

Dunes City Council ~ Regular Session



September 18, 2024 ~ 6:00 pm

The meeting will adjourn not later than 9:00 pm. If agenda items are not completed, they will be addressed at the next scheduled meeting.

AGENDA

1. **Call to Order**..... Mayor Ed McGuire
2. **Roll Call** City Administrator
3. **Pledge of Allegiance to the Flag**..... Mayor Ed McGuire
4. **Consideration of the Agenda**..... **Action Item**
5. **Consideration of the Consent Agenda**..... **Action Item**

All items listed here are considered to be routine by the Dunes City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered.

- A. Minutes of the August 21, 2024 City Council Regular Session
- B. Minutes of the September 4, 2024 City Council Work Session
- C. Bills of the Session from August 10, 2024 to September 10, 2024
- D. Receipts of the Session from August 10, 2024 to September 10, 2024
- E. Profit and Loss by Class from August 10, 2024 to September 10, 2024

6. **Announcements / Correspondence**

- A. Holidays – keep meetings according to the calendar?
- B. Central Lincoln PUD
- C. Newsletter Ideas
- D. Codification

7. **Citizen Input on Items Not Discussed in Public Hearing**

*The public comment period is an essential part of local government meetings. Each person has **three** minutes to speak. Our governing body takes the input into consideration. However, in observance of Oregon open meeting laws, this isn't the time for dialogue, but rather a time for us to **listen** to you. Our City Administrator is taking notes of action, as needed.*

8. **Reports**

- A. Mayor's Report..... Mayor Ed McGuire
- B. Water Quality Report Susan Snow
- D. Road Reports City Administrator
- E. Permit Report..... Pam Palmer

9. **New Business**

- A. Fee Schedule for Short-Term Rentals..... Discussion/**Action Item**
- B. Audit Proposal..... Discussion/**Action Item**

Dunes City Hall is accessible to the disabled. If special accommodations are needed, please contact the City Recorder at 541-997-3338 at least 48 hours in advance of the meeting so that appropriate assistance may be arranged.

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82877 Spruce St • www.dunescity.com

- C. Meetings Discussion/**Action Item**
- 10. Old Business**
 - A. Septic Inspections..... Discussion/**Action Item**
 - B. Sign Contest..... Discussion/**Action Item**
 - C. Survey..... Discussion/**Action Item**
 - D. Soil Erosion and Control Plan..... Discussion/**Action Item**
- 12. Executive Session – None**
- 13. For the Good of the Order**
- 14. Adjournment**

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Dunes City Council ~ Regular Session Meeting Minutes Draft



These proceedings of the Dunes City Council were recorded and are on File at Dunes City Hall. Upon approval by the City Council, these minutes will be available online at www.dunescityhall.com.

August 21, 2024 ~ 6:00 p.m.

1. Call to Order

Mayor Ed McGuire called the Wednesday, August 21st meeting to order at 6:02 pm

2. Roll Call

Present: Mayor Ed McGuire, Council President Susan Snow, Councilor Tom Mallen, Councilor Joe Giammona, Councilor Chris Clemons, Councilor Richard Olson, and Councilor Melissa Stinson via telephone.

3. Pledge of Allegiance

4. Consideration of the Agenda

City Administrator, Lila Timmons, asked to continue New Business, Item B, Ordinance 270 Correcting Scrivener's Error Contained in Ordinance 231-A to a future meeting. Council President Susan Snow made a motion to approve the amended agenda. Councilor Tom Mallen seconded the motion. The motion passed unanimously.

5. Consideration of the Consent Agenda

Council President Susan Snow made a motion to approve the consent agenda. Councilor Chris Clemons seconded the motion. The motion passed unanimously.

6. Announcements / Correspondence

A. Next City Council Public Event

After much discussion, the topic was tabled for a future discussion.

B. Oregon Planning Procedures in Planning in Oregon classes

City Administrator, Lila Timmons, stated that the classes will be in Woodburn in November. Mayor Ed McGuire stated that there is a fee to take the classes but sponsorships are available.

C. Hyak Franchise

City Administrator, Lila Timmons, stated that the Hyak agreement has been signed but there was a minor change. She further stated that the person we were working with has changed their position from CEO to Manager.

7. Citizen Input

Mayor Ed McGuire asked if there were any citizens that wanted to talk about any issues not on the agenda.

Citizen Geneva Jackson stated she would wait to read her letter until the agenda item was discussed.

Citizen Jeanne Jackson asked why citizens were so limited on what they could discuss.

8. Reports

A. Mayor's Report

There was no report.

B. Water Quality Report

Council President Susan Snow stated that some algae had been reported about 10 days prior, it had been watched and has since disappeared.

C. Permit Report

Mayor Ed McGuire stated that the permit report was in the packet and asked if there was anything to discuss.

9. New Business

A. Resolution Series 2024, No. 8 Establishing Fees and Charges for Collection Services Added to Unpaid Invoices

City Administrator, Lila Timmons, stated that the staff process was to send out past due notices every 30 days and at 90 days, any unpaid invoices would be sent to the Collection Agency. Mayor Ed McGuire stated that those invoices sent to collections would have a 20% fee added and if any legal proceedings took place, the invoice would have a 25% fee added.

Councilor Joe Giammona asked how the 90 days was determined. City Administrator, Lila Timmons, stated that this was a new process that the staff has currently been using.

Councilor Melissa Stinson asked what the current due date is being invoiced. Staff member, Becky Rozier, stated that invoices have a net 20 due date.

Councilor Tom Mallen made a motion to adopt Resolution Series 2024, No.8.

Council President Susan Snow seconded the motion.

The motion passed unanimously.

Mayor Ed McGuire asked if there were any questions or comments by the audience.

B. Ordinance 270 Correcting Scrivener's Error Contained in Ordinance 231-A Continued until another meeting.

C. Ordinance No. 256-B Short-Term Rentals

Mayor Ed McGuire read from the script.

Mayor Ed McGuire asked if there were any questions from the Councilors.

Mayor Ed McGuire asked if there were any comments from the audience.

Citizen Jeanne Jackson stated that she still had concerns regarding Short-Term Rentals.

Mayor Ed McGuire asked if there any questions regarding the language in the Ordinance.

Councilor Tom Mallen made a motion to read the Ordinance by Title Only.

Councilor Chris Clemons seconded the motion.

Councilor Melissa Stinson abstained. The rest of the City Council voted Aye.

Mayor Ed McGuire asked the Councilors if any of them had a conflict of interest.

Each Councilor stated they did not have a conflict of interest.

Councilor Chris Clemons made a motion to adopt Ordinance No. 256-B Short-Term Rentals as presented.

Councilor Tom Mallen seconded the motion.

Councilor Melissa Stinson abstained. The rest of the City Council voted Aye.

Mayor Ed McGuire stated that the Ordinance has been adopted and will take effect immediately.

D. Resolution Series 2024, No.9 Purchasing Policy

Mayor Ed McGuire stated that this is a model ordinance by the League of Oregon Cities.

Mayor Ed McGuire stated that on page 11 under Authority of City Administrator, the City Council needs to decide the threshold in which the City Administrator can make purchases for goods and services, etc. He further stated that the model ordinance has \$100,000. The City Council decided on \$25,000.

Mayor Ed McGuire talked about the number on 3e which is currently \$7500. The City Council decided that any purchases with City employees are to be approved by the City Council.

Mayor Ed McGuire moved on to the Small Procurements section and discussed the allowance of verbal quotes. The City Council decided to delete the verbal quotes verbiage on all sections. They further discussed the dollar amount and changed it to \$2,500.

Mayor Ed McGuire discussed Requests for Qualifications, and Direct Negotiations and no changes were made.

Mayor Ed McGuire discussed the Surplus Property section. Councilor Joe Giammona stated that a policy should be written on how the staff should make a record of value and disposal.

Councilor Joe Giammona made a motion to approve the purchasing policy as amended. Council President Susan Snow seconded the motion. The motion passed unanimously.

E. Claycomb

Mayor Ed McGuire stated that in the Councilor's packet is the Code Enforcement Ordinance for reference. He further stated that on page 5 discusses Abatement and Correction. Mayor Ed McGuire asked if the City Council wanted to move forward with the Soil and Erosion Control Plan. Mayor Ed McGuire stated that the Council will be adopting FEMA Floodplain Management Plan that will impact this property in the future. Councilor Joe Giammona stated that he felt that the City should move forward with the Soil and Erosion Control Plan.

Mayor Ed McGuire stated that the staff needed to inform Mr. Claycomb that his appeal period has expired regarding the new Code Enforcement order. The Council decided that the fine is to be \$500/day from August 15th until this is rectified since each day is a separate offense and the previous order will be sent to collections as of August 31, 2024. The City Council wanted Staff to ask Ross if there is a maximum amount or a certain number of days allowed for the second offense at \$500/day. Mayor Ed McGuire asked the citizens if they had any comments or questions.

F. Audit Proposal

Mayor Ed McGuire stated in the Councilor's packet, there is a proposal for a new auditor. He further stated that the current auditor is no longer able to help us. Councilor Joe Giammona stated that the amount seems larger than expected and would reach out to some other options.

Mayor Ed McGuire stated that this will be continued until another meeting.

Mayor Ed McGuire asked the citizens if they had any comments or questions.

Citizen Geneva Jackson stated that the Budget Committee has not met for a while.

Mayor Ed McGuire stated that the Budget Committee starts again in the spring for the new budget 2025-2026.

G. Chet's Trail and/or Rebekah's Trail

Mayor Ed McGuire stated that the Council should decide if the trail is something that should be continued.

Councilor Joe Giammona asked if the purpose of the trail was for an evacuation route, or for another reason.

Mayor Ed McGuire stated that there was a trail established in the 1900's. He further stated that the reason for the trail is to be determined.

Councilor Rich Olson stated that we should sell the property if Dunes City will not continue with the trail.

Citizen Geneva Jackson stated she had written a letter in regards to the trail for the record.

Citizen Jeanne Jackson stated that she had written a letter months ago. She further stated that the trail has been blocked off and asked who had blocked it off. Mayor Ed McGuire stated that the fences are on private property.

Councilor Melissa Stinson asked if a site visit is prudent or add it to a work session.

Council President stated that this issue has been brought before the public in the past.

The Council decided that they will not take any further action at this point and the trail should no longer be on the budget.

H. **Review of Ordinance 228 Regarding Septic System**

Mayor Ed McGuire stated it is a valid Ordinance and that citizens must inspect their septic system on a schedule determined by the inspector and not automatically every 5 years. He further instructed staff to amend any correspondence to citizens regarding septic inspections.

Mayor Ed McGuire stated that there were citizens that have never had their septic inspected and that the City Council will have to take action on those properties. The list of those will be evaluated at the next meeting.

Councilor Tom Mallen stated that the inspection every five years is a guideline and was the average time for a three bedroom, two bath home that is being lived in full-time.

Mayor Ed McGuire asked the citizens if they had any comments or questions.

10. Old Business

A. **Sign Contest**

Mayor Ed McGuire stated that the sign contest ends 8/29/2024 and that a few entries have been received.

B. **Survey**

Mayor Ed McGuire stated that the question about unincorporating Dunes City was added to the survey. He further stated that he did not have an argument against but listed pros and cons.

Mayor Ed McGuire stated that the survey will be distributed via a post card to all residents and posted on the new website.

Councilor Joe Giammona asked if the results will be discussed at a City Council meeting. Mayor Ed McGuire confirmed that all results will be discussed at a City Council meeting.

Councilor Tom Mallen asked when this will take place.

City Administrator Lila Timmons stated that the postcards will be sent out through the mail routes the first week of September. She further stated that the website should be live that week as well.

Citizen Geneva Jackson stated that she was not informed about writing an argument against. Mayor Ed McGuire stated that she still had time to write up an argument.

11. Executive Session

There were none.

12. For the Good of the Order

Councilor Rich Olson stated that there was only one working motor on the dam as we get ready for winter. Mayor Ed McGuire stated that the state has sent violations to the dam operators. Mayor Ed McGuire stated that staff will follow up with the State Water Master.

13. Adjournment

Council President Susan Snow made a motion to adjourn the meeting.

Councilor Chris Clemons seconded the motion.
The motion passed unanimously.

Mayor Ed McGuire adjourned the meeting at 8:28 pm.

APPROVED BY THE DUNES CITY COUNCIL ON THE 18th OF SEPTEMBER, 2024.

Ed McGuire, Mayor

ATTEST:

Lila Timmons, City Administrator

Dunes City Council ~ Work Session Meeting Minutes

These proceedings of the Dunes City Council were recorded and are on File at Dunes City Hall. Upon approval by the City Council, these minutes will be available online at www.dunescity.gov.



September 4, 2024 - 6:00 p.m.

1. Call to Order

Mayor Ed McGuire called the Wednesday September 4th meeting to order at 6:00 pm.

2. Roll Call

Present: Mayor Ed McGuire, Council President Susan Snow, Councilor Melissa Stinson, Councilor Joe Giammona, Councilor Chris Clemons and Councilor Richard Olson. Councilor Rich Olson left at 6:15 pm.

Absent and excused: Councilor Tom Mallen

3. Pledge of Allegiance

4. Consideration of the Agenda

Councilor Susan Snow requested the addition of the Pledge of Allegiance to the Agenda. All councilors agreed.

Mayor Ed McGuire requested the addition of the Public Comment section to the agenda. All councilors agreed.

Councilor Melissa Stinson made a motion to approve the amended Agenda.

Council President Susan Snow seconded the motion.

The motion passed unanimously.

Citizen Jeanne Jackson expressed confusion as to the public comments section of the agenda and asked for clarification.

5. Announcements / Correspondence

There were none.

6. Old Business

A. Short-Term Rental Fees

Councilor Rich Olson asked for clarification of the two different options presented.

Councilor Joe Giammona and Councilor Susan Snow explained the two options.

Councilor Joe Giammona expressed concern with Option 2 and paying for a Code Enforcement Officer.

Councilor Susan Snow stated that with Option 2, the fees will be collected upfront instead of trying to collect the 5% on a monthly basis.

Mayor Ed McGuire stated that Short-Term Rentals are obligated to pay room tax to the state with each rental and therefore the rental rate is reported. He further stated that the state could also collect the city fee for an additional fee.

Councilor Chris Clemons expressed support for Option 1.

Council President Susan Snow felt that the 5% monthly fee based on rentals is too high and that Option 2 could cover a Code Enforcement Officer.

Councilor Melissa Stinson asked if any Councilors having a Short-Term Rental(s) should be involved in a vote.

Mayor Ed McGuire asked City Administrator, Lila Timmons, to send the City Attorney information to each Councilor to each personally ask the question about conflict of interest.

Council President Susan Snow stated that she agreed with Option 1 except for the 5% and Option 2 replaces that.

Citizen James Silke felt that if the City does an upfront fee, it should be ready to process refunds. He further stated that Lane County operates similar to Option 1. He then asked about the number of complaints and the City's procedure to validate complaints.

Citizen Amber Clemons asked if the City knew the average time Short-Term Rentals are filled for the year. Councilor Joe Giammona stated that he used 48% and felt that number was conservative. Citizen Amber Clemons further stated that she liked Option 1.

Citizen Jeanne Jackson asked why Short-Term Rentals were getting away from having to have a commercial business license. She further stated that she felt Short-Term Rentals were driving up home prices.

B. Dunes City Sign

Council President Susan Snow asked the Councilors how they felt about the sign entry submissions. Councilor Joe Giammona stated that he did not like any of the entries.

Councilor Melissa Stinson stated that she liked the simplicity of one of the designs but did not like the verbiage on the sign. She further stated that the designs with colors might fade or be ruined by weather.

Councilor Chris Clemons stated that he preferred the "park sign" but wanted to add some simple lines for trees.

Council President Susan Snow stated that she was concerned about maintenance of the sign and was concerned with all the colors in the more artistic sign entries.

Council President Susan Snow asked if there was anything else that could be added to the sign.

Councilor Joe Giammona asked what the City stood for and that we wanted to have a sign that represents the City.

Councilor Melissa Stinson asked where the signs were proposed to be placed.

The Councilors decided to place one sign at each end of Dunes City on Highway 101. Citizen Geneva Jackson stated that she did not like the design with the ATV. Citizen Jeanne Jackson stated that she did not like the design with the ATV as well. Citizen Amber Clemons stated that she would submit a design. Councilor Joe Giammona stated that he liked the verbiage “Explore, Relax, Play”. The Councilors decided to open the sign contest back up for other sign submittals with the simpler design.

7. New Business

A. Possible Update to Ordinance 231-A

Mayor Ed McGuire stated that the Ordinance talks about diverting water from Woahink Lake only and not the whole watershed.

City Administrator, Lila Timmons, stated that the Ordinance also required the Dunes City water rights to be recorded with the Lane County recorder which has never been done.

Mayor Ed McGuire stated that he did not recommend this process and felt the Transfer of Ownership section should be removed.

City Administrator, Lila Timmons, stated that there was another question on page 6 in the first sentence of section A where it says a penalty “is” and wondered if it should state “shall” instead.

City Administrator, Lila Timmons, questioned whether or not Fish Screens should be included in the Ordinance. Mayor Ed McGuire stated that anyone that is connected to a Dunes City Water Right or now applies for a State Water Right is required to install a fish screen by the State.

Councilor Melissa Stinson asked how does the City know the appropriate fish screen to be installed.

Councilor Joe Giammona stated that there are residents that have not installed a fish screen.

8. For the Good of the Order

There were none.

9. Adjournment

Councilor Melissa Stinson made a motion to adjourn. Councilor Chris Clemons seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:06 p.m.

APPROVED BY THE DUNES CITY COUNCIL ON THE 18TH OF SEPTEMBER, 2024.

Ed McGuire, Mayor

Lila Timmons, City Administrator

Dunes City Expense by Vendor for Bills of the Session (Mat'ls. & Serv.) August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Original Amount	Paid Amount
Campbell Productions							
Bill	09/04/2024	1216	Campbell Prod...	August V...	41 G...	390.00	390.00
Total Campbell Productions							390.00
Central Lincoln PUD							
Bill	09/04/2024	82320...	Central Lincoln ...		43 St...	2,142.85	2,142.85
Bill	09/04/2024	Com...	Central Lincoln ...		45 M...	95.45	95.45
Bill	09/04/2024	82878	Central Lincoln ...		45 M...	35.25	35.25
Total Central Lincoln PUD							2,273.55
Charter Business							
Bill	09/09/2024	17663...	Charter Business	August 2...	42 B...	282.53	282.53
Total Charter Business							282.53
Charter Spectrum Business							
Bill	08/15/2024	17663...	Charter Spectr...	July Spe...	42 B...	282.53	282.53
Total Charter Spectrum Business							282.53
Country Media, Inc.							
Bill	09/09/2024	398645	Country Media, ...		41 G...	131.72	131.72
Total Country Media, Inc.							131.72
County Transfer & Recycling							
Bill	09/09/2024	10214...	County Transfe...	8/01/24-8...	43 St...	33.99	33.99
Total County Transfer & Recycling							33.99
Holloway & Associates LLC CPA's							
Bill	08/15/2024	9162	Holloway & Ass...	June Pay...	41 G...	145.00	145.00
Bill	08/15/2024	9206	Holloway & Ass...	July 202...	41 G...	325.00	325.00
Total Holloway & Associates LLC CPA's							470.00
Local Government Law Group							
Bill	09/09/2024	08312...	Local Governm...	August	43 St...	1,850.00	1,850.00
Total Local Government Law Group							1,850.00
Northwest Code Professionals							
Bill	08/15/2024	5167	Northwest Cod...	July Insp...	42 B...	1,638.26	1,638.26
Bill	09/09/2024	5205	Northwest Cod...	August P...	42 B...	8,558.57	8,558.57
Total Northwest Code Professionals							10,196.83
Oregon Labor Law Poster Service							
Bill	09/04/2024	2025-...	Oregon Labor L...	2025 Lab...	41 G...	99.50	99.50
Total Oregon Labor Law Poster Service							99.50
Pacific Office Automation							
Bill	09/04/2024	50309...	Pacific Office ...	Copier fo...	42 B...	593.00	593.00
Total Pacific Office Automation							593.00
Tidy UP Florence							
Bill	09/04/2024	504875	Tidy UP Florence	July Clea...	41 G...	480.00	480.00
Bill	09/04/2024	504878	Tidy UP Florence	August C...	41 G...	260.00	260.00
Total Tidy UP Florence							740.00
Trident Home Maintenance							
Bill	08/21/2024	1169	Trident Home ...		41 G...	520.00	520.00
Total Trident Home Maintenance							520.00

3:05 PM

09/10/24

Cash Basis

Dunes City

Expense by Vendor for Bills of the Session (Mat'ls. & Serv.)

August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Original Amount	Paid Amount
True Value Florence Coastal Hardware							
Bill	09/09/2024	11620/1	True Value Flor...	Fixed Fla...	41 G...	88.05	88.05
Total True Value Florence Coastal Hardware							88.05
TOTAL							17,951.70

Dunes City

Income by Fund for Receipts of the Session

August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Paid Amount
Ordinary Income/Expense						
Income						
40000 · Fund Revenue						
41000 · General Fund Revenue						
41107 · Business License Fees						
Sales R...	08/14/2024	DCBL-n...	Select Plumbin...	2024-2025 B...	41 Gener...	85.00
Sales R...	08/15/2024	DCBL0...	Home Comfort	Business Lic...	41 Gener...	85.00
Sales R...	08/19/2024	DCBL081	Carter Brothers ...	Business Re...	41 Gener...	85.00
Sales R...	08/19/2024	DCBL0...	Elkhorn Electric...	Business Lic...	41 Gener...	85.00
Sales R...	08/26/2024	DCBL0...	Jeff Metzler Plu...	Business Lic...	41 Gener...	85.00
Sales R...	08/26/2024	DCBL0...	Oregon Water ...	Business Lic...	41 Gener...	85.00
Sales R...	08/29/2024	DCBL0...	Zolezzi Insuran...	Business Lic...	41 Gener...	85.00
Sales R...	08/30/2024	DCBL0...	West Coast De...	Business Re...	41 Gener...	85.00
Sales R...	09/03/2024	Septic	Galaxy Stone ...	Business Lic...	41 Gener...	85.00
Sales R...	09/09/2024	DCBL0...	Knife River Mat...	Business Lic...	41 Gener...	85.00
Total 41107 · Business License Fees						850.00
41115 · Cigarette Tax						
Sales R...	08/19/2024	July Cig...	State Of Oregon	July 2024	41 Gener...	72.82
Total 41115 · Cigarette Tax						72.82
41145 · Lien Search Fees						
Sales R...	08/12/2024	719341...	First American ...	5339 Plutos ...	41 Gener...	25.00
Sales R...	08/15/2024	719341...	First American ...	19-12-11-40-...	41 Gener...	25.00
Sales R...	08/26/2024	719941...	First American ...	53595 Jense...	41 Gener...	25.00
Sales R...	08/26/2024	719941...	First American ...	5416 Buckski...	41 Gener...	25.00
Sales R...	08/26/2024	719941...	First American ...	19-12-13-00-...	41 Gener...	25.00
Sales R...	08/26/2024	719941...	First American ...	5346 Buckski...	41 Gener...	25.00
Invoice	08/29/2024	5594	Cascade Escro...	5594 Chittum...	41 Gener...	25.00
Sales R...	09/03/2024	602224...	Fidelity National...	5391 Buckski...	41 Gener...	25.00
Sales R...	09/09/2024	719341...	First American ...	4801 Dier W...	41 Gener...	25.00
Total 41145 · Lien Search Fees						225.00
41155 · Miscellaneous						
Sales R...	08/20/2024	Closure	City Of Dunes ...	Umpqua Acc...	41 Gener...	96,516.22
Sales R...	08/26/2024	Closure	Elan Financial ...	US Bank Clo...	41 Gener...	119.51
Total 41155 · Miscellaneous						96,635.73
41175 · PUD Franchise						
Sales R...	08/12/2024	Franchise	Central Lincoln	July 2024	41 Gener...	5,066.15
Sales R...	08/19/2024	6000191	Charter Commu...	Charter Com...	41 Gener...	6,488.54
Total 41175 · PUD Franchise						11,554.69
41180 · Septic Admin Fees						
Sales R...	08/13/2024	SteveM	Chuck's Plumbi...	84131 Clear ...	41 Gener...	200.00
Sales R...	08/15/2024	84226	West Lane Plu...	84226 Clear ...	41 Gener...	50.00
Sales R...	08/26/2024	8212024	Wally's Septic T...	Pre-pay septi...	41 Gener...	250.00
Sales R...	08/26/2024	Septic	Chuck's Plumbi...	5410 Leavitt Lp	41 Gener...	50.00
Sales R...	08/29/2024	08192024	Brown Trout Pu...	5619 Canary ...	41 Gener...	50.00
Sales R...	09/09/2024	4060	Wally's Septic T...	Wally's Pre-p...	41 Gener...	500.00
Total 41180 · Septic Admin Fees						1,100.00
41000 · General Fund Revenue - Other						
Sales R...	08/30/2024	24-STR-3	Nash, Daniel & ...	5441 Huckle...	41 Gener...	500.00
Sales R...	08/30/2024	24-STR-4	LNM Capital Pa...	83750 Rio Dr...	41 Gener...	500.00
Sales R...	09/03/2024	5111	Walters, Alcinda	5111 Ford W...	41 Gener...	500.00
Sales R...	09/04/2024	24-STR-2	Silke, James	5404 Buckski...	41 Gener...	500.00
Sales R...	09/04/2024	24-STR-1	Thomas, Jeff E...	83179 Clear ...	41 Gener...	500.00
Sales R...	09/05/2024	83627	Booze, Dustin	83627 Highw...	41 Gener...	500.00
Sales R...	09/09/2024	5044	Newlane Associ...	5044 Ford W...	41 Gener...	500.00
Total 41000 · General Fund Revenue - Other						3,500.00
Total 41000 · General Fund Revenue						113,938.24

Dunes City Income by Fund for Receipts of the Session August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Paid Amount
42000 · Building Codes Fund Revenue						
42104 · Building Surcharge						
Sales R...	08/12/2024	2024-6--E	Lighthouse Elec...	84135 Clear ...	42 Buildi...	25.00
Sales R...	08/29/2024	2024-63...	Barberick, Willi...	5580 Huckle...	42 Buildi...	27.65
Sales R...	08/29/2024	2024-64...	Midgleys	5189 Boy Sc...	42 Buildi...	25.00
Sales R...	09/05/2024	2024-65...	Lighthouse Elec...	84290 Alder ...	42 Buildi...	25.00
Total 42104 · Building Surcharge						102.65
42115 · Electrical fees						
Sales R...	08/12/2024	2024-6--E	Lighthouse Elec...	84135 Clear ...	42 Buildi...	220.00
Sales R...	09/05/2024	2024-65...	Lighthouse Elec...	84290 Alder ...	42 Buildi...	120.00
Total 42115 · Electrical fees						340.00
42140 · Mechanical Fees						
Sales R...	08/29/2024	2024-64...	Midgleys	5189 Boy Sc...	42 Buildi...	90.00
Total 42140 · Mechanical Fees						90.00
42145 · Plan Check/Review Fees						
Sales R...	08/29/2024	2024-63...	Barberick, Willi...	5580 Huckle...	42 Buildi...	256.75
Total 42145 · Plan Check/Review Fees						256.75
42150 · Planning Fee & LUCS						
Sales R...	08/29/2024	2024-63...	Barberick, Willi...	5580 Huckle...	42 Buildi...	100.00
Total 42150 · Planning Fee & LUCS						100.00
42165 · State Surcharge Fees						
Sales R...	08/12/2024	2024-6--E	Lighthouse Elec...	84135 Clear ...	42 Buildi...	26.40
Sales R...	08/29/2024	2024-63...	Barberick, Willi...	5580 Huckle...	42 Buildi...	47.40
Sales R...	08/29/2024	2024-64...	Midgleys	5189 Boy Sc...	42 Buildi...	10.80
Sales R...	09/05/2024	2024-65...	Lighthouse Elec...	84290 Alder ...	42 Buildi...	14.40
Total 42165 · State Surcharge Fees						99.00
42175 · Structural Fees & Demolition						
Sales R...	08/29/2024	2024-63...	Barberick, Willi...	5580 Huckle...	42 Buildi...	395.00
Total 42175 · Structural Fees & Demolition						395.00
Total 42000 · Building Codes Fund Revenue						1,383.40
43000 · State Street Fund Revenue						
43115 · State Hwy Apportionment						
Sales R...	08/19/2024	Apport	ODOT Apportio...	August 8/15/...	43 Street...	9,106.18
Total 43115 · State Hwy Apportionment						9,106.18
Total 43000 · State Street Fund Revenue						9,106.18
46000 · Water Right Fund Revenue						
46104 · Fish Screens						
Invoice	08/12/2024	343288	Dalbeck, Wilard...	Purchase of ...	46 Water...	121.75
Invoice	08/12/2024	343288	Dalbeck, Wilard...	Installation of...	46 Water...	131.62
Invoice	08/15/2024	FS 103	Poole, Leslie & ...	Fish screen p...	46 Water...	150.00
Invoice	08/19/2024	FS 104	McManus, Gerald	Fish Screen ...	46 Water...	150.00
Invoice	08/19/2024	335536	Robbers, Brian A.	Fish Screen ...	46 Water...	88.90
Invoice	08/19/2024	335536	Robbers, Brian A.	Diver fish scr...	46 Water...	48.05
Invoice	08/22/2024	335389	Jensen, Larry &...	Purchase of ...	46 Water...	114.43
Invoice	08/22/2024	335389	Jensen, Larry &...	Diver for inst...	46 Water...	123.71
Total 46104 · Fish Screens						928.46

Dunes City

Income by Fund for Receipts of the Session

August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Paid Amount
46105 - Administrative Fees						
Invoice	08/12/2024	343288	Dalbeck, Wilard...	2022-2023 W...	46 Water...	65.82
Invoice	08/12/2024	2024-25...	Briggs, Richard ...	2023-2024 W...	46 Water...	50.00
Invoice	08/12/2024	2024-25...	Briggs, Richard ...	2024-2025 W...	46 Water...	50.00
Invoice	08/12/2024	2024-25...	Collins Family T...	2023-2024 W...	46 Water...	50.00
Invoice	08/12/2024	2024-25...	Collins Family T...	2024-2025 W...	46 Water...	50.00
Invoice	08/12/2024	343288	Dalbeck, Wilard...	2024-2025 W...	46 Water...	65.81
Invoice	08/12/2024	5686	Marion, Patricia	2023-2024 W...	46 Water...	100.00
Invoice	08/12/2024	5686	Marion, Patricia	2024-2025 W...	46 Water...	100.00
Invoice	08/12/2024	5709	Robbers, Brian A.	2023-2024 W...	46 Water...	100.00
Invoice	08/12/2024	5709	Robbers, Brian A.	2024-2025 ...	46 Water...	100.00
Invoice	08/12/2024	06302	Cockerham, Ste...	2024-2025 W...	46 Water...	100.00
Invoice	08/15/2024	2020-21...	King Living Trust	2020-2021 W...	46 Water...	100.00
Invoice	08/15/2024	335407	Poole, Leslie & ...	2022-2023 A...	46 Water...	100.00
Invoice	08/15/2024	335407	Poole, Leslie & ...	2023-2024 W...	46 Water...	100.00
Invoice	08/15/2024	335407	Poole, Leslie & ...	2024-2025 W...	46 Water...	100.00
Invoice	08/19/2024	335426	Meyer, William ...	2022-2023 A...	46 Water...	100.00
Invoice	08/19/2024	335460	Topps, Lisa & C...	2022-2023 A...	46 Water...	100.00
Invoice	08/19/2024	335516	McManus, Gerald	2022-2023 A...		100.00
Invoice	08/19/2024	335543	Welsh, Laurale...	2022-2023 A...	46 Water...	100.00
Invoice	08/19/2024	2023-24...	Franklin, Chest...	2023-2024 W...	46 Water...	100.00
Invoice	08/19/2024	2024-25...	Forum, Rhea	2023-2024 W...	46 Water...	100.00
Invoice	08/19/2024	2024-25...	Forum, Rhea	2024-2025 W...	46 Water...	100.00
Invoice	08/19/2024	2024-25...	Hunt, Daren & ...	2023-2024 W...	46 Water...	50.00
Invoice	08/19/2024	2024-25...	Hunt, Daren & ...	2024-2025 W...	46 Water...	50.00
Invoice	08/19/2024	5691	McManus, Gerald	2023-2024 W...	46 Water...	100.00
Invoice	08/19/2024	5691	McManus, Gerald	2024-2025 W...	46 Water...	100.00
Invoice	08/19/2024	5692	Meyer, William ...	2023-2024 W...	46 Water...	100.00
Invoice	08/19/2024	5692	Meyer, William ...	2024-2025 W...	46 Water...	100.00
Invoice	08/19/2024	5710	Roberts, Paul & ...	2023-2024 ...	46 Water...	100.00
Invoice	08/19/2024	5710	Roberts, Paul & ...	2024-2025 ...	46 Water...	100.00
Invoice	08/19/2024	06315	Lopez, Catherin...	11/30/2022 in...	46 Water...	9.61
Invoice	08/19/2024	06315	Lopez, Catherin...	Installation a...	46 Water...	10.39
Invoice	08/19/2024	06316	Franklin, Chest...	2024-2025 W...	46 Water...	100.00
Invoice	08/19/2024	335536	Robbers, Brian A.	2022-2023	46 Water...	48.05
Invoice	08/22/2024	2021-22...	Jensen, Larry & ...	2021-2022 W...	46 Water...	100.00
Invoice	08/22/2024	335389	Jensen, Larry & ...	2022-2023 A...	46 Water...	61.86
Invoice	08/22/2024	5662	Jensen, Roger ...	2023-2024 W...	46 Water...	100.00
Invoice	08/22/2024	5662	Jensen, Roger ...	2024-2025 W...	46 Water...	100.00
Invoice	08/22/2024	06318	Nelson, Vance ...	2023-2024 W...	46 Water...	100.00
Invoice	08/22/2024	06318	Nelson, Vance ...	2024-2025 W...	46 Water...	100.00
Invoice	08/26/2024	2024-25...	Dr. and Mrs. Al...	2022-2023 W...	46 Water...	100.00
Invoice	08/26/2024	2024-25...	Dr. and Mrs. Al...	2024-2025 W...	46 Water...	100.00
Invoice	08/26/2024	5685	Mallen, Tom	2023-2024 W...	46 Water...	100.00
Invoice	08/26/2024	5685	Mallen, Tom	2024-2025 W...	46 Water...	100.00
Invoice	08/27/2024	06307	Henry, Justin O.	2022-2023 W...	46 Water...	100.00
Invoice	08/27/2024	06307	Henry, Justin O.	2023-2024 W...	46 Water...	100.00
Invoice	08/27/2024	06307	Henry, Justin O.	2024-2025 W...	46 Water...	100.00
Invoice	08/29/2024	5701	Orcutt, Jeremy ...	2023-2024 W...	46 Water...	100.00
Invoice	08/29/2024	5701	Orcutt, Jeremy ...	2024-2025 W...	46 Water...	100.00
Invoice	08/30/2024	5676	Lemhouse, Mic...	2022-2023 W...	46 Water...	100.00
Invoice	08/30/2024	5676	Lemhouse, Mic...	2023-2024 W...	46 Water...	100.00
Invoice	08/30/2024	5676	Lemhouse, Mic...	2024-2025 ...	46 Water...	100.00
Invoice	09/03/2024	5667	Kennedy, Ken ...	2023-2024 W...	46 Water...	100.00
Invoice	09/03/2024	5667	Kennedy, Ken ...	2024-2025 W...	46 Water...	100.00
Invoice	09/04/2024	5698	Giammona, Jos...	2024-2025 W...	46 Water...	100.00
Invoice	09/09/2024	2024-25...	Campbell, Jaso...	2024-2025 W...	46 Water...	100.00

Dunes City Income by Fund for Receipts of the Session August 10 through September 10, 2024

Type	Date	Num	Name	Memo	Class	Paid Amount
Invoice	09/09/2024	5722	Sturgill, Andrew...	2024-2025 ...	46 Water...	50.00
Invoice	09/09/2024	5722	Sturgill, Andrew...	2023-2024 W...	46 Water...	50.00
Total 46105 · Administrative Fees						5,061.54
Total 46000 · Water Right Fund Revenue						5,990.00
Total 40000 · Fund Revenue						130,417.82
Total Income						130,417.82
Gross Profit						130,417.82
Net Ordinary Income						130,417.82
Net Income						130,417.82

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	41 General Fund	42 Building Codes Fund
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	850.00	0.00
41115 · Cigarette Tax	72.82	0.00
41145 · Lien Search Fees	225.00	0.00
41155 · Miscellaneous	96,635.73	0.00
41175 · PUD Franchise	11,554.69	0.00
41180 · Septic Admin Fees	1,100.00	0.00
41000 · General Fund Revenue - Other	3,500.00	0.00
Total 41000 · General Fund Revenue	113,938.24	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	102.65
42115 · Electrical fees	0.00	340.00
42140 · Mechanical Fees	0.00	90.00
42145 · Plan Check/Review Fees	0.00	256.75
42150 · Planning Fee & LUCS	0.00	100.00
42165 · State Surcharge Fees	0.00	99.00
42175 · Structural Fees & Demolition	0.00	395.00
Total 42000 · Building Codes Fund Revenue	0.00	1,383.40
43000 · State Street Fund Revenue		
43115 · State Hwy Apportionment	0.00	0.00
Total 43000 · State Street Fund Revenue	0.00	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	0.00
Total 46000 · Water Right Fund Revenue	0.00	0.00
Total 40000 · Fund Revenue	113,938.24	1,383.40
Total Income	113,938.24	1,383.40
Gross Profit	113,938.24	1,383.40
Expense		
Due to General Fund	0.00	0.00
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	747.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	0.00	0.00
Other Expenses	58.30	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	8.34	0.00
51100 · Personal Services - Other	504.00	0.00
Total 51100 · Personal Services	1,317.64	0.00

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	<u>41 General Fund</u>	<u>42 Building Codes Fund</u>
51300 · Materials & Services		
Building Dept Svs	0.00	10,196.83
Community Center Maint/Repair	88.05	0.00
Consulting - Contracted	470.00	0.00
Custodial	740.00	0.00
Legal	0.00	0.00
Mileage Business	0.00	0.00
Office Equipment lease-copier	0.00	593.00
Park Maintenance	520.00	0.00
Publishing	131.72	0.00
Signs-Brochures	99.50	0.00
Street Lighting	0.00	0.00
Telephone	0.00	282.53
Utilities	0.00	282.53
Video Programming	390.00	0.00
Total 51300 · Materials & Services	<u>2,439.27</u>	<u>11,354.89</u>
Total 51000 · Fund Expenses	3,756.91	11,354.89
66000 · Payroll Expenses	0.00	0.00
Total Expense	<u>3,756.91</u>	<u>11,354.89</u>
Net Ordinary Income	<u>110,181.33</u>	<u>-9,971.49</u>
Net Income	<u><u>110,181.33</u></u>	<u><u>-9,971.49</u></u>

Dunes City
Profit & Loss by Class
August 10 through September 10, 2024

	43 Street Fund	45 Motel Fund
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	0.00	0.00
41115 · Cigarette Tax	0.00	0.00
41145 · Lien Search Fees	0.00	0.00
41155 · Miscellaneous	0.00	0.00
41175 · PUD Franchise	0.00	0.00
41180 · Septic Admin Fees	0.00	0.00
41000 · General Fund Revenue - Other	0.00	0.00
Total 41000 · General Fund Revenue	0.00	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	0.00
42115 · Electrical fees	0.00	0.00
42140 · Mechanical Fees	0.00	0.00
42145 · Plan Check/Review Fees	0.00	0.00
42150 · Planning Fee & LUCS	0.00	0.00
42165 · State Surcharge Fees	0.00	0.00
42175 · Structural Fees & Demolition	0.00	0.00
Total 42000 · Building Codes Fund Revenue	0.00	0.00
43000 · State Street Fund Revenue		
43115 · State Hwy Apportionment	9,106.18	0.00
Total 43000 · State Street Fund Revenue	9,106.18	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	0.00
Total 46000 · Water Right Fund Revenue	0.00	0.00
Total 40000 · Fund Revenue	9,106.18	0.00
Total Income	9,106.18	0.00
Gross Profit	9,106.18	0.00
Expense		
Due to General Fund	0.00	0.00
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	0.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	0.00	0.00
Other Expenses	0.00	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	0.00	0.00
51100 · Personal Services - Other	0.00	0.00
Total 51100 · Personal Services	0.00	0.00

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	43 Street Fund	45 Motel Fund
51300 · Materials & Services		
Building Dept Svs	0.00	0.00
Community Center Maint/Repair	33.99	0.00
Consulting - Contracted	0.00	0.00
Custodial	0.00	0.00
Legal	1,850.00	0.00
Mileage Business	0.00	0.00
Office Equipment lease-copier	0.00	0.00
Park Maintenance	0.00	0.00
Publishing	0.00	0.00
Signs-Brochures	0.00	0.00
Street Lighting	2,142.85	0.00
Telephone	0.00	0.00
Utilities	0.00	130.70
Video Programming	0.00	0.00
Total 51300 · Materials & Services	4,026.84	130.70
Total 51000 · Fund Expenses	4,026.84	130.70
66000 · Payroll Expenses	0.00	0.00
Total Expense	4,026.84	130.70
Net Ordinary Income	5,079.34	-130.70
Net Income	5,079.34	-130.70

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	46 Water Fund	Unclassified
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	0.00	0.00
41115 · Cigarette Tax	0.00	0.00
41145 · Lien Search Fees	0.00	0.00
41155 · Miscellaneous	0.00	0.00
41175 · PUD Franchise	0.00	0.00
41180 · Septic Admin Fees	0.00	0.00
41000 · General Fund Revenue - Other	0.00	0.00
Total 41000 · General Fund Revenue	0.00	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	0.00
42115 · Electrical fees	0.00	0.00
42140 · Mechanical Fees	0.00	0.00
42145 · Plan Check/Review Fees	0.00	0.00
42150 · Planning Fee & LUCS	0.00	0.00
42165 · State Surcharge Fees	0.00	0.00
42175 · Structural Fees & Demolition	0.00	0.00
Total 42000 · Building Codes Fund Revenue	0.00	0.00
43000 · State Street Fund Revenue		
43115 · State Hwy Apportionment	0.00	0.00
Total 43000 · State Street Fund Revenue	0.00	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	928.46	0.00
46105 · Administrative Fees	4,961.54	100.00
Total 46000 · Water Right Fund Revenue	5,890.00	100.00
Total 40000 · Fund Revenue	5,890.00	100.00
Total Income	5,890.00	100.00
Gross Profit	5,890.00	100.00
Expense		
Due to General Fund	0.00	96,516.22
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	0.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	299.82	0.00
Other Expenses	0.00	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	0.00	0.00
51100 · Personal Services - Other	0.00	0.00
Total 51100 · Personal Services	299.82	0.00

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	<u>46 Water Fund</u>	<u>Unclassified</u>
51300 · Materials & Services		
Building Dept Svs	0.00	0.00
Community Center Maint/Repair	0.00	0.00
Consulting - Contracted	0.00	0.00
Custodial	0.00	0.00
Legal	0.00	0.00
Mileage Business	0.00	167.35
Office Equipment lease-copier	0.00	0.00
Park Maintenance	0.00	0.00
Publishing	0.00	0.00
Signs-Brochures	0.00	0.00
Street Lighting	0.00	0.00
Telephone	0.00	0.00
Utilities	0.00	0.00
Video Programming	0.00	0.00
Total 51300 · Materials & Services	<u>0.00</u>	<u>167.35</u>
Total 51000 · Fund Expenses	299.82	167.35
66000 · Payroll Expenses	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>299.82</u>	<u>96,683.57</u>
Net Ordinary Income	<u>5,590.18</u>	<u>-96,583.57</u>
Net Income	<u><u>5,590.18</u></u>	<u><u>-96,583.57</u></u>

Dunes City
Profit & Loss by Class
 August 10 through September 10, 2024

	TOTAL
Ordinary Income/Expense	
Income	
40000 · Fund Revenue	
41000 · General Fund Revenue	
41107 · Business License Fees	850.00
41115 · Cigarette Tax	72.82
41145 · Lien Search Fees	225.00
41155 · Miscellaneous	96,635.73
41175 · PUD Franchise	11,554.69
41180 · Septic Admin Fees	1,100.00
41000 · General Fund Revenue - Other	3,500.00
Total 41000 · General Fund Revenue	113,938.24
42000 · Building Codes Fund Revenue	
42104 · Building Surcharge	102.65
42115 · Electrical fees	340.00
42140 · Mechanical Fees	90.00
42145 · Plan Check/Review Fees	256.75
42150 · Planning Fee & LUCS	100.00
42165 · State Surcharge Fees	99.00
42175 · Structural Fees & Demolition	395.00
Total 42000 · Building Codes Fund Revenue	1,383.40
43000 · State Street Fund Revenue	
43115 · State Hwy Apportionment	9,106.18
Total 43000 · State Street Fund Revenue	9,106.18
46000 · Water Right Fund Revenue	
46104 · Fish Screens	928.46
46105 · Administrative Fees	5,061.54
Total 46000 · Water Right Fund Revenue	5,990.00
Total 40000 · Fund Revenue	130,417.82
Total Income	130,417.82
Gross Profit	130,417.82
Expense	
Due to General Fund	96,516.22
51000 · Fund Expenses	
51100 · Personal Services	
Administrative Wages	747.00
FUTA	0.00
Medicare	0.00
Oregon Unemployment	299.82
Other Expenses	58.30
PERS-Employee	0.00
Social Security	0.00
Worker Comp Hourly	8.34
51100 · Personal Services - Other	504.00
Total 51100 · Personal Services	1,617.46

Dunes City
Profit & Loss by Class
August 10 through September 10, 2024

	<u>TOTAL</u>
51300 · Materials & Services	
Building Dept Svs	10,196.83
Community Center Maint/Repair	122.04
Consulting - Contracted	470.00
Custodial	740.00
Legal	1,850.00
Mileage Business	167.35
Office Equipment lease-copier	593.00
Park Maintenance	520.00
Publishing	131.72
Signs-Brochures	99.50
Street Lighting	2,142.85
Telephone	282.53
Utilities	413.23
Video Programming	390.00
Total 51300 · Materials & Services	<u>18,119.05</u>
Total 51000 · Fund Expenses	19,736.51
66000 · Payroll Expenses	0.00
Total Expense	<u>116,252.73</u>
Net Ordinary Income	<u>14,165.09</u>
Net Income	<u><u>14,165.09</u></u>

Projected STR Fee Structure 2024

Permitted STR	40	
Application Fee	\$ 500	
STR permit fee	\$ 1,000	
Annual revenue from permitted STR's	\$ 60,000.00	
Monthly usage fee %	5%	
Avg. STR cost per night	\$ 185	
Avg. nights occupied per month	15	48% is ABNB Avg.
Estimated STR owner monthly revenue (Consolidated)	\$ 110,112	
Estimated STR owner annual revenue (Consolidated)	\$ 1,321,344	
Estimated city monthly revenue from royalty fee	\$ 5,506	
Estimated city annual revenue from royalty fee	\$ 66,067	
Consolidated potential annual revenue from STR	\$ 126,067	
Current citations Issued	0	
Current Avg. fee of citations	\$ -	
Current annual value of citations	\$ -	
Consolidated potential annual revenue from STR	\$ 126,067	

Projected annual compliance officer expenses for STR process	
Compliance officer hourly pay rate	\$ 27
Compliance officer hours per week	20
Compliance officer monthly payroll	\$ 2,295
Compliance officer monthly insurance cost	\$ 2,000
Compliance officer monthly retirement plan cost (% of payroll)	17%
Compliance officer monthly retirement plan cost	\$ 390
Consolidated monthly compliance officer cost	\$ 4,685
Annual compliance officer cost	\$ 56,222
Other annual compliance Expenses	
Vehicle Fuel	\$ 1,806
Misc. Supplies	\$ 1,500
Other annual compliance Expenses	\$ 3,306

Projected additional cashflow to Dunes City \$ 66,540

STR Owner Analysis

Projected monthly income	
Avg. STR cost per night	\$ 185.00
Avg. nights occupied per month	15
Projected monthly income/STR owner	\$ 2,752.80
Projected annual revenue for STR owner	\$ 33,033.60
Projected monthly expense	
Application Fee	\$ 500.00
Annual permit fee	\$ 1,000.00
Monthly usage fee %	5%
STR owner monthly usage cost	\$ 137.64
STR owner annual usage cost	\$ 1,651.68
Consolidate annual expense to STR owner	\$ 3,151.68
Projected net income from STR rentals (owner)	\$ 29,881.92

City of Dunes City Short Term Rental Fee Schedule

Violation Multiplier% 2.5

Violation Type	1st offense	Cure Period	2nd Offense	Cure Period	3rd Offense	Cure Period
Failure to have an annual permit	\$ 2,500	15 days	\$ 6,250	15 days	\$ 15,625	Termination
Illegal vehicle on road	\$ 1,000	Per occurrence	\$ 2,500	Immediate	\$ 6,250	Each offense escalates in \$2,000 per occurrence after 3rd offense
Failure to follow noise ordinance	\$ 500	Per occurrence	\$ 1,250	Immediate	\$ 3,125	Each offense escalates in \$1,500 per occurrence after 3rd offense
Trespassing	\$ 250	Per occurrence	\$ 625	Immediate	\$ 1,563	Each offense escalates in \$1,500 per occurrence after 3rd offense
Signage compliance	\$ 250	Per occurrence	\$ 625	Immediate	\$ 1,563	Each offense escalates in \$1,500 per occurrence after 3rd offense
Failure to pay fines for violations				15 Days		Immediate Termination and transfer to collection company
Violation Type	\$ -	Per occurrence	\$ -	Per occurrence	\$ -	
Violation Type	\$ -	Per occurrence	\$ -	Per occurrence	\$ -	
Violation Type	\$ -	Per occurrence	\$ -	Per occurrence	\$ -	

***City will charge an interest rate of 18% on all non-paid fees resulting from listed violations**

Payment Schedule		
Violation Fees	Fee	Due Date
Violation Fees	Based on Violation	15 Days from written notification
STR Usage Fee	5% Revenue	Quarterly
Application Fee	\$ 500.00	Time of submitting application
STR Permit Fee	\$ 1,000.00	If application is approved, must be paid prior to receiving the STR permit

Option for STR fee schedule

This eliminates the 5% fee and makes the STRs pay up front for their rental. All fees would be paid prior to permit being provided.

This is just a possibility of fees. Council will discuss and decide on actual fees.

\$500 application fee for 40 STRs - \$20,000

\$500 permit fee for renting a single room in a home - \$2,000

Not too many of these, so low number estimated

\$1000 permit fee for renting a 1-2 bedroom home - \$10,000

More of these, but still low number estimated

\$2500 permit fee for renting a 3-4 bedroom home - \$50,000

This would be the majority of homes and estimated as such

\$5000 permit fee for renting a 5 -6 bedroom home - \$30,000

Low number of these estimated

Total - \$112,000

Fees would cover Code enforcement officer estimated in Joe’s calculations

Comparison between STR Fees

	<u>Option 1</u>	<u>40 homes</u>
Application Fee	\$500	\$20,000
Permit Fee	\$1,000	\$40,000
5% Fee		\$66,067
Total		\$126,067
Note	5% fee must be retrieved and validated	

	<u>Option 2</u>	<u>40 homes</u>
	\$500	\$20,000
	variable	\$82,000
	\$0	\$0
Total		\$112,000
Note	All costs up front	

	For the year ended June 30,	2025
Financial statement audit	\$	46,000
*Financial statement preparation, disclosure checklist		3,000
*OPERS/OPEB accounting, advisory, disclosure		2,000
*GASB 34 entries		2,000
	Total	53,000
	Service Discount (roughly 15%)	(8,000)
	Financial statement audit \$	45,000
Potential additional fees:		
Single audit (per program)	\$	8,000
<i>*Elective - may be performed by City staff (fees will not apply)</i>		

Flagged in File-Not Compliant

Map & Tax Lot #	Owner	First Name	Physical address	Last Insp	1st Letter Sent
19-12-11-40-01603	*Garner	Allen	5585 Canary Rd	6/25/2015	10/22/2022
19-12-14-10-01212	Kaufman	Arnold	84401 Green Gate Rd	never	1/20/2009
19-12-14-10-05500	*Wells	Duke and Patr	5593 Woahink Dr	never	3/11/2009
19-12-14-10-05601	*Austin	Mr. & Mrs.	84277 Wright Rd	never	3/11/2009
19-12-14-40-00500	*Childers	Janet	5430 Leavit Loop	never	8/8/2012
19-12-23-34-00500	*Graham	Linda	83542 Manzanita Dr	never	6/29/2018
19-12-23-34-01600	*Marlowe	Mr.	5262 Berry Ln	never	12/1/2010
19-12-23-40-00200	*Light	Larry W	83706 Kiechle Arm	never	7/30/2020
19-12-23-40-00503	Swan	Cynthia	83579 Clear Lake	6/21/2009	vacant as of 3/28/24
19-12-26-12-05000	*Dubey	Darren	5416 Buckskin Bob	Gary Rose	working on system
19-12-24-00-00410	Carroll	James	5639 Alder Ct	never	12/21/2010
19-12-27-13-02200	Nelson	Robert	83240 N Pioneer Rd	never	6/20/2019
19-12-27-40-01401	McLaren	Mr. & Mrs.	83131 S. Pioneer	10/25/2010	11/19/2018
19-12-34-21-02700	Jackson	David & Kare	82831 Lake Blvd	never	4/8/2021
19-12-34-24-00700 & 00800 & 00900*	Riesenhuber	Joseph	4777 Lake Blvd.	never	6/21/2018
Flagged & Needs Financial Assistance:					
19-12-24-00-00413	Kimble	Mr. & Mrs.	5595 Alder Ct	never	9/8/2020
19-12-34-21-01000	Watts	Rickey	4683 Pacific Ave	never	9/22/2011
Needs Financial Assistance- Not Due for inspection Yet or Still has letters going out:					
19-12-11-40-02100 *	Scharen	Gail	5630 Canary Rd	2/5/2018	2/5/2023
Flagged But No Alternative Address for sending Letters:					
19-12-14-10-01804*	Stark	Nancy	5581 Huckleberry Ln	1/8/2007	7/27/2017

* Have been sent Violation Notices

Gail deceased

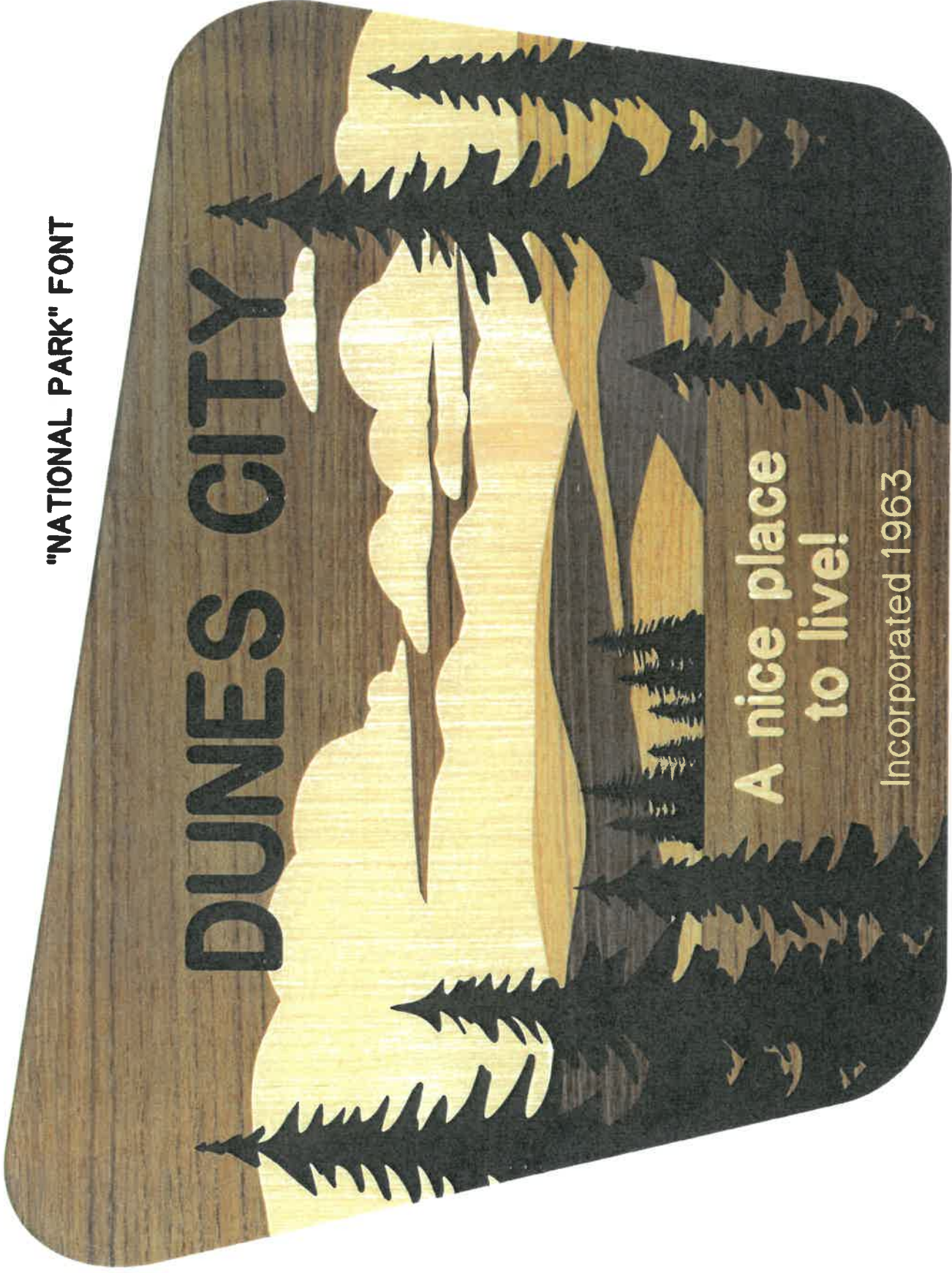
pumped in 2015

pumped in 2014

repaired in 2015

pump needs work

"NATIONAL PARK" FONT



5 woods types / colors to inlay scene:

Clouds = Maple

Dunes = American Cherry for light areas, Brazilian Cherry for shadowed areas

Lake & Sky = Walnut

Trees = Wenge



Soil Erosion and Control Plan

On Thursday, August 29th, I reached out to Janellen Montgomery to see if she would be available to help the City with a Soil Erosion and Control Plan for the Claycomb residence. She emailed back to say that her license implements or manages a plan but does not create the plan. If we hire her, she is \$70 per hour.

On September 3, 2024, I reached out to more companies that I found via an internet search. Two companies responded. Fox Erosion Control and Landscape stated that they too only install “the erosion control items from engineers plans and specs.” They did provide a reference which has not responded to my inquiry. The only other company that responded was Clean Rivers. They too said that they implement a soil erosion and control plan. But, he did say that he could make recommendations for a plan if the plan would not require a permit.