number, manufacturer part number, or wholesaler number);
 - (6) Item description; and
 - (7) Reason why the applicable covered article or the product or service is being provided or used.
- (f) *FAA review of disclosures*. The Contracting Officer will review disclosures provided in paragraph (e) *Disclosures*, to determine if any waiver may be sought. A Contracting Officer may choose not to pursue a waiver for covered articles or sources otherwise subject to a FASCSCA order and may instead make an award to an offeror that does not require a waiver.

11.E. Federal Acquisition Supply Chain Security Act Orders—Prohibition (01/2024) 6.9.8-1 Definitions. As used in this clause—

Covered article, as defined in 41 U.S.C. 4713(k), means—

- (1) “Information technology,” as defined in 40 U.S.C. 11101, including cloud computing services of all types;
- (2) “Telecommunications equipment” or “telecommunications service,” as those terms are defined in section 3 of the Communications Act of 1934 (47 U.S.C. 153);
- (3) The processing of information on a Federal or non-Federal information system, subject to the requirements of the Controlled Unclassified Information program (see 32 CFR part 2002); or
- (4) Hardware, systems, devices, software, or services that include embedded or incidental information technology.

FASCSCA order means any of the following orders issued under the Federal Acquisition Supply Chain Security Act (FASCSCA) requiring the removal of covered articles from executive agency information systems or the exclusion of one or more named sources or named covered articles from executive agency procurement actions, as described in 41 CFR 201–1.303(d) and (e):

- (1) The Secretary of Homeland Security may issue FASCSCA orders applicable to civilian agencies, to the extent not covered by paragraph (2) or (3) of this definition. This type of FASCSCA order may be referred to as a Department of Homeland Security (DHS) FASCSCA order.
- (2) The Secretary of Defense may issue FASCSCA orders applicable to the Department of Defense (DoD) and national security systems other than sensitive compartmented information systems. This type of FASCSCA order may be referred to as a DoD FASCSCA order.
- (3) The Director of National Intelligence (DNI) may issue FASCSCA orders applicable to the intelligence community and sensitive compartmented information systems, to the extent not covered by paragraph (2) of this definition. This type of FASCSCA order may be referred to as a DNI FASCSCA order.

Intelligence community, as defined by 50 U.S.C. 3003(4), means the following—

- (1) The Office of the Director of National Intelligence;
- (2) The Central Intelligence Agency;
- (3) The National Security Agency;
- (4) The Defense Intelligence Agency;

- (5) The National Geospatial-Intelligence Agency;
- (6) The National Reconnaissance Office;
- (7) Other offices within the Department of Defense for the collection of specialized national intelligence through reconnaissance programs;
- (8) The intelligence elements of the Army, the Navy, the Air Force, the Marine Corps, the Coast Guard, the Federal Bureau of Investigation, the Drug Enforcement Administration, and the Department of Energy;
- (9) The Bureau of Intelligence and Research of the Department of State;
- (10) The Office of Intelligence and Analysis of the Department of the Treasury;
- (11) The Office of Intelligence and Analysis of the Department of Homeland Security; or
- (12) Such other elements of any department or agency as may be designated by the President, or designated jointly by the Director of National Intelligence and the head of the department or agency concerned, as an element of the intelligence community.

National security system, as defined in 44 U.S.C. 3552, means any information system (including any telecommunications system) used or operated by an agency or by a contractor of an agency, or other organization on behalf of an agency—

- (1) The function, operation, or use of which involves intelligence activities; involves cryptologic activities related to national security; involves command and control of military forces; involves equipment that is an integral part of a weapon or weapons system; or is critical to the direct fulfillment of military or intelligence missions, but does not include a system that is to be used for routine administrative and business applications (including payroll, finance, logistics, and personnel management applications); or
- (2) Is protected at all times by procedures established for information that have been specifically authorized under criteria established by an Executive order or an Act of Congress to be kept classified in the interest of national defense or foreign policy.

Reasonable Inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of any covered articles, or any products or services produced or provided by a source. This applies when the covered article or the source is subject to an applicable FASCSA order. A reasonable inquiry excludes the need to include an internal or third-party audit.

Sensitive compartmented information means classified information concerning or derived from intelligence sources, methods, or analytical processes, which is required to be handled within formal access control systems established by the Director of National Intelligence.

Sensitive compartmented information system means a national security system authorized to process or store sensitive compartmented information.

Source means a non-Federal supplier, or potential supplier, of products or services, at any tier.

(b) *Prohibition.*

- (1) Unless an applicable waiver has been issued by the issuing official, Contractors are prohibited from providing or using as part of the performance of the contract any covered article, or any products or services produced or provided by a source, if the covered article or the source is prohibited by any applicable FASCSA orders identified by the checkbox(es) in this paragraph (b)(1).

Yes No DHS FASCSA orders

Yes No DoD FASCSA orders

Yes No DNI FASCSA orders

- (2) The Contractor must search for applicable FASCSA orders of the type identified in paragraph (b)(1) of this clause in the System for Award Management (SAM). Issued FASCSA Orders may be identified by selecting the “View FASCSA Orders” button from the SAM homepage (<https://www.sam.gov>) and viewing or downloading FASCSA orders from the Supply Chain Security Orders webpage.

- (3) The FAA may identify in the SIR additional FASCSA orders that are not in SAM, which are effective and apply to the SIR and resultant contract.
 - (4) A FASCSA order issued after the publication date of the SIR applies to this contract only if added by an amendment to the SIR or by modification to the contract. However, see paragraph (c) of this clause.
 - (5) *Contractor request for waivers.*
 - (i) *Required disclosures.* If the contractor wishes to ask for a waiver of the requirements of an existing order identified in a SIR or contract for a waiver of the requirements of a new FASCSA order being applied through modification, then the Contractor must disclose the following:
 - (A) Name of the product or service provided to the Government;
 - (B) Name of the covered article or source subject to a FASCSA order;
 - (C) If applicable, name of the vendor, including the Commercial and Government Entity code and unique entity identifier (if known), that supplied or supplies the covered article or the product or service to the Offeror;
 - (D) Brand;
 - (E) Model number (original equipment manufacturer number, manufacturer part number, or wholesaler number);
 - (F) Item Description;
 - (G) Reason why the applicable covered article or the product or service is being provided or used;
 - (ii) *FAA review of disclosures.* The Contracting Officer will review disclosures provided in paragraph (b)(5)(i) to determine if any waiver is warranted. A Contracting Officer may choose not to pursue a waiver for covered articles or sources otherwise covered by a FASCSA order and to instead pursue other appropriate action.
- (c) *Notice and reporting requirement.*
- (1) During contract performance, the Contractor is required to:
 - (i) Comply with all FASCSA orders identified under paragraph (b) of this clause; and
 - (ii) Review SAM.gov at least once every three months, or as advised by the Contracting Officer, to check for covered articles subject to FASCSA order(s), or for products or services produced by a source subject to FASCSA order(s) not currently identified under paragraph (b) of this clause.
 - (2) If the Contractor identifies a new FASCSA order(s) that could impact their supply chain, then the Contractor must conduct a reasonable inquiry to identify whether a covered article or product or service produced or provided by a source subject to the FASCSA order(s) was provided to the Government or used during contract performance.
 - (3) If the Contractor identifies, including through any notification by a subcontractor at any tier, that a covered article or product or service produced or provided by a covered source was provided to the Government or used during contract performance and is subject to a FASCSA order(s) identified in paragraph (b) of this clause, or a new FASCSA order identified in paragraph (c)(2) of this clause, the Contractor must submit a report to the Contracting Officer.
 - (4) The Contractor must report the following information for each covered article or each product or service produced or provided by a source, where the covered article or source is subject to a FASCSA order, pursuant to paragraph (c) of this clause:
 - (i) Within 3 business days from the date of such identification or notification:
 - (A) Contract number;
 - (B) Order number(s), if applicable;
 - (C) Name of the product or service provided to the Government or used during performance of the contract;
 - (D) Name of the covered article or source subject to a FASCSA order;
 - (E) If applicable, name of the vendor, including the Commercial and Government Entity code and unique entity identifier (if known), that supplied the covered article or the product or service to the Contractor;
 - (F) Brand;
 - (G) Model number (original equipment manufacturer number, manufacturer part number, or wholesaler number);
 - (H) Item description; and
 - (I) Any readily available information about mitigation actions undertaken or recommended.
 - (ii) Within 10 business days of submitting the information in paragraph (c)(4)(i) of this clause:
 - (A) Any further available information about mitigation actions undertaken or recommended.
 - (B) In addition, the Contractor must describe the efforts it undertook to prevent submission or use of the covered article or the product or service produced or provided by a source subject to an applicable

FASCSA order, and any additional efforts that will be incorporated to prevent future submission or use of the covered article or the product or service produced or provided by a source that is subject to an applicable FASCSA order.

(d) *Removal.* Upon notification from the contracting officer, during the performance of the contract, the Contractor must promptly make any necessary changes or modifications to remove any covered article or any product or service produced or provided by a source that is subject to an applicable Governmentwide FASCSA order.

(e) *Subcontracts.*

(1) The Contractor must insert the substance of this clause, including this paragraph (e) and excluding paragraph (c)(1) of this clause, in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial products and commercial services.

(2) The Government may identify in the SIR additional FASCSA orders that are not in SAM, which are effective and apply to the contract and any subcontracts and other contractual instruments under the contract. The Contractor or higher-tier subcontractor must notify their subcontractors, and suppliers under other contractual instruments, that the FASCSA orders in the SIR that are not in SAM apply to the contract and all subcontracts.

(12) **SIGNATURE BLOCK (09/2021)** This Contract shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

CITY OF THORNE BAY

By: _____

Print Name: City of Thorne Bay

Title: _____

Date: _____

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: _____

Print Name: _____

Title: Real Estate Contracting Officer

Date: _____

ATTACHMENTS/EXHIBITS:

Number	Title	Date	Number of Pages
1	Exhibit A	4/13/2026	1
2	Exhibit B	4/13/2026	1

Exhibit A

Facility	Waterfront near Old School Site	
Location ID	KTB	
Coordinates	N55.684898°, W132.530344° Accuracy (+/- 10 feet)	
Elevation MSL	10 feet (at ground level)	
Magnetic Declination	17.4°	
Sensor considerations		
	Obstruction Distance (ft)	Obstruction Height (ft)
Wind	10 ft. – Small trees to be trimmed	15 ft.
Visibility	No obstructions	N/A
General (All Inst.)	10 ft. – Small trees to be trimmed	15 ft.
Camera	No obstructions	N/A
Points of interest for Pilots		
Waterway 150°, Low Pass 290°		

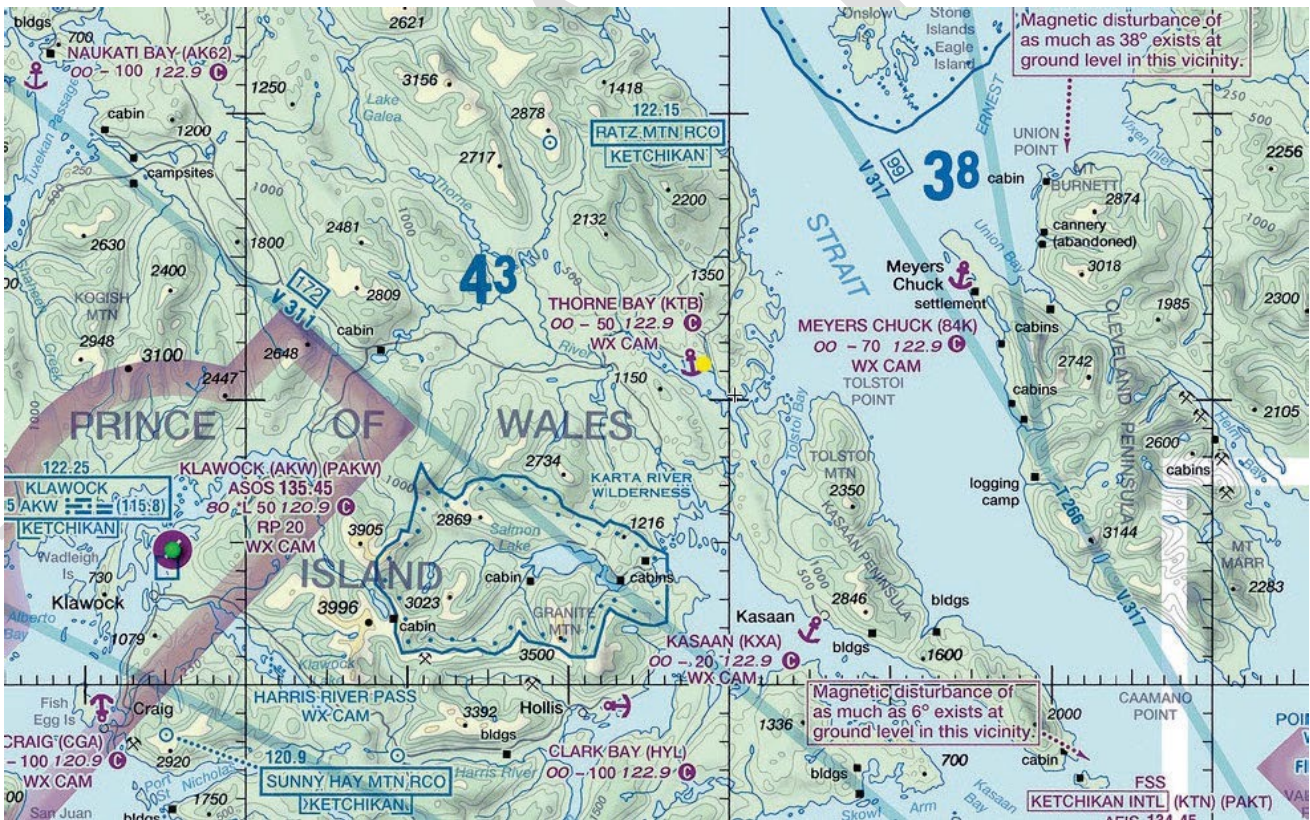


Exhibit B

PUBLIC AUTHORIZATION CERTIFICATE

On this _____ day of _____, 2026_, I _____
[insert name]

certify that I am the _____ of the
[insert title]

_____ named in the attached agreement; that
[insert name of State, County, Municipality, or other Public Authority]

_____ who signed said agreement on behalf of the
[insert name of person who signed the agreement]

_____ is
[insert name of State, County, Municipality, or other Public Authority]

_____ of said
[insert title of person who signed the agreement]

_____ ; and that said agreement was duly signed
[insert name of State, County, Municipality, or other Public Authority]

for and on behalf of _____ by authority of
[insert name of State, County, Municipality, or other Public Authority]

its governing body, and is within the scope of its powers.

Signed _____

Water

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
Subsidized Income	35,993.23		101,212.57	
ENTERPRISE ACCTS				
Water Fees	160,000.00	125,712.61		
Total ENTERPRISE ACCTS	160,000.00	125,712.61	0.00	
INTEREST & INVESTMENT INCOME				
Interest Income	0.00			Moving to Repair and Replacement Account
Total INTEREST & INVESTMENT INCOME	0.00	0.00	0.00	
State Revenues	0.00	20,000.00		Received reimbursement grant money for Lead Line survey completed by Sam Sawyer.
RENTAL & LEASE INCOME				
Equipment Rental	100.00			
Total RENTALS & LEASE INCOME	100.00	0.00	0.00	
SALES				
Surplus Property	300.00			We are going to try and have a surplus sale this year for the City...Not sure how much from each dept. The water dept also has a surplus of barrels at times and those are offered for sale @ \$75 per barrel.
Total SALES	300.00	0.00	0.00	
SERVICE CHARGES				
Services Availability	14,000.00	15,095.60		This has estimated increase due to billing for the vacant and abandoned properties on the City's water line.

Staff Dispatch Unauthorized Use	250.00	0.00		This is charged when a customer turns his water on or off at the main meter without prior authorization from the department. This is a problem every year from the same customers
Total SERVICE CHARGES	14,250.00	15,095.60	0.00	
TAX INCOME				
Sales Tax	6,500.00	5,163.09		Sales taxes collected on revenues. Tax rate is 6%, however some customers are exempt.
Total TAX INCOME	6,500.00	5,163.09	0.00	
Total Income	181,150.00	165,971.30	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	1,750.00	11,413.00		\$900.00 annually for contracting NorthCost-Network accessing to water plant (allowing RMC to connect to our system and see what is happening) + \$50 per year for text alarm service.
Total CONTRACT SERVICES	1,750.00	11,413.00	0.00	
FEES / PERMITS / LICENSE EXPENSE				
Dues and Subscriptions	1,000.00	225.74		Alaska Rural Water Assoc Fee, DEC Certification Renewals, Internet Security Fee, Email Hosting Fee.
Testing	8,000.00	2,455.14		SGS fees for delivering tests to facility have gone up exponentially.
Total FEES / PERMITS / LICENS EXPENSE	9,000.00	2,680.88	0.00	
INSURANCE EXPENSE				
AML/Insurance	19,000.00	17,731.96		

Total INSURANCE EXPENSE		19,000.00	17,731.96	0.00	
MATERIALS & SUPPLIES					
	Chemicals	8,500.00	11,081.00		Chlorine, Nalco, Soda Ash
	Materials & Supplies	8,000.00	7,057.70		
Total MATERIALS & SUPPLIES		16,500.00	18,138.70	0.00	
MISCELLANEOUS EXPENSES					
	Misc. Expenses	750.00	0.00		For unforeseen expenses that are not covered under other line items
Total MISCELLANEOUS EXPENSES		750.00	0.00	0.00	
OPERATING EXPENSES					
	Bldg/Grnd Maint Repair	1,000.00	2,223.65		may have unforseen expenses upcoming.
	Electricity	22,000.00	13,232.58		energy prices have gone up.
	Heating Fuel	8,000.00	3,951.50		Fuel costs have risen terribly.
	Internet Use	3,000.00	1,999.50		\$2,640.00 annually, \$220.00/mo for Water Plant Operation Internet Annual Expense and Networking Annual Expenses
	telephone	0.00	71.84		per JH
	Postage and Freight	4,500.00	4,386.94		Freight for shipping water samples required by State. Also costs of materials and supplies, equipment etc. ordered and shipped. We need to consider what kind of purchases we will make this upcoming year and factor the freight into that.
Total OPERATING EXPENSES		38,500.00	25,866.01	0.00	
PAYROLL EXPENSES					
	H.S.A. Company	4,000.00	1,230.80	4,000.00	These are auto calculated cells based on the payroll data
	Health Insurance	0.00	9,732.74	0.00	
	Life Insurance	122.72	39.52	122.72	
	Payroll Taxes	1,840.95	886.81	1,840.95	

PERS	16,531.00	8,288.90	16,531.00	entered below. Please do not mess with these numbers. Thank you.
Worker's Compensation	3,577.00	3,043.61	3,577.00	
PAYROLL EXPENSES - Other	75,140.90	40,025.34	75,140.90	
Total PAYROLL EXPENSES	101,212.57	63,247.72	101,212.57	
REPAIR & REPLACEMENT ENTERPRISE				
Water Repair and Replacement	15,188.33			10% of estimated revenues (not including subsidized funding)
Total REPAIR & REPLACEMENT ENTERPRISE	15,188.33	0.00	0.00	
TRAVEL & TRAINING				
Mileage Reimbursement	50.00			
Per Diem	500.00			
Training	750.00	500.00		
Travel	750.00			With online courses available more now, travel is less....But may have travel expenses to Klawock for testing at VOCTEC.
Total TRAVEL & TRAINING	1,500.00	500.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	6,500.00	3,473.56		tank Cleaning Costs high budget last year for filters. Expect less this year.
Equipment Purchase	4,000.00			Fuel is split between water and sewer 50/50
Vehicle Fuel	2,250.00	2,349.63		
Vehicle Repairs and Maintenance	1,000.00	1,303.99		
Total VEHICLE & EQUIPMENT EXPENSES	13,750.00	7,127.18	0.00	
Total Expense	217,150.90	146,705.45	101,212.57	
Net Income	-36,000.90	19,265.85	-101,212.57	This deficit is 93% caused by the "Repair and Replacement" Expense of \$18.5k
Subsidized Income From Gen Account			101,212.57	
Total Operating Budget			0.00	

Streets & Roads

Streets & Roads				
Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME				
RENTALS & LEASE INCOME				
Equipment Rental	5,000.00	778.75		We are renting equipment with operator for public use
Total RENTALS & LEASE INCOME				
SALES				
Laborer - Rock Sales	150.00	0.00		
Rock Sales	1,500.00	90.00		Rock sales include rock sales to Grant Projects and crushed rock and other fill materials. People have expressed interest in overburden on dirt and materials that we will have from ditching.
Surplus Sales	20,000.00	0.00		Surplus equipment - old 590 backhoe?
Total SALES				
STATE REVENUES				
National Forest Receipts	50,000.00	62,484.22		100% of National Forest Receipts is dedicated to Roads
Total STATE REVENUES				
TAX INCOME				
<i>Sales Tax</i>	650.00	37.73		
Total TAX INCOME				
Total Income				

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	1,500.00	1,425.00		
Total CONTRACT SERVICES				
FEES / PERMITS / LICENS EXPENSE				
Dues and Subscriptions	250.00	168.64		

Fees Permits & Licensing Exp	100.00	0.00		
Total FEES / PERMITS / LICENS EXPENSE	350.00	168.64	0.00	
INSURANCE EXPENSE				
AML/Insurance	7,500.00	6,662.65		
Total INSURANCE EXPENSE	7,500.00	6,662.65	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	5,000.00	391.58		Cold patch, cement, signs, culverts
Total MATERIALS & SUPPLIES	5,000.00	391.58	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	1,500.00	2,742.25		
Electricity	4,500.00	2,885.19		
Heating Fuel	4,300.00	3,592.11		
Postage and Freight	2,000.00	307.69		
Internet	1,080.00	540.00		Starlink added to City Shop for safety
Telephone, Communications	200.00	102.61	0.00	
Total OPERATING EXPENSES	13,580.00	10,169.85	0.00	
PAYROLL EXPENSES				
H.S.A. Company	4,000.00	3,230.75	4,000.00	
Health Insurance	24,858.72	21,099.12	24,858.72	
Life Insurance	122.72	103.74	122.72	
Payroll Taxes	1,490.14	1,061.79	1,505.02	
PERS	13,380.82	11,055.77	13,514.50	
Worker's Compensation	6,288.00	5,628.70	6,288.00	
PAYROLL EXPENSES - Other	60,821.91	50,253.51	61,429.55	
Total PAYROLL EXPENSES	110,962.31	92,433.38	111,718.52	
REPAIR & REPLACEMENT ENTERPRISE				
Streets Repair Funds	10,000.00			10% of Streets & Roads income not including state revenues or sales tax
Total REPAIR & REPLACEMENT ENTERPRISE	10,000.00	0.00	0.00	
TRAVEL & TRAINING				
Mileage Reimbursement	0.00	0.00	0.00	
Total TRAVEL & TRAINING	0.00	0.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Lease- Purchase Payments	25,300.00	19,129.56		Skid Steer- Loan to purchase equipment.
Equipment Maint & Repair	9,500.00	7,538.56		Grader, loader, backhoe, excavator

				all being worked on or need repaired.
Equipment Purchase	10,000.00			Plow & sander needs
Vehicle & Equipment Fuel	2,500.00	1,854.35		Fuel prices have increased
Vehicle Repairs and Maintenance	1,500.00	513.69		Regular oil changes & other misc. maint requirements.
Total VEHICLE & EQUIPMENT EXPENSES	48,800.00	29,036.16	0.00	
Total Expense	197,692.31	140,287.26	111,718.52	
Net Income	121,042.31	-76,934.29	111,718.52	
Subsidized Income From Gen Account 111,718.52				
Total Operating Budget			0.00	

Solid Waste

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
Subsidized Income	34,324.61		131,040.61	
ENTERPRISE ACCTS				
Solid Waste Fees	150,000.00	119,346.88		
Total ENTERPRISE ACCTS	150,000.00	119,346.88	0.00	
INTEREST & INVESTMENT INCOME				
Interest Income	0.00			Interest will be in the R& R account
Total INTEREST & INVESTMENT INCOME	0.00	0.00	0.00	
MISCELLANEOUS INCOME				
Misc. Income	0.00	265.00		
Total MISCELLANEOUS INCOME	0.00	265.00	0.00	
SALES				
Rock Sales	0.00	850.00		
Surplus Property	2,000.00	700.00		Surplus vehicles, high value metals, parts, etc.
Total SALES	2,000.00	700.00	0.00	
TAX INCOME				
Sales Tax	6,500.00	3,560.13		
Total TAX INCOME	6,500.00	3,560.13	0.00	
TOTAL INCOME	158,500.00	123,872.01	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	4,500.00	3,783.67		Labor for Wire Tie or Baler Repair person
Total CONTRACT SERVICES	4,500.00	3,783.67	0.00	
FEES / PERMITS / LICENS EXPENSE				
Dues and Subscriptions	300.00	168.84		Email fee and Internet Security Software
Fees Permits & Licensing Exp	1,500.00	350.00		Cheyenne Scale & State DOT for Certification & Inspection of Scales & Landfill Permit.
Testing	3,200.00	3,170.00		Testing expenses for the ground water required annually per SW Permit.
Total FEES/PERMITS/LICENSE EXPENSE	5,000.00	3,688.84	0.00	

INSURANCE EXPENSE				
AML/Insurance	5,000.00	6,385.64		
Total INSURANCE EXPENSE	5,000.00	6,385.64	0.00	
MATERIALS & SUPPLIES				
Computer/Software	0.00	0.00	500.00	Need a new computer
Furniture & Equipment	250.00	0.00		Desk, chairs, filing cabinets, etc.
Materials & Supplies	2,000.00	851.23		
Total MATERIALS & SUPPLIES	2,250.00	851.23	500.00	
MISCELLANEOUS EXPENSES				
Misc. Expenses	50.00			
Total MISCELLANEOUS EXPENSES	50.00	0.00	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	25,000.00	21,745.80		Bailer Building reparis - Lights, Garage doors, etc.
Electricity	9,000.00	7,297.39		
Internet Use	1,080.00	1,590.11		
Postage and Freight	500.00	755.74		
Telephone, Telecommunications	190.00	276.51		
Total OPERATING EXPENSES	35,770.00	31,665.55	0.00	
PAYROLL EXPENSES				
H.S.A. Company	4,000.00	1,384.65	4,000.00	
Health Insurance		12,483.24	34,548.67	Auto calculated from the wage table below. Please do not change any numbers here.
Life Insurance	245.44	65.00	245.44	
Payroll Taxes	2,137.92	4,525.46	1,439.00	
PERS	14,345.98	8,112.51	14,345.98	
Worker's Compensation	7,227.00	7,522.07	7,227.00	
Payroll Wages	72,998.27	56,060.22	58,734.52	One fulltime Permenant
Total PAYROLL EXPENSES	100,954.61	90,153.15	120,540.61	
REPAIR & REPLACEMENT ENTERPRISE				
Solid Waste Repair Replacemt	15,344.81	11,919.09	10,000.00	10% of estimated revenue (excluding supplimental income). This is deposited into its own Savings Acct for future repairs to grounds and equipment required for the facility to operate.
Total REPAIR & REPLACEMENT ENTERPRISE	15,344.81	11,919.09	10,000.00	
TRAVEL & TRAINING				

Mileage Reimbursement	0.00			
Training	500.00			Solid Waste Training September
Travel	300.00	35.15		Travel/Training for SW Conference to Petersburg.
Total TRAVEL & TRAINING	800.00	35.15	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	8,000.00	5,873.81		
Equipment Purchase	5,000.00	1,039.47		
Vehicle & Equipment Fuel	7,500.00	7,061.71		
Vehicle Repairs and Maintenance	2,000.00	160.00		
Total VEHICLE & EQUIPMENT EXPENSES	22,500.00	14,134.99	0.00	
Total Expense	192,169.42	162,617.31	131,040.61	
Net Income	-33,669.42	-38,745.30	131,040.61	
Subsidized Income From Gen Account			131,040.61	
Total Operating Budget			0.00	

Sewer

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Propos ed Budget	COMMENTS
	51,068.7			
Supplimental Income	7		0.00	
ENTERPRISE ACCTS				
Sewer Fees	130,000.00	99,400.62		
Sewer Pumpout Fees	15,000.00	800.00		
Total ENTERPRISE ACCTS	145,000.00	100,200.62	0.00	
INTEREST & INVESTMENT INCOME				
Interest Income	0.00		0.00	Moved to Repair and Replacement Account
Total INTEREST & INVESTMENT INCOME	0.00	0.00	0.00	
TAX INCOME				
Sales Tax	6,500.00	3,595.07		
Total TAX INCOME	6,500.00	3,595.07	0.00	
Total Income	151,500.00	103,795.69	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Propos ed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	2,500.00	-500.00		Amount needed for pumps and station components that go out due to power outages.
Total CONTRACT SERVICES	2,500.00	-500.00	0.00	
FEES / PERMITS / LICENS EXPENSE				
Fees Permits & Licensing Exp	2,250.00	500.00		
Testing	16,500.00	14,596.76		
Total FEES / PERMITS / LICENS EXPENSE	18,750.00	15,096.76	0.00	
INSURANCE EXPENSE				
AML/Insurance	19,000.00	19,204.34		

Total INSURANCE EXPENSE	19,000.0	19,204.3	0	4	0.00
MATERIALS & SUPPLIES					
Materials & Supplies	4,500.00	462.52			
Total MATERIALS & SUPPLIES	4,500.00	462.52	0	4	0.00
OPERATING EXPENSES					
Bldg/Grnd Maint Repair	600.00	97.46			
Electricity	30,000.00	26,579.20			
Heating Fuel	4,500.00	0.00			
Postage and Freight	2,500.00	2,147.66			shipping for parts and chemicals
Telephone, Telecommunications	0.00	137.82			phone line reinstated per JH.
Chemicals	4,000.00	0.00			
Internet	1,080.00	910.00			
Total OPERATING EXPENSES	37,600.00	28,962.11	0	4	0.00
PAYROLL EXPENSES					
H.S.A. Company	2,000.00	1,615.35			
Health Insurance	10,599.84	9,089.64			
Life Insurance	122.72	103.53			
Payroll Taxes	5,104.84	1,240.53			
PERS	13,681.71	12,646.96			
Worker's Compensation	3,264.00	3,438.88			
Payroll Wages	62,189.61	57,488.70			
Total PAYROLL EXPENSES	96,962.71	85,623.51	2	9	0.00
REPAIR & REPLACEMENT ENTERPRISE					
Sewer Repair and Replacement	13,212.30	9,940.06			10% of income excluding subsidized funding. (Increased from \$15,500)
Total REPAIR & REPLACEMENT ENTERPRISE	13,212.30	9,940.06	0	9,940.06	0.00
TRAVEL & TRAINING					
Training	200.00	0.00			
Travel	250.00	0.00			Fuel reimbursement for travel to VOCTEC for Trainings
Total TRAVEL & TRAINING	450.00	0.00	0	0.00	0.00
VEHICLE & EQUIPMENT EXPENSES					
Equipment Maint & Repair	5,000.00	5,359.70			Pump replacement parts, plant repairs
Equipment Purchase	1,500.00	256.98			Replcement bushing parts for sewer plant.
Vehicle Fuel	2,000.00	94.23			

Vehicle Repairs and Maintenance	750.00	0.00		Upkeep on maintenance year round
Total VEHICLE & EQUIPMENT EXPENSES	9,250.00	5,710.91	0.00	
Total Expense	202,225.02	164,500.32	0.00	
Net Income	50,725.02	60,704.63	0.00	
Subsidized Income From Gen Account				0.00
Total Operating Budget				0.00

RV Park

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME	\$ 2,617.00		\$ -	
RENTALS & LEASE INCOME				
RV Park Fees	6,000.00	4,424.63		Down to 1 tenant. We could get more revenue if we repair electric pedestals or repurposed the lot.
Total RENTALS & LEASE INCOME	6,000.00	4,424.63	0.00	
TAX INCOME				
Sales Tax	350.00	265.49		
Total TAX INCOME	350.00	265.49	0.00	
Total Income	6,350.00	4,690.12	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	0.00			Electrical pedestal replacements REQUIRED- Should seek grant funding. We may be able to use Comm Dev Funds if needed.
Total CONTRACT SERVICES	0.00	0.00	0.00	
FEES / PERMITS / LICENS EXPENSE				
Dues and Subscriptions	0.00			Propane tank rental fee
Total FEES / PERMITS / LICENS EXPENSE	0.00	0.00	0.00	
INSURANCE EXPENSE				
AML/Insurance	0.00	12.19		
Total INSURANCE EXPENSE	0.00	12.19	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	150.00	933.00		
Electricity	500.00	0.00		Transient Electricity
Internet Expense	0.00	0.00		Canceled Internet services.
Postage and Freight	50.00	0.00		
Total OPERATING EXPENSES	700.00	933.00	0.00	
REPAIR AND REPLACEMENT FUND				
RV Repair and Replacement Fund	5,000.00			RV Park is an enterprise account since it generates revenue from service provided. This replacement fund will be used for longterm repairs to the RV

				grounds such as electrical upgrades, etc.
Total REPAIR & REPLACEMENT	5,000.00	0.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Purchase	0.00			
Equipment Maint & Repair	0.00			
Total VEHICLE & EQUIPMENT EXPENSES	0.00	0.00	0.00	
Total Expense	5,700.00	945.19	0.00	
Net Income	650.00	3,744.93	0.00	
Subsidized Revenue for creating a balanced budget:			0.00	
Total Operating Budget			0.00	

Planning & Zoning

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME	\$ (262.00)		\$ -	
FEES & PERMITS INCOME				
Zoning Application Fees	200.00	110.00		
Total FEES & PERMITS INCOME	200.00	110.00	0.00	
FINES & PENALTIES				
Citations	75.00	0.00		Fines for zoning violations.
Total FINES & PENALTIES	75.00	0.00	0.00	
STATE REVENUES				
Community Aide Assistance	0.00	0.00	0.00	
Total STATE REVENUES	0.00	0.00	0.00	
SALES TAX:	12.00			
Total Income	287.00	110.00	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
FEES / PERMITS / LICENS EXPENSE				
Fees Permits & Licensing Exp	0.00			
Total FEES / PERMITS / LICENS EXPENSE	0.00	0.00	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	0.00			Envelopes, notepads or other misc. exp.
Total MATERIALS & SUPPLIES	0.00	0.00	0.00	
OPERATING EXPENSES				
Postage and Freight	25.00	0.00		Postage expenses for mailing notices of Zoning Permits
Total OPERATING EXPENSES	25.00	0.00	0.00	
PAYROLL EXPENSES				
Payroll Taxes	0.00	0.00	0.00	No Current Planning Commission.
Worker's Compensation	0.00	0.00	0.00	
PAYROLL EXPENSES - Other	0.00	0.00	0.00	
Total PAYROLL EXPENSES	0.00	0.00	0.00	
Total Expense	25.00	0.00	0.00	
Net Income	262.00	110.00	0.00	
Subsidized Income From Gen Account			0.00	
Total Operating Budget			0.00	

Parks & Recreation

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME	\$ (2,470.00)		\$ 23,565.24	
MISCELLANEOUS INCOME				
Event Income	1,000.00	108.51		
Misc. Income	0.00	0.00		
Total MISCELLANEOUS INCOME	1,000.00	108.51	0.00	
RENTALS & LEASE INCOME				
Rental Income	750.00	0.00		This would be if we rented ATV, park equipment, maintenance equipment like a weed eater, etc.
Total SALES	750.00	0.00	0.00	
STATE REVENUES				
Community Aide Assistance Program (CAP)	10,000.00	10,000.00		This amount depends on the total award for CAP from the State. We don't know this amount yet.
Total STATE REVENUES	10,000.00	10,000.00	0.00	
Total Income	11,750.00	10,108.51	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
FEES / PERMITS / LICENS EXPENSE				
Fees Permits & Licensing Exp	230.00	164.84		Email subscription annual expense.
Total FEES / PERMITS / LICENS EXPENSE	230.00	164.84	0.00	
INSURANCE EXPENSE				
AML/Insurance	100.00	40.04		
Total INSURANCE EXPENSE	100.00	40.04	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	700.00	0.00		baseball field maintenance.
Total MATERIALS & SUPPLIES	700.00	0.00	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	1,600.00	0.00		Grounds are ball field, bball court, park, etc.

Electricity	1,500.00	1,089.25		
Postage and Freight	250.00			freight of supplies for parks maintenance
Total OPERATING EXPENSES	3,350.00	1,089.25	0.00	
PAYROLL EXPENSES				
Life Insurance	0.00	0.00		No fulltime Perm employees for Parks
Payroll Taxes	0.00	882.36	2,220.63	
PERS	0.00	0.00		
Worker's Compensation		1,670.03	3,547.00	AML WORK/COMP
PAYROLL EXPENSES - Other	0.00	9,274.34	17,797.61	Parks & Rec covered by Harbormaster - seasonal part-time summer worker
Total PAYROLL EXPENSES	0.00	11,826.73	23,565.24	
TRAVEL & TRAINING				
Mileage Reimbursement	0.00	0.00		
Total OPERATING EXPENSES	0.00	0.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	1,500.00	45.99		
Equipment Purchase	1,500.00			
Equipment Rental Expense	1,500.00			Bathroom rental for park and ball field
Vehicle Fuel	250.00	196.79		
Vehicle Repairs and Maintenance	150.00			
Total VEHICLE & EQUIPMENT EXPENSES	4,900.00	242.78	0.00	
Total Expense	9,280.00	13,363.64	23,565.24	
Net Income	2,470.00	-3,255.13	-23,565.24	
Subsidized Income From Gen Account			23,565.24	
Total Operating Budget			0.00	

Library

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME	\$ 3,586.78		\$ 2,824.90	
MISCELLANEOUS INCOME				
Copier/Fax	200.00	15.25		
Donation Income	100.00	16.05		
Misc. Income	25.00	0.00		
Total MISCELLANEOUS INCOME	325.00	31.30	0.00	
SALES				
Surplus Property	100.00			
Total SALES	100.00	0.00	0.00	
STATE REVENUES				
PLA Grant	7,000.00	7,000.00		
OWL Grant	0.00	540.00		
Community Aide Assistance	3,000.00	3,000.00		
Total STATE REVENUES	10,000.00	3,000.00	0.00	
Total Income	10,425.00	3,031.30	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
FEES / PERMITS / LICENS EXPENSE				
Advertising and Promotion	0.00	0.00		
Dues and Subscriptions	191.88	168.84		email subscription
Total FEES / PERMITS / LICENS EXPENSE	191.88	168.84	0.00	
INSURANCE EXPENSE				
AML/Insurance	2,063.00	4,194.15		Library Insurance
Total INSURANCE EXPENSE	2,063.00	4,194.15	0.00	
MATERIALS & SUPPLIES				
Computer/Software	800.00	800.00		Biblionix catalog yearly fee
Furniture & Equipment	150.00	0.00		
Materials & Supplies	500.00	0.00		
Total MATERIALS & SUPPLIES	1,450.00	800.00	0.00	
MISCELLANEOUS EXPENSES				
Other Misc. Expenses	50.00	0.00		
Total MISCELLANEOUS EXPENSES	50.00	0.00	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	150.00	47.50		

Electricity	2,000.00	1,769.39		New library has electric heat. Jan-March rate was around \$300 and April - May averages \$200
Internet Use	0.00	0.00		Erate Grant has paid for internet @ 80%. OWL assists with 20% remaining.
Postage and Freight	200.00	79.90		ILL expenses
Telephone, Telecommunications	370.00	0.00		
Total OPERATING EXPENSES	2,720.00	1,896.79	0.00	
PAYROLL EXPENSES				
Life Insurance	0.00	0.00	0.00	
Payroll Taxes	224.90	42.90	224.90	
PAYROLL EXPENSES - Other	2,600.00	2,100.00	2,600.00	We pay \$100 bi-weekly to Library Director.
Total PAYROLL EXPENSES	2,824.90	2,142.90	2,824.90	
TRAVEL & TRAINING				
Training	0.00	0.00		
Travel	0.00	0.00		Not sure of the needs the Library Director will have. Most training is done online, meaning less travel expenses. But there may be costs for training even if done online. Before COVID our Library Director had to go to Juneau at least once a year for training.
Total TRAVEL & TRAINING	0.00	0.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	50.00	0.00		
Equipment Purchase	75.00	0.00		
Total VEHICLE & EQUIPMENT EXPENSES	125.00	0.00	0.00	
Total Expense	9,424.78	9,202.68	2,824.90	
Net Income	1,000.22	-6,171.38	-2,824.90	
Subsidized Income From Gen Account			2,824.90	
Total Operating Budget			0.00	

Law Enforcement

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUPPLEMENTAL INCOME	\$ 37,753.2 0		\$ (10,626.6 0)	
FINES & PENALTIES				
Citations	500.00	0.00		Start enforcing municipal ordinances and citing City code vs. State code. We really need this income to help offset expenses in this department
Total FINES & PENALTIES	500.00	0.00	0.00	
STATE REVENUES				
Community Aide Assistance	18,500.00	18,500.00		This amount depends on the total award for CAA from the State. We don't know this amount yet.
Total STATE REVENUES	18,500.00	18,500.00	0.00	
SURPLUS REVENUES				
Surplus Sales	2,000.00	0.00		Sale of impounded/abandoned vehicles
Total TAX INCOME	2,000.00	0.00	0.00	
Total Income	21,000.00	18,500.00	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Impound Expenses	550.00	0.00	1,500.00	Need to impound abandoned vehicles
Total CONTRACT SERVICES	550.00	0.00	1,500.00	
INSURANCE EXPENSE				
AML/Insurance	850.00	1,672.95		
Total INSURANCE EXPENSE	850.00	1,672.95	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	200.00	22.44		
Total MATERIALS & SUPPLIES	200.00	22.44	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	200.00	13.75		
Electricity	1,000.00	472.79		
Heating Fuel	1,000.00	957.54		
Postage and Freight	50.00	0.00		
Telephone, Telecommunications	1,500.00	826.26		Canceled unused lines - cell phones only
Total OPERATING EXPENSES	3,750.00	2,270.34	0.00	

PAYROLL EXPENSES				
Payroll Taxes	1,453.20	968.80	726.60	
PAYROLL EXPENSES - Other	16,800.00	11,200.00	8,400.00	1 VPSO with \$700 housing stipend/month. Will need to amend if another VPSO is hired.
Total PAYROLL EXPENSES	18,253.20	12,168.80	9,126.60	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	2,250.00	0.00		
Vehicle Fuel	4,000.00	1,539.04		
Vehicle Maintenance & Repairs	1,500.00	87.72		
Total VEHICLE & EQUIPMENT EXPENSES	7,750.00	1,626.76	0.00	
Total Expense	31,353.20	17,761.29	10,626.60	
Net Income	10,353.20	738.71	10,626.60	
Subsidized Income From Gen Account			10,626.60	
Total Operating Budget			0.00	

Harbor

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
Subsidized Income	-8,850.52	18,068.98	91,258.25	This number is autocalculated based on the total net income.
ENTERPRISE ACCTS				
Davidson Landing Fees	28,000.00	20,971.91		
Grid Fees	50.00	0.00		
North Harbor Fees	70,000.00	56,140.78		Annual slip renewals come in May and June - I am confident we will meet this revenue.
Harbor Showers	3,200.00	629.00		
Live-aboard Fees	7,500.00	3,744.13		
Total ENTERPRISE ACCTS	108,750.00	81,485.82	0.00	
FINES & PENALTIES				
Citations	350.00	0.00		Parking citations, other harbor violations
Parking Violation Fines	750.00	0.00		
Total FINES & PENALTIES	1,100.00	0.00	0.00	
INTEREST & INVESTMENT INCOME				
Interest Income	25.00	0.00		
Total INTEREST & INVESTMENT INCOME	25.00	0.00	0.00	
MISCELLANEOUS INCOME				
Misc. Income	100.00	28.00		Misc. donations or other revenue sources
Total MISCELLANEOUS INCOME	100.00	28.00	0.00	
SALES				
Surplus Income	250.00	0.00		
Total SALES INCOME	250.00	0.00	0.00	
SERVICE CHARGES				
Laborer	75.00	0.00		
Reconnection Fee - Live-a-board	60.00	0.00		
Services Availability	1,200.00	678.47		
Total SERVICE CHARGES	1,335.00	678.47	0.00	
STATE REVENUES				
Fishery Tax Receipts	3,000.00	702.20		This is an estimated amount.
Total STATE REVENUES	3,000.00	702.20	0.00	
TAX INCOME				

Sales Tax	4,500.00	3,399.47		
Total TAX INCOME	4,500.00	3,399.47	0.00	
Total Income	118,810.00	86,293.96	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
BAD DEBT				
Bad Debt - Collection Accts	500.00	0.00		
Total BAD DEBT	500.00	0.00	0.00	
CONTRACT SERVICES				
Contract Labor	0.00	0.00		
Vehicle/Vessel Impoundment	0.00	0.00		
Total CONTRACT SERVICES	0.00	0.00	0.00	
FEES / PERMITS / LICENS EXPENSE				
Dues and Subscriptions	25.00	0.00		Internet Security Software
Fees Permits & Licensing Exp	10.00	0.00		Vehicle registration renewals every 2 years
Total FEES / PERMITS / LICENS EXPENSE	35.00	0.00	0.00	
INSURANCE EXPENSE				
AML/Insurance	7,750.00	10,017.13		
Total INSURANCE EXPENSE	7,750.00	10,017.13	0.00	
MATERIALS & SUPPLIES				
Computer/Software	0.00	0.00		Purchased new computer in 2021 and Microsoft Office is paid under dues and subscriptions above.
Furniture & Equipment	250.00	0.00		
Materials & Supplies	10,000.00	7,928.14		Lumber for dock board replacement and connecting pins
Total MATERIALS & SUPPLIES	10,250.00	7,928.14	0.00	
MISCELLANEOUS EXPENSES				
Other Misc. Expenses	250.00	0.00		Misc expenses not covered in other line items. Example: Coffee
Total MISCELLANEOUS EXPENSES	250.00	0.00	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	3,500.00	1,346.96		
Electricity	17,215.00	9,447.86		
Internet Use	1,000.00	799.00		Current rate is \$79.95 per month
Postage and Freight	250.00	2,159.14		
Telephone, Telecommunications	700.00	474.62		Cell phone
Total OPERATING EXPENSES	22,665.00	14,227.58	0.00	

PAYROLL EXPENSES				
H.S.A. Company	0.00	0.00	2,000.00	
Health Insurance	0.00	0.00	10,599.94	
Life Insurance	0.00	0.00	245.44	
Payroll Taxes	9,870.52	4,375.49	3,477.15	
PERS	0.00	0.00	6,276.05	
Worker's Compensation	3,960.00	3,652.33		
PAYROLL EXPENSES - Other	57,055.00	50,583.79	58,659.67	CY27 COLI in Jan
Total PAYROLL EXPENSES	70,885.52	58,611.61	81,258.25	
REPAIR & REPLACEMENT ENTERPRISE				
Harbor Replacement expense	10,875.00	10,492.77	10,000.00	This is 10% of the total revenues from the Harbor income. This is deposited into a savings account dedicated to Harbor Repair and Replacement.
Total REPAIR & REPLACEMENT ENTERPRISE	10,875.00	10,492.77	10,000.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	750.00	620.21		
Equipment Purchase	750.00	0.00		
Equipment Rental Expense	250.00	0.00		
Vehicle Fuel	1,500.00	1,274.70		
Vehicle Repairs and Maintenance	1,200.00	1,190.80		Annual preventative maintenance and unforeseen issues
Total VEHICLE & EQUIPMENT EXPENSES	4,450.00	3,085.71	0.00	
Total Expense	127,660.52	104,362.94	91,258.25	
Net Income	-8,850.52	-18,068.98	-91,258.25	
Subsidized Income From Gen Account			91,258.25	
Total Operating Budget			0.00	

Fire

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
Subsidized Income Gen Account	1,779.75			
MISCELLANEOUS INCOME				
Donation Income	500.00	0.00		
Total MISCELLANEOUS INCOME	500.00	0.00	0.00	
GRANT REVENUES				
ARPA-EMS	35,000.00	35,000.00		ARPA funds Allocated to EMS/Fire per Resolution 22-03-01-03
Total GRANT REVENUES	35,000.00	35,000.00	0.00	
STATE REVENUES				
Community Aide Assistance	10,000.00	15,000.00		This amount depends on the total award for CAA from the State. We don't know this amount yet.
Total STATE REVENUES	10,000.00	15,000.00	0.00	
Total Income	10,500.00	15,000.00	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
FEES/PERMITS/LICENSING EXP				
Dues & Subscriptions	10.00			
Total FEES/PERMITS/LICENSING	10.00	0.00	0.00	
INSURANCE EXPENSE				
AML/Insurance	5,400.00	7,260.20		Fire equipment and building coverage
Total INSURANCE EXPENSE	5,400.00	7,260.20	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	1,000.00	0.00		ARPA Grant Funds to cover.
Total MATERIALS & SUPPLIES	1,000.00	0.00	0.00	
OPERATING EXPENSES				
Building Grounds Maint. Repair	8,956.65	758.36		
Electricity	2,000.00	927.03		
Heating Fuel	700.00	516.15		
Internet	0.00	90.00		
Telephone, Telecommunications	1,300.00	869.42		
Total OPERATING EXPENSES	12,956.65	3,160.96	0.00	

PAYROLL EXPENSES				
Payroll Taxes	337.35	77.85		ARPA Grant Funds
Worker's Compensation	1,746.00	1,944.75		ARPA Grant Funds
PAYROLL EXPENSES - Other	3,750.00	900.00		ARPA Grant Funds
Total PAYROLL EXPENSES	5,833.35	2,922.60	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	5,000.00	0.00		ARPA Grant Funds
Equipment Purchase	10,000.00	0.00		ARPA Grant Funds
Vehicle Fuel	300.00	0.00		
Vehicle Repairs and Maintenance	5,000.00	0.00		ARPA Grant Funds
Total VEHICLE & EQUIPMENT EXPENSES	20,300.00	0.00	0.00	
Total Expense	45,500.00	13,343.76	0.00	
Net Income	-35,000.00	1,656.24	0.00	
Subsidized Income From Gen Account			0.00	
Total Operating Budget			0.00	

EMS

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SUBSIDIZED INCOME	\$ 4,814.30		\$ -	
MISCELLANEOUS INCOME				
Derby Donation Income	1,500.00	0.00		
Donation Income	1,000.00			
Event Income	3,000.00			
Total MISCELLANEOUS INCOME	5,500.00	0.00	0.00	
GRANT REVENUES				
ARPA-EMS	44,773.86	44,773.86		ARPA funds Allocated to EMS/Fire per Resolution 22-03-01-03
Total GRANT REVENUES	44,773.86	44,773.86	0.00	
STATE REVENUES				
Community Aide Assistance	18,500.00	25,000.00		This amount depends on the total award for CAA from the State. We don't know this amount yet.
Total STATE REVENUES	18,500.00	25,000.00	0.00	
Total Income	24,000.00	25,000.00	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	0.00			
Total CONTRACT SERVICES	0.00	0.00	0.00	
FEES / PERMITS / LICENS EXPENSE				
Fees Permits & Licensing Exp	10.00			EMS Coordinator Email - Not being done as Employee this year, so we can save this fee.
Total FEES / PERMITS / LICENS EXPENSE	10.00	0.00	0.00	
INSURANCE EXPENSE				
AML/Insurance	3,800.00	9,761.90		
Total INSURANCE EXPENSE	3,800.00	9,761.90	0.00	
MATERIALS & SUPPLIES				
Materials & Supplies	250.00			
Total MATERIALS & SUPPLIES	250.00	0.00	0.00	
OPERATING EXPENSES				
Bldng. Grnds. Maint & Repair	125.00	191.25		
Electricity	925.00	672.84		

Heating Fuel	150.00	0.00		
Internet	0.00	200.00		D/L Internet 50/50 Fire & EMS
Telephone, Telecommunications	1,250.00			This is split between EMS & Fire
Total OPERATING EXPENSES	2,450.00	1,064.09	0.00	
PAYROLL EXPENSES				
Payroll Taxes	2,000.00	1,745.72		Dispatch is now handled 100% through EMS and no longer done through City Hall.
Worker's Compensation	2,100.00	2,000.09		
PAYROLL EXPENSES - Other	26,600.00	20,475.00		
Total PAYROLL EXPENSES	30,700.00	24,220.81	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	250.00	0.00		
Equipment Purchase/Lease	0.00	0.00		
Vehicle Fuel	1,000.00	586.09		Increased due to increase in fuel prices.
Vehicle Repairs and Maintenance	500.00	0.00		Ambulance maintenance needs
Total VEHICLE & EQUIPMENT EXPENSES	1,750.00	586.09	0.00	
Total Expense	38,960.00	35,632.89	0.00	
Net Income	-14,960.00	-10,632.89	0.00	
Subsidized Income From Gen Account				0.00
Total Operating Budget				0.00

City Council

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
Subsidized Income Gen Account	26,900.00			
MISCELLANEOUS INCOME				
Donation Income	0.00	0.00		Christmas Dinner Donations
Election Income	600.00	400.00		We receive \$100 from the State for each State Election. This is for my time as Absentee Official + Use of City Hall and Davidson Fire Hall for State Elections.
Total MISCELLANEOUS INCOME	600.00	400.00	0.00	
Total Income	600.00	400.00	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
ELECTION EXPENSES				
Election Materials & Supplies	250.00	79.48		Paper, Pens, Sanitary Supplies, Envelopes, Veggie trays for each polling station.
Election Worker Wages	1,600.00	1,220.00		3 election workers for each polling location @ \$20 per hour with 13 hours per Election. 2 Elections held every other year.
Total ELECTION EXPENSES	1,850.00	1,299.48	0.00	
FEES / PERMITS / LICENS EXPENSE				
Dues and Subscriptions	3,200.00	1,630.59		Godaddy Email subscriptions for all councilmembers + Expense for Webex public meeting participation by web/telephone continued.
Total FEES / PERMITS / LICENS EXPENSE	3,200.00	1,630.59	0.00	
MATERIALS & SUPPLIES				
Furniture & Equipment	150.00	0.00		I do not know of any furniture needs for the Council for FY27, but I budgeted a small amount incase.
Materials & Supplies	75.00	79.11		
Total MATERIALS & SUPPLIES	225.00	79.11	0.00	
MISCELLANEOUS EXPENSES				

Donations	3,500.00	477.79		Annual donation to VOCTEC in the amount of \$1500 for FY27 budget and future + \$1000 TB Athletics Dept.
Total MISCELLANEOUS EXPENSES	3,500.00	477.79	0.00	
OPERATING EXPENSES				
Postage and Freight	225.00	10.00		I would like to introduce sending Postcard Noifications of Elections.
Telephone, Telecommunications	0.00	0.00		
Total OPERATING EXPENSES	225.00	10.00	0.00	
PAYROLL EXPENSES				
Payroll Taxes	1,400.00	746.11	1,245.60	
PAYROLL EXPENSES - Other	14,400.00	8,700.00	14,400.00	Councilmembers stipend of \$100 per meeting + Mayor Stipend of \$500 per month
Total PAYROLL EXPENSES	15,800.00	9,446.11	15,645.60	
TRAVEL & TRAINING				
Training	2,600.00	1,589.44		Newly Elected Official Training Perdiem Costs. This is done partially online now using Zoom, however there are costs associated for registering for the class and receiving materials. Budgeted for 1 member to attend in Anchorage. (Registration, Airfare, & Per Diem)
Total TRAVEL & TRAINING	2,600.00	1,589.44	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Purchase	100.00	0.00		Not a used line but leaving a small amount just in case.
Total VEHICLE & EQUIPMENT EXPENSES	100.00	0.00	0.00	
Total Expense	27,500.00	14,532.52	15,645.60	
Net Income	26,900.00	-14,132.52	15,645.60	
Subsidized Income From Gen Account			0.00	
Total Operating Budget			15,645.60	

Administration & Finance

Income	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENTS
SURPLUS INCOME				
Subsidized Income				
FEES & PERMITS INCOME				
Animal Fees	300.00	230.00		
ATV Fees	950.00	975.62		
Fees & Permits	750.00	158.83		
Parking Permit Income	20,000.00	18,136.58		
Senior Tax Cards	1,500.00	927.00		
Total FEES & PERMITS INCOME	23,500.00	20,428.03		
FINES & PENALTIES				
Citations	0.00	0.00		
Finance Charge Income	300.00	578.99		
Total FINES & PENALTIES	300.00	578.99		
INTEREST & INVESTMENT INCOME				
Dividend, Interest (Securities)	1,200.00			
Interest Income	120.00			Income from our investment accounts
Total INTEREST & INVESTMENT INCOME	1,320.00	0.00	0.00	
MISCELLANEOUS INCOME				
Copier/Fax	200.00	91.50		
Misc. Income	20.00	318.84		
Total MISCELLANEOUS INCOME	220.00	410.34	0.00	
RENTALS & LEASE INCOME				
Lease of City Property	35,000.00	27,323.19		
Rental Income	20.00	16.50		
Total RENTALS & LEASE INCOME	35,020.00	27,339.69	0.00	
SALES				
Rock Sales	200.00	0.00		
Surplus Property	30,000.00	700.00		Surplus Sales
Total SALES	30,200.00	700.00	0.00	
SERVICE CHARGES				
Notary/Lamination	350.00	127.69		

Public Records	100.00	0.00		
Passport Services	350.00	181.61		
Reconnection of Services	1,000.00	396.00		
Total SERVICE CHARGES	1,800.00	396.00	0.00	
STATE REVENUES				
Community Aide Assistance	4,000.00	5,535.33		This is an unknown amount at this time.
Payment in Lieu of Taxes	145,000.00	181,635.99		We do not know what is anticipated for PILT because the State has not adopted their budget yet.
Total STATE REVENUES	149,000.00	187,171.32	0.00	
TAX INCOME				
Sales Tax	550,000.00	491,353.29		
Total TAX INCOME	550,000.00	491,353.29	0.00	
Total Income	791,360.00	728,377.66	0.00	

Expense	FY26 Budget	Jul 1, '24 - March 31, 2026	FY27 Proposed Budget	COMMENT
CONTRACT SERVICES				
Contract Labor	7,500.00			
Legal Services	5,000.00	5,790.00		
Total CONTRACT SERVICES	12,500.00	5,790.00	0.00	
FEES / PERMITS / LICENS EXPENSE				
Advertising and Promotion	500.00	433.44		Advertising needs would only be for when we publish in the Island Post for RFP's, or other notices.
Bank Service Charges	200.00	172.50		
Credit Card Merchant Fees	5,350.00	1,532.07		
Dues and Subscriptions	6,800.00	4,740.72		Adobe Acrobat, On-the-clock time payroll timekeeping, AML Membership Dues, AAMC Membership dues.
Fees Permits & Licensing Exp	5,500.00	2,178.42		Alaska Municipal Clerk Membership, Notary Renewals.

Total FEES / PERMITS / LICENS EXPENSE	18,350.00	9,057.15	0.00	
INSURANCE EXPENSE				
AML/Insurance	28,000.00	36,103.75		AML Increased all of our coverage
Total INSURANCE EXPENSE	28,000.00	36,103.75	0.00	
MATERIALS & SUPPLIES				
Computer/Software	3,000.00	62.00		
Furniture & Equipment	1,000.00	32.99		
Materials & Supplies	6,000.00	2,184.28		
Total MATERIALS & SUPPLIES	10,000.00	2,279.27	0.00	
OPERATING EXPENSES				
Bldg/Grnd Maint Repair	4,000.00	1,519.21		
Electricity	4,500.00	4,004.27		
Heating Fuel	7,500.00	5,045.24		
Internet Use	2,300.00	1,590.00		
Postage and Freight	2,500.00	1,281.17		
Records Maintenance	500.00	0.00		Time, materials & supplies, filing, scanning, policy updates & archiving of City Records
Telephone, Telecommunications	5,000.00	3,961.05		City phones, Long distance & Admin Cells
Total OPERATING EXPENSES	26,300.00	17,400.94	0.00	
PAYROLL EXPENSES				
H.S.A. Company	6,000.00	4,377.68	6,000.00	HSA added per Resolution 23-07-08-02
Health Insurance	45,148.51	33,166.60	45,148.51	Switched to Aetna (per Resolution 23-07-08-02).
Life Insurance	490.88	185.03	490.88	
Payroll Taxes	8,811.98	7,047.03	7,822.57	
PERS	55,510.62	40,984.67	46,626.14	
Worker's Compensation	1,260.00	2,324.21		AML RENEWAL
PAYROLL EXPENSES - Wages	298,802.38	246,150.18	197,621.08	COLI increases for 2027 Wage Scale
Total PAYROLL EXPENSES	416,024.37	334,235.40	303,709.18	
TRAVEL & TRAINING				

Conference, Convention, Meeting	3,200.00			Clerk Conference December, SE Conference, PNW Clerks Training in Tacoma
Mileage Reimbursement	120.00			
Per Diem	1,500.00			
Travel	3,500.00			
Total TRAVEL & TRAINING	8,320.00	0.00	0.00	
VEHICLE & EQUIPMENT EXPENSES				
Equipment Maint & Repair	1,500.00	269.13		Boiler repairs are needed annually, would like to do printer maintenance on copier.
Equipment Purchase	1,500.00	0.00		Would like a small budget for equipment replacement as necessary
Vehicle Fuel	300.00	135.78		reduction in fuel needs for Admin.
Vehicle Maintenance & Repairs	250.00	41.71		oil change and tune up necessary
Total VEHICLE & EQUIPMENT EXPENSES	3,550.00		0.00	
Total Expense	523,044.37	404,866.51	303,709.18	
Net Income	268,315.63	323,511.15	-303,709.18	



**CITY OF THORNE BAY
RESOLUTION 26-04-021-03**

A RESOLUTION OF THE CITY COUNCIL OF THORNE BAY, ALASKA, UPDATING THE AUTHORIZED SIGNERS ON THE CITY OF THORNE BAY MERCHANT ACCOUNT WITH FIRST DATA

WHEREAS, the City Council is the governing body of Thorne Bay, Alaska; and

WHEREAS, the account signer has not been updated since February 2014; and

WHEREAS, Caitlyn Sawyer as appointed City Clerk/Treasurer in January 2023 and should have been named the new account signer, and the previous City Clerk Teri Feibel should have been removed; and

WHEREAS, the City of Thorne Bay has opened a new checking account with Tongass Federal Credit Union; and

WHEREAS, the City Council sees the need of the City to update the authorized signers for the City's First Data credit card merchant account by adopting the following amendments:

- 1.) Addition of Authorized Signer:
 - a. Caitlyn Sawyer, City Clerk/Treasurer
- 2.) Removal of Authorized Signer:
 - a. Teri Feibel

NOW, THEREFORE BE IT RESOLVED that the City Council for the City of Thorne Bay hereby approves the following named as account signers for the City of Thorne Bay's First Data account:

- Caitlyn Sawyer, City Clerk/Treasurer

PASSED AND APPROVED on 21st day of April, 2026

ATTEST:

Caitlyn Sawyer, City Clerk

Timber Pesterfield, Mayor Pro-Tem