KENNETH SCHMITT
Town Supervisor

FRANK D. LOMBARDI
Town Councilman
Deputy Supervisor

JOHN D. LUPINACCI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman
JONATHAN SCHNEIDER
Town Councilman

TOWN OF CARMEL
TOWN HALL

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.carmelny.org

ANN SPOFFORD
Town Clerk

KATHLEEN KRAUS
Receiver of Taxes

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

TOWN BOARD SPECIAL VOTING MEETING
TOWN BOARD WORK SESSION
Wednesday, June 11, 2014 7:00pm

Pledge of Allegiance – Moment of Silence

Special Voting Meeting:

1. Res: Authorizing Home Rule Request New York State Assembly New York State Retirement and Social Security Law §384-d

Town Board Work Session:

1. Review of Town Board Minutes, May 21 and June 4, 2014

2. James Gilchrist, Director of Recreation & Parks – Consider Eagle Scout Project – Scout Jonathan Manahan – Construction of Roof over BBQ grill at Sycamore Park

3. James Gilchrist, Director of Recreation & Parks – Consider Eagle Scout Project – Scout Matthew Filardi - Renovation of Shed at Michael Geary Memorial Rink

4. Mary Ann Maxwell, Town Comptroller – Consider Attendance to KVS Seminar (Mary Ann Maxwell, Town Comptroller, Michelle Tenefrancia, Account Clerk and Michelle Russell, Senior Office Assistant) June 19, 2014, Dobbs Ferry

5. Mary Ann Maxwell, Town Comptroller – Review of General Fund Revenues and Consider Budget Revisions to General Fund Revenues

6. Chief Michael Cazzari - Consider Purchase of Livescan Equipment and Support Services

7. Richard Franzetti, Town Engineer – Consider Proposal for the Purchase and Installation of Two Water Turbidity Meters for CWD#2

8. Michael Simone, Highway Superintendent – Consider Declaring Old Equipment Obsolete and Authorizing Disposal

9. Michael Carnazza, Building and Codes Enforcer – Consider Return of Fire Inspection Fee Putnam County Savings Bank ($100) XXXXXXXXXXXXXXXX National Bank ($100)

10. Lt. Brian Karst – Consider Tuition Reimbursement

11. Consider Update of Senior Recreation and Recreation Fee Study for the Town of Carmel

- **Public Comment (Three (3) Minutes on Agenda Items Only)**
- **Town Board Member Comments**

Open Forum:

- **Public Comments on New Town Related Business (Three (3) Minutes Maximum per Speaker for Town Residents, Property Owners & Business Owners Only)**
- **Town Board Member Comments**
- **Adjournment**

Executive Session:

1. Councilmen Lombardi and Lupinacci – PBA Negotiation Updates

#1

RESOLUTION AUTHORIZING HOME RULE REQUEST
NEW YORK STATE ASSEMBLY
NEW YORK STATE RETIREMENT AND SOCIAL SECURITY LAW §384-d

WHEREAS, the Town Board of the Town of Carmel has been advised that Sgt. Robert Behan and Offices James Evans are the only sworn members of the Town of Carmel Police Department who are not covered by the provisions of New York State Retirement and Social Security Law §384-d; and

WHEREAS, the Town Board of the Town of Carmel, pursuant to the provisions of New York law including but not limited to the Municipal Home Rule Law, hereby wish to authorize a request for the enactment of special legislation for consideration by the New York State Legislature in order to provide Sgt. Behan and Officer Evans coverage under the provisions of §384-d of the New York State Retirement and Social Security Law;

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Carmel hereby requests the enactment of special legislation by the New York State Legislature specifically to provide Sgt. Behan and Officer Evans with coverage under the provisions of §384-d of the New York State Retirement and Social Security Law; and

BE FURTHER RESOLVED that upon passage of this resolution by two-thirds majority of the voting strength of the Town of Carmel Town Board, Town Clerk Ann M. Spofford is hereby authorized to execute the Clerk's Certification on the Home Rule Request Form attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution and the executed Home Rule Request Form shall hereby be transmitted immediately to the Offices of NYS Assemblyman Steve Katz; and

BE IT FURTHER RESOLVED that Town Comptroller MaryAnn Maxwell is hereby authorized to make any and all necessary budget revisions to address any change or modification in annual contributions to the New York State and Local Retirement System required as a result of the passage of such legislation.

Resolution

Offered by: _____

Seconded by: _____

Roll Call Vote	YES	NO
Jonathan Schneider	___	___
John Lupinacci	___	___
Suzanne McDonough	___	___
Frank Lombardi	___	___
Kenneth Schmitt	___	___

TOWN OF CARMEL RECREATION & PARKS DEPARTMENT
SYCAMORE PARK, 790 LONG POND ROAD
MAHOPAC , NEW YORK 10541

JAMES R. GILCHRIST, CPRP, DIRECTOR

TELEPHONE: (845) 628-7888 FAX: (845) 628-2820
EMAIL: carmelrecreation@ci.carmel.ny.us
WEB: http://www.carmelny.org

☑ Work Session 6/11/14

☐ Agenda

#2

DATE: June 9, 2014

MEMO TO: Carmel Town Board
Carmel Town Hall

FROM: James R. Gilchrist, CPRP
Director, Recreation and Parks

SUBJECT: Proposed Eagle Scout Project

Eagle Scout candidate Jonathan Manahan of Mahopac Troop 371 has proposed constructing a roof over the BBQ grill at Sycamore Park, with the help of three trade professionals. This project has been reviewed and approved by the Town Engineering Department, and Jonathan is awaiting a building permit.

Please add this to the next Town Board agenda and contact me with any questions.

/sms

Manahan Eagle Scout Project Memo to TB

RECEIVED
JUN 06 2014
SUPERVISOR'S OFFICE
TOWN OF CARMEL

" Town Unity through Recreation "

Eagle Scout Service Project Proposal

BOY SCOUTS OF AMERICA®

Eagle Scout candidate's name Jonathan A. Manahan

Eagle Scout Requirement 5

While a Life Scout, plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or your community. (The project must benefit an organization other than Boy Scouting.) A project proposal must be approved by the organization benefiting from the effort, your unit leader and unit committee, and the council or district before you start. You must use the *Eagle Scout Service Project Workbook*, No. 512-927, in meeting this requirement.

JONATHAN A. MANAHAN EAGLE SCOUT SERVICE PROJECT PROPOSAL

TABLE OF CONTENTS

Eagle Scout Service Project Proposal

Attachment A – Project Description and Details

Attachment B – Before Photograph Descriptions and Photographs

Attachment C – Who Will Benefit from the Project

Attachment D – Giving Leadership and Trade Professionals

Attachment E – Materials Estimate

Attachment F – Supplies Estimate

Attachment G – Tools Estimate

Proposed Project Construction Schedule

Eagle Scout Service Project Fundraising Application

Woofstock 2014 Vendor Agreement

2013 Sycamore Park Pavilion Utilization

Town of Carmel Recreation and Parks Advisory Committee Project Approval Letter

Town of Carmel Engineering Department Project Approval Emails

Town of Carmel Building Permit Application

Crossland Engineering Project Drawing Set Approval Letter and

PE-Stamped Drawings

Eagle Scout Service Project Proposal

Project Description and Benefit **Eagle Scout candidate:** Jonathan A. Manahan

Briefly describe the project. Attach sketches or "before" photographs if these will help others visualize it.

See Attachment A and Attachment B

Tell how your project will be helpful to the beneficiary. Why is it needed?

See Attachment C

When do you plan to begin work on the project? I plan to begin working on this project in June, 2014

How long do you think it will take to complete? I estimate it will take 3-4 months to complete this project

Giving Leadership

Approximately how many people will be needed to help on your project? approximately 15-20 people

Where will you recruit them (unit members, friends, neighbors, family, others)? Explain:

See Attachment D

What do you think will be most difficult about leading them?

See Attachment D

Materials

(Materials are things that become part of the finished project, such as lumber, nails, and paint.)

What types of materials, if any, will you need? You do not yet need a detailed list of exact quantities, but you must show you have a reasonable idea of what is required.

See Attachment E

Supplies

(Supplies are things you use up, such as masking tape, tarps, and garbage bags.)

What kinds of supplies, if any, will you need? You do not yet need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required.

See Attachment F

Eagle Scout Service Project Proposal

Tools

What kinds of tools, if any, will you need?

See Attachment G

Permits and Permissions

(Note that property owners normally secure permits.)

Will you need to secure permissions or permits (for example, building permits)? Who will obtain them? How much will they cost? How long will it take to secure them?

I will need to secure a building permit from the Town of Carmel, plus get construction drawings approved by a Professional Engineer (PE). In addition, I will need to get a footing inspection performed and approved by the Town Of Carmel Building Inspector.

Preliminary Cost Estimate

(You do not need exact costs. Reviewers will just want to see if you can reasonably expect to raise enough money to cover an initial estimate of expenses.)

(Enter your estimated expenses)

Items	Cost
Materials	1721.00
Supplies	61.00
Tools	28.00
Other*	160.00
Total costs:	1970

Such costs as food, water, gasoline, parking, permits, equipment rental, sales tax, etc.

Fundraising *Explain where you will get the money for total costs indicated below, left.*

I will pursue several different avenues to raise money for this project. I plan to have a bake sale at the rest stop on Rt. 684 North and another bake sale at Red Mills Market in Mahopac this Summer. I will solicit baked goods from friends, Troop 1 families and Catholic Daughters of the Americas for these bake sales. I will also schedule presentations about my Eagle Scout Service Project to solicit material, supply, equipment and cash donations from local businesses, individuals, organizations, and the Town of Carmel Parks and Recreation Department. In addition, I plan to have a display detailing my project at Woofstock 2014 in Sycamore Park on June 8th where I'll solicit cash and volunteer hour donations.

Project Phases

Think of your project in terms of phases and list what they might be. The first might be to complete your final plan. Others might include fundraising, preparation, execution, and reporting. You may have as many phases as you want, but it is not necessary to become overly complicated.

1. Get a permission letter from the Town of Carmel Recreation and Parks Department - Done
2. Prepare drawings for footings, framing and construction of the roof - Done
3. Estimate materials, supplies and tools required to complete the project - Done
4. Secure commitments from a professional carpenter, engineer and roofing contractor to assist in the project - Done
5. Complete the Eagle Scout Service Project Proposal, obtain all necessary approvals and PE-approved construction drawings/letter - Done
6. Get approvals and building permit from Town of Carmel for construction of the roof structure - Pending
7. Initiate fund raising and complete final project plan - Ongoing
8. Start project construction and continue fund raising

Logistics

(A Tour Plan has also been called a "Tour Permit." Check with your council service center to determine if one is required.)

How will you handle transportation of materials, supplies, tools, and helpers? Will you need a Tour Plan?

All materials, supplies and tools will be transported to and from the job site by volunteers and suppliers. Helpers will be transported to and from the job site by their parents or in their own vehicles. No tour plan will be required.

Eagle Scout Service Project Proposal, continued

Safety Issues

(The Guide to Safe Scouting is an important resource in considering safety issues.)

Describe the hazards and safety concerns you and your helpers should be aware of as this project is conducted.

All power tools will only be operated by adult volunteers. All work more than six (6) feet above ground level will also only be performed by adult volunteers. Cellular phones and a complete First Aid Kit will be on site at all times during construction. Ear, eye, and hand protection will be provided to all volunteers. Volunteers will be advised of potential hazards before the project starts each day. Drinking water will be provided to all volunteers to prevent dehydration.

Further Planning

(You do not have to list every step, but it must be enough to show you have a reasonable idea of how to complete a final plan.)

List some action steps you will take to complete a final plan. For example, "Complete a more detailed set of drawings."

Have a formal permission letter from the Town of Carmel Recreation and Parks Department.
Secure commitments from a professional carpenter, engineer and roofing contractor to assist in the project.
Complete detailed estimate of materials, supplies and tools required to complete the project.
Complete detailed Eagle Scout Service Project Proposal and obtain all necessary approvals.
Secure PE-stamped drawings for all footings, framing, bracing and roof construction.
Have construction drawings approved by the Town of Carmel Building Inspector for installation of the footings and construction of the roof.
Secure Carmel Town Board approval and a Town of Carmel building permit for installation of the footings and construction of the roof.
Complete final project plan including fund raising and detailed, approved drawings and diagrams.
Initiate fund raising and project construction.

Candidate's Promise *(Signed before approvals below are granted)*

On my honor as a Scout, I have read this entire workbook, including the "Message to Scouts and Parents or Guardians" on page 21. I promise to be the leader of this project, and to do my best to carry it out for the maximum benefit to the religious institution, school, or community I have chosen as beneficiary.

Signed [signature] Date 05/19/14

Unit Leader Approval*

I have reviewed this proposal and discussed it with the candidate. I believe it provides impact worthy of an Eagle Scout service project, and will involve planning, development, and leadership. I am comfortable the Scout understands what to do, and how to lead the effort. I will see that the project is monitored, and that adults or others present will not overshadow him.

Signed [signature] ASM Date 5/20/14

Unit Committee Approval*

This Eagle Scout candidate is a Life Scout, and registered in our unit. I have reviewed this proposal, I am comfortable the project is feasible, and I will do everything I can to see that our unit measures up to the level of support we have agreed to provide (if any). I certify that I have been authorized by our unit committee to provide its approval for this proposal.

Signed [signature] Comm. Chair Date 5/20/14

Beneficiary Approval*

This service project will provide significant benefit, and we will do all we can to see it through. We realize funding on our part is not required, but we have informed the Scout of the financial support (if any) that we have agreed to. We understand any fundraising he conducts will be in our name and that funds left over will come to us. We will provide receipts to donors as required.

Signed [signature] Date 5/23/14

Council or District Approval

I have read sections 9.0.2.0 through 9.0.2.15, regarding the Eagle Scout Service Project, in the *Guide to Advancement*, No. 33088. I agree on my honor to apply the procedures as written, and in compliance with the policy on "Unauthorized Changes to Advancement." Accordingly, I approve this proposal. I will encourage the candidate to complete a final plan and further encourage him to share it with a project coach.

Signed [signature] Date 6/2/14

**While it makes sense to obtain them in the order they appear, there shall be no required sequence for the order of obtaining approvals marked with an asterisk (*). However, council or district approval must come after the others.*

Attachment A

I. Project Description

My proposed project is to build a 10′ x 16′ roof structure over the two-pit brick barbecue at the Sycamore Park pavilion. The roof over the brick barbecue will have a ridge vent to let smoke escape but help prevent direct sunlight, rain, sleet, snow, etc. from getting on the people cooking at the barbecue so they can cook and talk in a shaded, cool, dry and reduced smoke area.

II. Project Details

Currently, there is no roof over the two-pit brick barbecue at Sycamore Park. The brick barbecue sits on an 8′ x 12′ concrete slab at the southwest corner of the pavilion. The pavilion contains about 20 picnic tables and is used for a variety of activities (parties, family gatherings, group meetings, lunches, etc) as well as shelter and a place to sit for parents who bring their children to the Sycamore Park beach and playgrounds.

Construction of the roof structure will require excavation of 4 holes that are 12″ in diameter and 48″ deep for the footings that will support the roof legs. We will put a 4″ layer of ¾″ crushed stone at the bottom of each hole and place a 12″ diameter x 42″ long Sonotube concrete form on top of the stone in each hole, plumb and level the Sonotube forms, then have them inspected before backfilling the space around each Sonotube with dirt. Next, each Sonotube form will be filled with concrete and an anchor bolt installed at the top of each form. Once the concrete has cured for at least 24 hours we will attach the 6″ x 6″ roof posts to the footing anchor bolts with Simpson post bases

then frame the peripheral 2 x 10 beams and 2 x 10 girders as detailed in the drawings. Following that we will install the ridge beam and frame the roof rafters, then install the fascia board and purlins for the metal roof. Finally, we will install the metal roof, ridge vent and gable siding. All framing, bracing, roof, ridge vent and gable wall installation shall be performed in accordance with the PE-approved drawings, best construction practices and instructions provided by the manufacturers. All required building permits shall be obtained and posted prior to the start of any construction. All construction shall be inspected and approved as required by the Town of Carmel.

Attachment B

III. Before Photograph Descriptions

Top Picture First Page

- View of proposed brick barbecue roof area from the southeast facing the playground across the small drive

Bottom Picture First Page

- View of proposed brick barbecue roof area from the west facing the pavilion

Top Picture Second Page

- View of proposed brick barbecue roof area from the north facing the lake just outside the pavilion

Bottom Picture Second Page

- View of proposed brick barbecue roof area from the east facing the entrance to the small drive

Attachment C

IV. What Group Will Benefit From The Project

- Group or Organization

  Town of Carmel Recreation and Parks Department

  The Citizens of Mahopac and the Surrounding Communities

- Phone Numbers

  845-225-7087 (Carmel Recreation and Parks Department)

  845-628-7888 (Sycamore Park)

- Address

  790 Long Pond Road, Mahopac, NY 10541

The Carmel Parks and Recreation Department, Sycamore Park, Sycamore park visitors, the Citizens of Mahopac and the surrounding communities will benefit from this project because it will provide people cooking on the brick barbecue with shelter from the sun and any type of precipitation. The roof will protect the brick barbecue from the weather year round and help to prevent water from collecting in the barbecue pits and freezing in the winter. The roof vent will allow smoke to escape the area instead of building up under the roof and interfering with cooking. This project will help to encourage cooking and dining at Sycamore Park because it will be easier and more comfortable to cook on the barbecue. In addition, this project should help increase pavilion rental income for the Carmel Parks and Recreation Department by making cooking and eating at the Sycamore Park pavilion more enjoyable. As a result, this Eagle Scout Service Project will provide the Town of Carmel Parks and Recreation Department,

Sycamore Park, Sycamore park visitors, the Citizens of Mahopac and citizens of the surrounding local communities with a well protected, more sheltered, comfortable and versatile pavilion area where they can cook, talk, have meetings, hold festivals and have fun under most weather conditions.

- Town of Carmel Recreation and Parks Department Representatives

  Mr. James R. Gilchrist, CPRP – Director of Recreation and Parks

  845-628-7888

  Mr. Kenneth Schmitt – Carmel Town Supervisor

  845-628-1500

Attachment D

V. Giving Leadership

I estimate that a total of 15 – 20 people will be recruited to help on my project. Some of the people I recruit will be family members, friends and trade professionals, but most of those recruited will be my fellow Boy Scouts. The most difficult thing about leading the volunteers will be getting them to follow directions, keeping them focused and making sure that they're safe. Clear, consistent and proactive communication with all of my volunteers will be the key to achieving these leadership goals and completing my project safely.

VI. Trade Professionals

Richard J. Barletta – Richard Barletta Construction (roofing contractor)

Salvatore J. Triano, P.E. – Crossland Engineering, PLLC (licensed engineer)

Matthew J. Walter – Matthew Walter Woodworking (carpenter)

Attachment E

VII. Materials Estimate

Quantity	Description	Price
8	Metal Sales 8 ft. Classic Rib Steel Roof Panel	$160.00
1	Metal Sales 14 inch Universal Ridge Flashing (ridge vent)	$19.00
2 bags	Metal Sales 1½ inch Galvalume Wood Screws (250/bag)	$26.00
2 bags	Metal Sales 14 x ⅞ inch Galvalume Stitch Screws (250/bag)	$36.00
4	10" x 48" Sonotube	$40.00
4 bags	Sakrete 5000 psi Concrete Mix	$20.00
4 bags	Oldcastle ¾" Crusted Stone (50 lbs)	$15.00
4	Simpson Strong-Tie Z-Max 6" x 6" Standoff Post Bases	$80.00
1 box	Simpson Strong-Tie #10 x 1.5" Connector Screws	$12.00
36	Simpson Strong-Tie Z-Max Galvanized Hurricane Tie	$23.00
10	Simpson Strong-Tie Z-Max Galvanized Ridge Tie	$17.00
4	Anchor Bolts with Nuts and Washers	$5.00
14	1 x 4 x 12' #2 Douglas Fir	$126.00
3	2 x 4 x 10' #2 Douglas Fir	$18.00
2	2 x 6 x 12' #2 Douglas Fir	$18.00
9	2 x 6 x 16' #2 Douglas Fir	$108.00
16	2" x 8" x 12' #2 Douglas Fir	$192.00
5	2 x 10 x 12' #2 Douglas Fir	$90.00
4	2 x 10 x 16' #2 Douglas Fir	$276.00
2	1 x 8 x 10' #2 Pressure Treated	$18.00
4	4 x 4 x 8' Pressure Treated Posts	$52.00
4	6 x 6 x 12' Pressure Treated Posts	$40.00
3 sheets	Plytanium 19 8 inch OC 303-6 Siding	$101.00
8	Wooden Ground Stakes	$4.00
16	8' Firring Strips	$24.00
36	½" x 8" Galvanized Steel Bolts	$108.00
36	½" Galvanized Nylock Nuts	$18.00
2 boxes	½" Galvanized Flat Washers	$30.00
5 lbs	Grip Rite 10d Galvanized Steel Common Nails	$20.00
5 lbs	Grip Rite #11½ x 2½" Galvanized Steel Box Nails	$25.00
	Total	**$1,721.00**

Attachment F

VIII. Supplies Estimate

Quantity	Description	Price
5 Cases	Bottled Water *	$20.00
5	Plastic Garbage Bags	$0.00
7 pairs	Leather Gloves	$14.00
7	Eye Protection	$21.00
7	Ear Protection	$0.00
1	First Aid Kit	$0.00
7	Hard Hats	$26.00
1 Roll	Caution Tape	$0.00
2	Werner 6' Step Ladders	$0.00
2	Werner 12' Step Ladders	$0.00
1	Fall Prevention Harness	$0.00
	TOTAL	$81.00

NOTE: All items with a $0.00 value will be loaned to the project by volunteers (* other).

Attachment G

IX. Tools Estimate

Quantity	Description	Price
1	Gas Powered 2-Man Posthole Auger Rental *	$100.00
1	Milwaukee D-Handle Electric Drill Rental *	$40.00
1	Black & Decker ⅝" x 16" Wood Boring Bit	$10.00
6	5/16" Hex Drive Bits	$18.00
1	Nail Gun, Air Compressor and Hose	$0.00
1	Stihl 028 AV Super Chainsaw	$0.00
1	7¼" Electric Circular Saw	$0.00
2	25' Extension Cords	$0.00
1	Stabila 32" Bubble Level	$0.00
1	Johnson 48" Bubble Level	$0.00
1	Stabila 78" Bubble Level	$0.00
1	Empire 48" Straight Edge	$0.00
1	Red Diamond Framing Square	$0.00
2	Stanley Carpenter Squares	$0.00
1	Swanson Speed Square	$0.00
2	Stanley 25' Tape Measures	$0.00
4	Stanley Claw Hammers	$0.00
4	2 lb Sledge Hammers	$0.00
2	Pointed Shovels	$0.00
1	Pickaxe	$0.00
2	Vermont American Drill Bit Sets	$0.00
1	Craftsmen Combination Wrench Set	$0.00
1	Craftsmen ⅜" Drive Fine Tooth Ratchet	$0.00
1	Craftsmen ⅜" Drive 6" Extension	$0.00
1	Craftsmen ⅜" Drive Socket Set	$0.00
1	Craftsmen ⅜" Drive Deep Socket Set	$0.00
2	Wheel Barrels	$0.00
1	Mortar Box	$0.00
1	Mixing Hoe	$0.00
1	5 Gallon Plastic Bucket	$0.00
1	50 Gallon Plastic Trash Can	$0.00
	Total	$168.00

NOTE: All items with a $0.00 value will be loaned to the project by volunteers (* other)

Proposed Project Construction Schedule

Day One

- Lay out footing locations
- Drill all four footing holes for 12" Sonotube forms
- Tamp 4" layer of ¾" crushed stone at the bottom of each footing hole
- Install 12" diameter by 42" long Sonotube forms in each footing hole
- Level all Sonotube forms with additional, tamped ¾" crushed stone
- Have footing inspection performed and approved by the Town of Carmel
- Backfill around all Sonotube forms with dirt
- Mix concrete, fill each Sonotube form with concrete to top of form and level
- Install anchor bolt in concrete of each Sonotube form and allow concrete to harden for at least 24 hours

Day Two

- Install Simpson post bases
- Install, level and plumb roof posts
- Frame roof beams and girders around periphery of roof posts

Day Three

- Cut ridge beam and roof rafters
- Install ridge beam
- Frame gable end and common roof rafters
- Install all hurricane ties, hurricane straps and bracing

Day Four

- Install fascia boards on end of roof rafters
- Cut and install roof purlins
- Cut and install metal roof panels
- Install metal ridge flashing (ridge vent)
- Install gable end siding

Eagle Scout Service Project Fundraising Application

Before completing this application, it is important to read the "Procedures and Limitations on Eagle Scout Service Project Fundraising." It can be found at the back of this application. Once completed, you must obtain approval from the project beneficiary and your unit leader, and then submit the fundraising application to your council service center at least two weeks in advance of your fundraising efforts. You will be contacted if it cannot be approved or if adjustments must be made. Use this form, not the Unit Money Earning Application.

Eagle Scout Candidate

Name: Jonathan A. Manahan	Preferred phone Nos.: Home: 845-225-3767 Cell: 845-490-8288		
Address: 51 Chestnut Ridge Road	City: Mahopac	State: NY	Zip: 10541
Email address: jonmanahan33@yahoo.com			
Check one: ☑ Troop ☐ Team ☐ Crew ☐ Ship	Unit No. 1 Mahopac		
District name: Muscoot	Council name: Westchester-Putnam		

Project Beneficiary (Name of religious institution, school, or community)

Name: Town of Carmel Recreation and Parks Dept.	Preferred phone Nos.: 845-225-7087		
Address: 790 Long Pond Road	City: Mahopac	State: NY	Zip: 10541
Email address:			

Project Beneficiary Representative (Name of contact for the project beneficiary)

Name: Mr. James R. Gilchrist, CPRP	Preferred phone Nos.: 845-628-7888		
Address: 790 Long Pond Road	City: Mahopac	State: NY	Zip: 10541
Email address: jrgilchrist3@yahoo.com			

Describe how funds will be raised:

I will have bake sales at the rest stop on Route 684 North and at Red Mills Market in Mahopac this Summer. I will also schedule presentations about my Eagle Scout Service Project to solicit baked goods, cash, equipment, material, and supply donations from the attached list of entities (see Fundraising Attachment A).

Proposed date the service project will begin: June 3, 2014

Proposed dates for the fundraising efforts: June 2014, July 2014, August 2014, September 2014

How much money do you expect to raise?: $2,000 in material, supply, tool and cash donations

If people or companies will be asked for donations of money, materials, supplies, or tools*, how will this be done and who will do it?

I will personally contact the attached list of individuals, companies and organizations to solicit donations of baked goods, cash, equipment, materials, supplies and volunteer hours for the project (see Fundraising Attachment A)

**You must attach a list of prospective donor names and what they will be asked to donate. This is not required for an event like a car wash.*

Are any contracts to be signed? No If so, by whom?

Contract details:

See "Procedures and Limitations" following this application.

Approvals

(The beneficiary and unit leader sign below, in any order, before authorized council approval is obtained.)

Beneficiary	Unit Leader	Authorized Council Approval*
Signed 5/23/14 Date	Signed 5/27/14 Date	Signed 6/3/14 Date

**Councils may delegate approval to districts or other committees according to local practices.*

ATTACHMENT A

EAGLE SCOUT SERVICE PROJECT DONATION REQUEST LIST

Entity Name and Address	Requested Donation
Crossland Engineering, PLLC Holmes, NY	Consulting, engineering and volunteer hours
Troop 1 Mahopac Boy Scouts and families Mahopac, NY	Baked goods for bake sales and volunteer hours
Catholic Daughters of the Americas Mahopac, NY	Baked goods for bake sales and volunteer hours
Fraser's Ace Hardware Mahopac, NY	Cash, building materials and supplies or discount
Handy Rent-All Center Carmel, NY	Cash and rental equipment or discount
Home Depot Brewster, NY	Cash, building materials and supplies or discount
Italian American Club of Mahopac Mahopac, NY	Cash, building materials and volunteer hours
Matthew Walter Woodworking North Salem, NY	Building materials, tools and volunteer hours
Polish American Heritage Club of Mahopac Mahopac, NY	Cash, building materials and volunteer hours
Pro-Am Tool Rental Mahopac, NY	Cash and rental equipment or discount
Quality Rent All Inc. Carmel, NY	Cash and rental equipment or discount
Richard Barletta Construction Mahopac, NY	Building materials, tools and volunteer hours
Rotary Club of Lake Mahopac Mahopac, NY	Cash, building materials and volunteer hours
Rowley Building Products Corporation Mahopac, NY	Cash, building materials and supplies or discount
The Greater Mahopac Chamber of Commerce Mahopac, NY	Cash, building materials and volunteer hours
Town of Carmel Parks and Recreation Dept. Mahopac, NY	Cash, building materials and volunteer hours
Woofstock 2014 at Sycamore Park Mahopac, NY	Cash, building materials and volunteer hours

FRIENDS OF SYCAMORE DOG PARK, INC.
WOOFSTOCK 2014 VENDOR AGREEMENT

DATE: SUNDAY, JUNE 8, 2014 FROM 11:00 A.M. - 4:00 P.M.
SETUP TIME: BETWEEN 9:00 A.M. AND 10:30 A.M. - ALL VENDORS MUST BE SET UP BY 10:30 A.M. AND CANNOT BREAK DOWN BEFORE 4:00 P.M
FEE: REGULATED BY THE EVENT SUPPORT PROGRAM GUIDELINES
TERMS OF USE:

Friends of Sycamore Dog Park, Inc. will be assigning space to all vendors in advance of event setup. Please be sure to provide a valid email address to the committee, as your vendor confirmation and assignments will be emailed to you 24 hours before the event. All display materials must be confined to your designated vendor area. This is an outdoor venue and will continue rain or shine. No refunds will be permitted to vendors or sponsors, all payments are final. The sale of food is strictly prohibited, unless approved by the Friends of Sycamore Dog Park, Inc. committee and you have been emailed the approval in your venue confirmation email. Please bring your email with you as you will not be allowed through the main entrance without it. The unloading of your vehicle will be allowed during the setup time only vehicles will need to be removed from the venue area and parked accordingly. Vendors may not break down their booths until 4:00 p.m. All dogs must be vaccination current with proof of vaccination. Dogs attending your vendor area must be listed in your confirmation email all dogs not listed will be removed from the premises. All dogs must be on a 6 foot lead or shorter at all times, and under control of a handler. The use of crates, shock collars, and retractable leads is strictly prohibited and person caught using any of the above listed items must leave the premises with no refund. Aggressive dog reactions must not be tolerated. Any dog that aggresses towards the public or another dog must be removed immediately.

Vendors and Sponsors agree to indemnify and hold harmless the Town of Carmel and its employees and Friends of Sycamore Dog Park, Inc. and its members for all claims of injury and damage to persons and property arising out of, or anyway related to seller's operation, including all costs, expenses and attorney's fees incurred by, or on account of, Town of Carmel, Friends of Sycamore Dog Park, Inc. The Parks & Recreation Department, Town of Carmel and Friends of Sycamore Dog Park, Inc., are not responsible for any damage or loss due to fire, theft, breakage, or collision. Articles left in cars are at owner's own risk including all day's events.

Payment may be made by credit card via paypal or checks must be made payable to *Friends of Sycamore Dog Park, Inc.,* and mailed to Friends of Sycamore Dog Park, Inc., 69 Wixon Pond Road, Mahopac, NY 10541 Attn: Robert Wachtel. For questions contact woofstockny@yahoo.com.

COMPANY NAME Eagle Scout Service Project	COMPANY EMAIL jonmanahan33@yahoo.com		
COMPANY ADDRESS 51 Chestnut Ridge Rd.	TOWN Mahopac	STATE NY	ZIP 10541
TELEPHONE (845)-225-3767	CONTACT PERSONS NAME Jonathan A. Manahan		

By signing here you agree that you have read and understand all the terms of use for this venue. Your payment must be made with your Vendor Application or your application will not be approved. You also agree that you have enclosed a non-refundable check for the amount of $_____ in accordance with your Event Support Program package. You will be called upon receiving you application to insure arrangements for the event, and your confirmation email will be sent to you 24 hour in advance to the event. Thank You!

NOTE: please provide a list of all the items you will be selling and there prices, and all dog vaccination records along with this application and payment.

SIGNATURE Jonathan Manahan	DATE 05/23/14

2013 SYCAMORE PARK PAVILION UTILIZATION

Group Name	Number of Attendees
Boy Scout Troop 1 Carmel	55
Boy Scout Troop 1 Mahopac	75
Chabad of Putnam County	50
Child's Play Nursery School	30
Hudson Valley Christian Academy	285
Italian American Club of Mahopac	50
Kids Kottage	40
Lake Mahopac Rotary Club	500
Mahopac Girl Scouts	90
Pack 71 Cub Scouts	150
Polish American Heritage Club	300
Taconic Road Runners Club	150

TOTAL **1775**

July 16, 2013

Jonathan Manahan
51 Chestnut Ridge Road
Mahopac, NY 10541

SUBJECT: Eagle Scout Project at Sycamore Park

REFERENCE: July 11, 2013 Recreation and Parks Advisory Committee Meeting

The Recreation and Parks Advisory Committee recommends this project goes forward, after approval from the Building and Engineering Departments and final review of the Town Board.

Sincerely,

Robert J. Buckley
Town of Carmel
Recreation and Parks Advisory Committee

Subject: Sycamore Park – structure over existing BBQ at Pavilion

From: Gainer,Ron (rg@ci.carmel.ny.us)

To: jrgilchrist3@yahoo.com;

Cc: mgc@ci.carmel.ny.us; jonmanahan33@yahoo.com;

Date: Thursday, September 5, 2013 2:45 PM

FYI – Mike and I just met with Jonathan Monahan this afternoon, to review and finalize the plan sketches he has developed for the proposed structure. Mike and I are now satisfied with the plans.

Any questions, pls call.

Ronald J. Gainer, PE, Town Engineer
TOWN OF CARMEL
60 McAlpin Avenue
Mahopac, NY 10541
(845) 628-2087; fax (845) 628-7085
email: rg@ci.carmel.ny.us

This communication may be confidential and is intended for the sole use of the addressee(s). No use or reproduction of the information provided is permitted without the written consent of the Town of Carmel. If you are not the intended recipient, you should not copy, disclose or take any action in reliance on this communication. If you have received this communication in error, please notify the sender by reply e-mail and delete the message and any attached documents.

From: Vara, Rob
Sent: Monday, June 09, 2014 11:21 AM
To: 'jonmanahan33@yahoo.com'
Cc: 'pmanahan@comcast.net'; Gilchrist, Jim; Franzetti,Richard
Subject: 06-09-2014 Eagle Scout Project - Post pavilion over Grill at Sycamore Park

Jonathan,

I am pleased to advise you that the Town Engineer and I have reviewed your most recent submission for the Subject project and have determined that the project is approved for construction. Please Coordinate directly with the Director of Parks and Recreation, Mr. Gilchrist for appropriate scheduling.

Good Luck.

Robert Vara
Engineering Projects Coordinator
Town of Carmel
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541
Ph. 845-628-1500 ex. 183 Fax:845-628-7085

APPLICATION FOR A BUILDING PERMIT

DATE OF APPLICATION JUNE 2, 2014 ZONE RESIDENTIAL
LOCATION OF PREMISES 790 LONG POND ROAD, MAHOPAC, NY 10541
TAX MAP# 54.9-1-40 BLOCK# 9 LOT# 1 SUBLOT# 40
OWNER OF RECORD TOWN OF CARMEL
ADDRESS 60 McALPIN AVENUE
MAHOPAC, NY 10541 PHONE# 628-1500
CONTRACTOR _____ PHONE# _____
ADDRESS _____
PUTNAM COUNTY HOME IMPROVEMENT LICENSE # _____
TYPE OF BUILDING: RESIDENTIAL _____ COMMERCIAL _____ OTHER X
ROOMS: BEDROOMS _____ BATHROOMS _____ LIVING ROOM _____
KITCHEN _____ FAMILY ROOM _____ DINING ROOM _____ DEN _____ OTHER X
*****AREA OF DISTURBANCE IN SQ. FT. (REQUIRED): 140 SQ FT. *****

DESCRIPTION OF WORK TO BE PERFORMED: SEE ATTACHED PROJECT DESCRIPTION, PROJECT DETAILS, LETTER AND PE-STAMPED DRAWINGS

ESTIMATED COST OF CONSTRUCTION $ 1,970.00
BUILDING PERMIT FEE $ _____
ATTACH A COPY OF THE BUILDING PERMIT WORKSHEET IF NECESSARY.

I, JONATHAN A. MANAHAN, THE APPLICANT, DO HEREBY CERTIFY THAT THE FORGOING INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF APPLICANT _____

REVIEWED BY _____

Attachment A

I. Project Description

My proposed project is to build a 10' x 16' roof structure over the two-pit brick barbecue at the Sycamore Park pavilion. The roof over the brick barbecue will have a ridge vent to let smoke escape but help prevent direct sunlight, rain, sleet, snow, etc. from getting on the people cooking at the barbecue so they can cook and talk in a shaded, cool, dry and reduced smoke area.

II. Project Details

Currently, there is no roof over the two-pit brick barbecue at Sycamore Park. The brick barbecue sits on an 8' x 12' concrete slab at the southwest corner of the pavilion. The pavilion contains about 20 picnic tables and is used for a variety of activities (parties, family gatherings, group meetings, lunches, etc) as well as shelter and a place to sit for parents who bring their children to the Sycamore Park beach and playgrounds.

Construction of the roof structure will require excavation of 4 holes that are 12" in diameter and 48" deep for the footings that will support the roof legs. We will put a 4" layer of ¾" crushed stone at the bottom of each hole and place a 12" diameter x 42" long Sonotube concrete form on top of the stone in each hole, plumb and level the Sonotube forms, then have them inspected before backfilling the space around each Sonotube with dirt. Next, each Sonotube form will be filled with concrete and an anchor bolt installed at the top of each form. Once the concrete has cured for at least 24 hours we will attach the 6" x 6" roof posts to the footing anchor bolts with Simpson post bases

then frame the peripheral 2 x 10 beams and 2 x 10 girders as detailed in the drawings. Following that we will install the ridge beam and frame the roof rafters, then install the fascia board and purlins for the metal roof. Finally, we will install the metal roof, ridge vent and gable siding. All framing, bracing, roof, ridge vent and gable wall installation shall be performed in accordance with the PE-approved drawings, best construction practices and instructions provided by the manufacturers. All required building permits shall be obtained and posted prior to the start of any construction. All construction shall be inspected and approved as required by the Town of Carmel.

Crossland Engineering, PLLC

Planning • Design • Inspection

98 Cross Road, Holmes NY 12531 (845) 878-7635

1 June 2014

Mr. Jonathan A. Manahan
51 Chestnut Ridge Road
Mahopac, NY 10541

Re: Eagle Scout Service Project
Sycamore Park Pavilion
Roof Structure Over Barbecue Pit
Review of Drawing Set

Dear Mr. Manahan:

As requested, Crossland Engineering, PLLC, reviewed the drawing set developed for a new roof structure that is to be constructed above an existing brick barbeque pit at Sycamore Park in Mahopac, NY. The proposed roof structure is to be constructed with conventional wood framing, supported on concrete foundations and wood posts. The roof will be covered with metal panels fastened to purlins.

As part of our efforts, we have reviewed the following:

- Framing Plan View, Sheet 1 of 2,
- Framing Plan View, Sheet 2 of 2,
- Framing Elevation View, Sheet 1 of 2,
- Framing Elevation View, Sheet 2 of 2, and
- Framing-Rafter Detail

Based on our review of the drawing set, we noted that the layout includes the following:

- Separation from the top of the barbecue pit to the wood framing is 6 feet. This meets the minimum separation distance for a wood-framed structure to an open flame. It should be noted however that the use of the pit is not controlled and we would recommend that fire extinguishers be provided when the unit is in service as an added safety precaution.

- 12 inch diameter sonotube (cast-in-place concrete) footings are proposed to a depth of 42 inches, with a bedding of crushed stone and flared support. This footing configuration is adequate to carry the proposed building loads and meets the minimum depth to prevent frost heave during the winter months.

- Simpson hurricane ties and straps are proposed to be installed at the sill and ridge lines respectively. Since these fasteners are proposed to be installed on each rafter, the configuration meets the requirements for wind uplift to 100 miles per hour. In addition, the proposed bolting and fastening of the sonotube foundation to the posts, and the posts to the support girders, also meets the design standards for wind loadings.

- Diagonal 4x4 corner braces installed at each post, along with the 2x6 collar ties proposed stiffen the structure and provide suitable carrying capacity for a design snow load of 50 pounds per square foot.

As required by the New York State Board of Education, Crossland Engineering, PLLC, has reviewed the attached drawing set and has determined that the proposed construction will meet or exceed the New York State design standards and Building Code requirements.

This letter must be attached to the drawing set to comply with the New York State Board of Education requirements for professional reviews of documents that are not prepared by, or under the direction of, a Licensed Professional Engineer.

Should you have any questions, please feel free to contact me at your convenience.

Very truly yours,

CROSSLAND ENGINEERING, PLLC

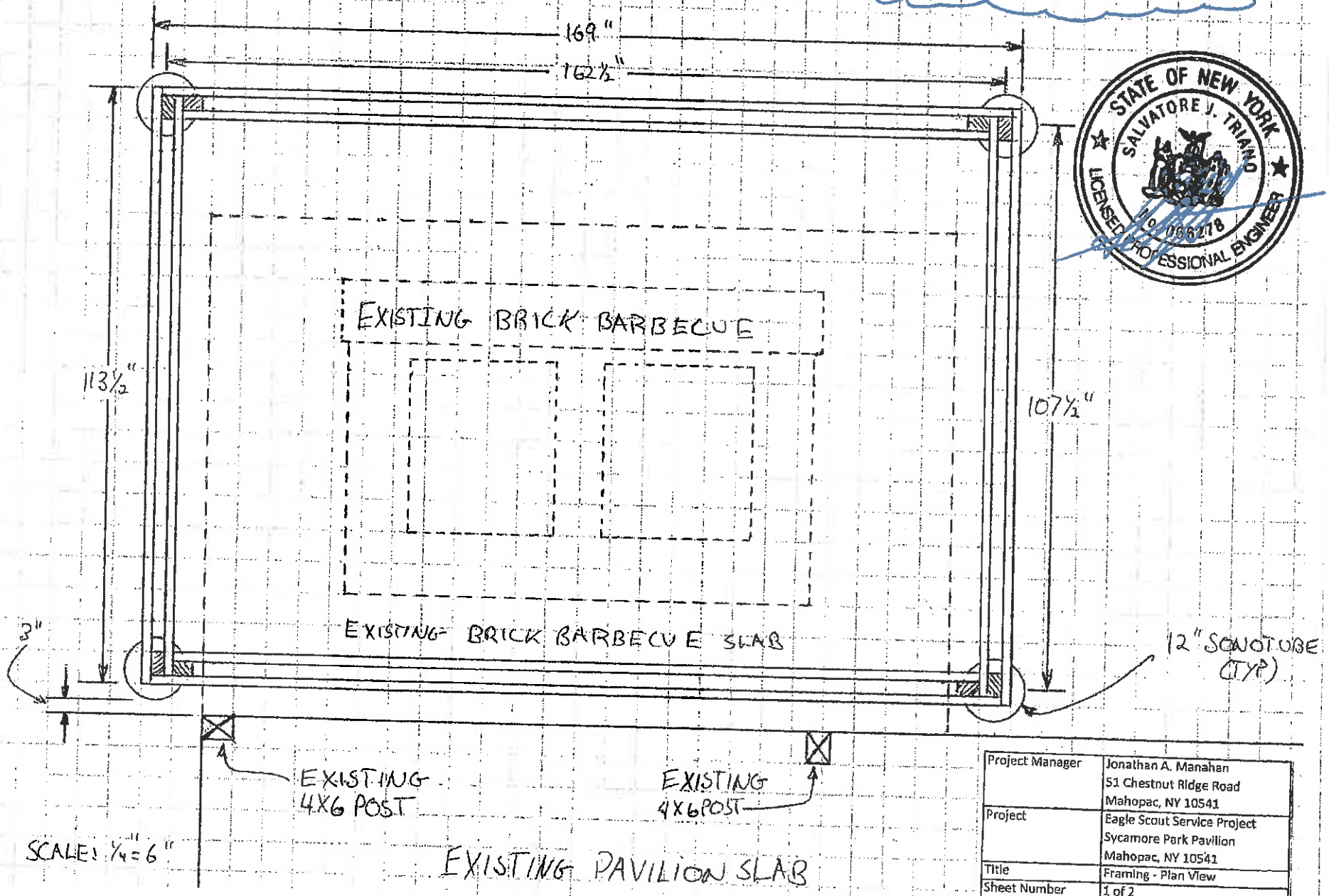
Salvatore J. Triano, P.E.
Principal

STATE OF NEW YORK
SALVATORE J. TRIANO
No. 066278
LICENSED PROFESSIONAL ENGINEER

Salvatore J. Triano, P.E.
NYS License Number 066278

PLEASE REVIEW W/ THE ATTACHED LETTER DATED 1 JUNE 2014 SJT

PLAN VIEW W/O RAFTERS



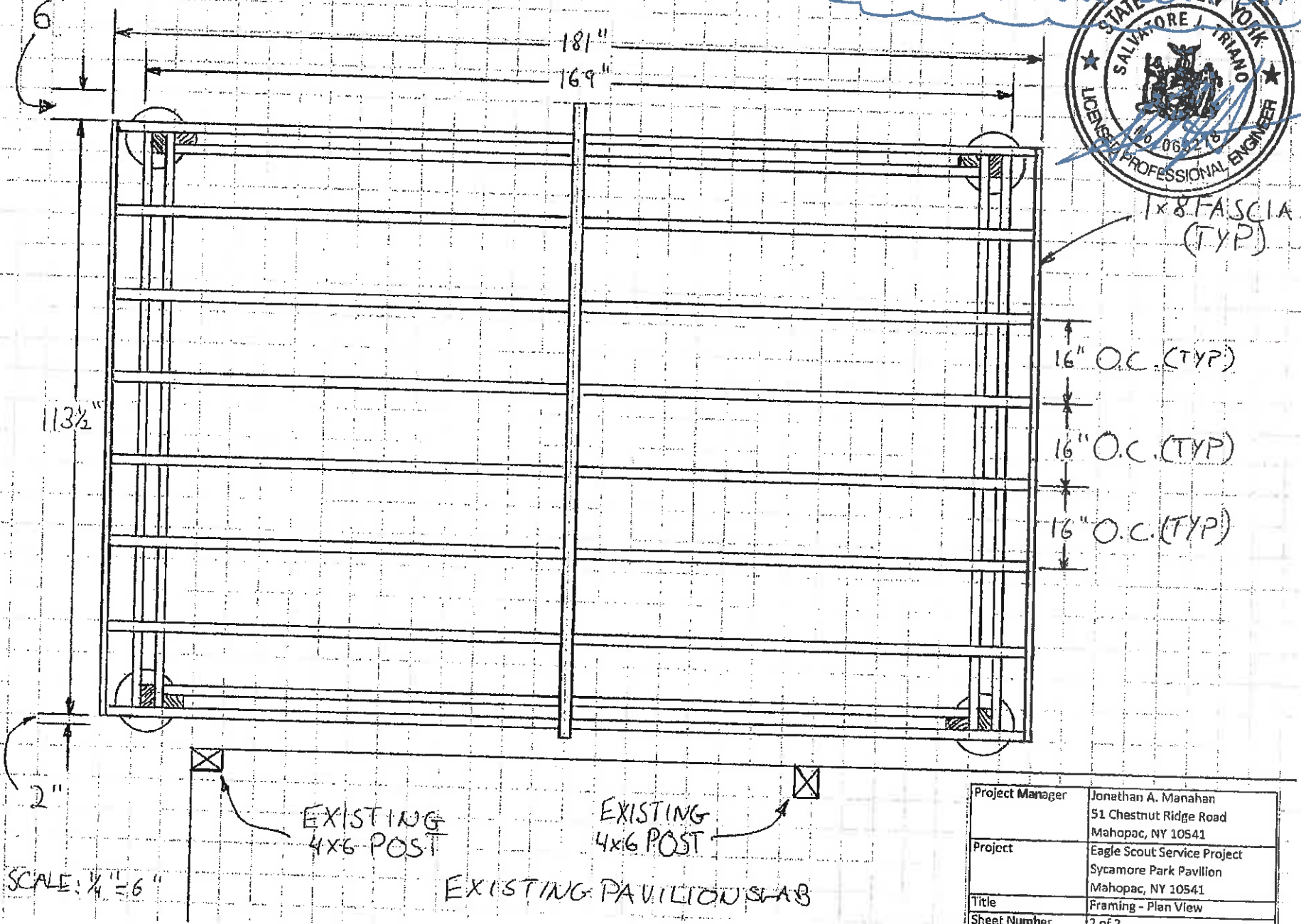
STATE OF NEW YORK
SALVATORE J. TRIANO
No. 086278
LICENSED PROFESSIONAL ENGINEER

Project Manager	Jonathan A. Manahan 51 Chestnut Ridge Road Mahopac, NY 10541
Project	Eagle Scout Service Project Sycamore Park Pavilion Mahopac, NY 10541
Title	Framing - Plan View
Sheet Number	1 of 2

PLAN VIEW w/RAFTERS

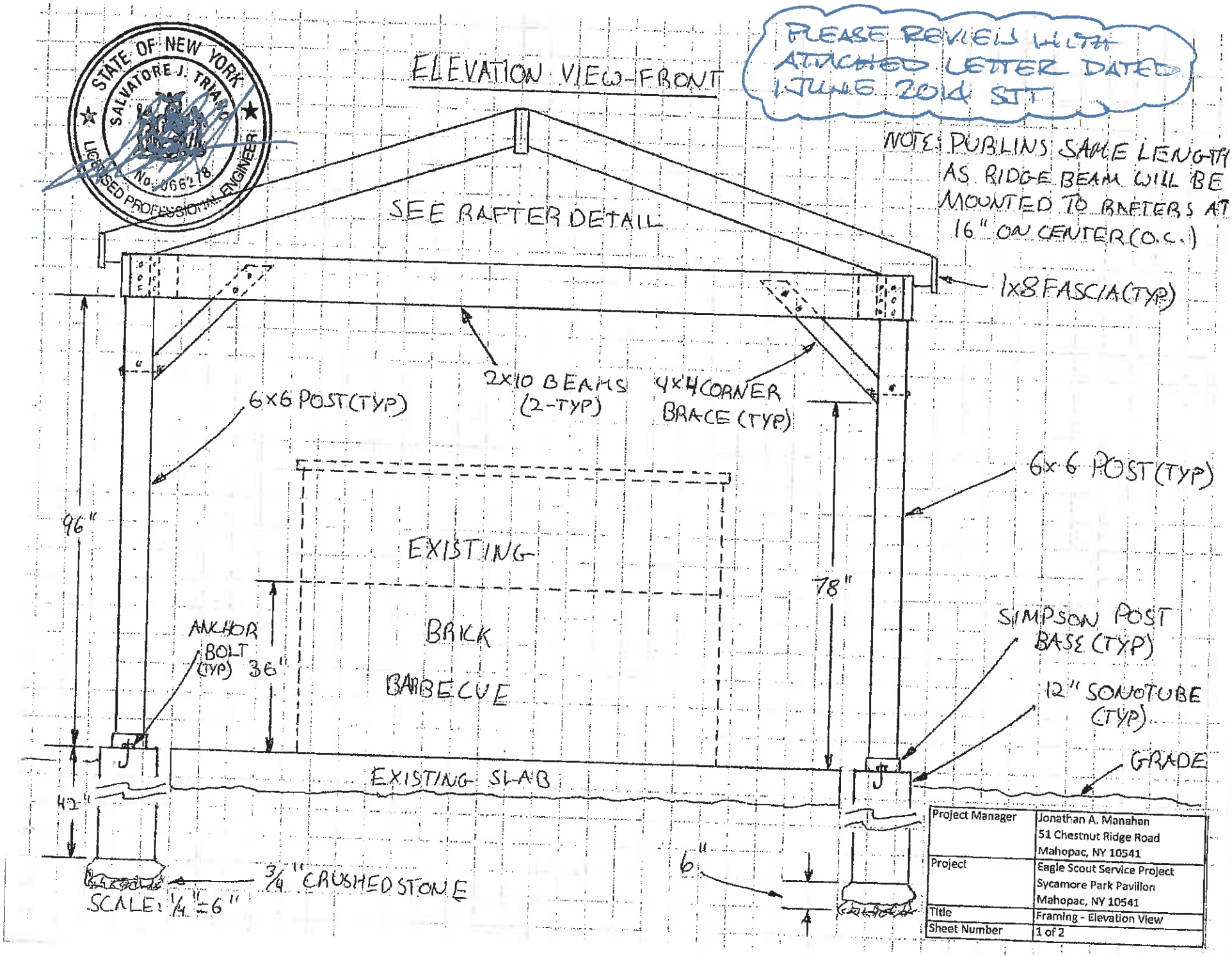
PLEASE REVIEW WITH ATTACHED LETTER DATED 1 JUNE 2021

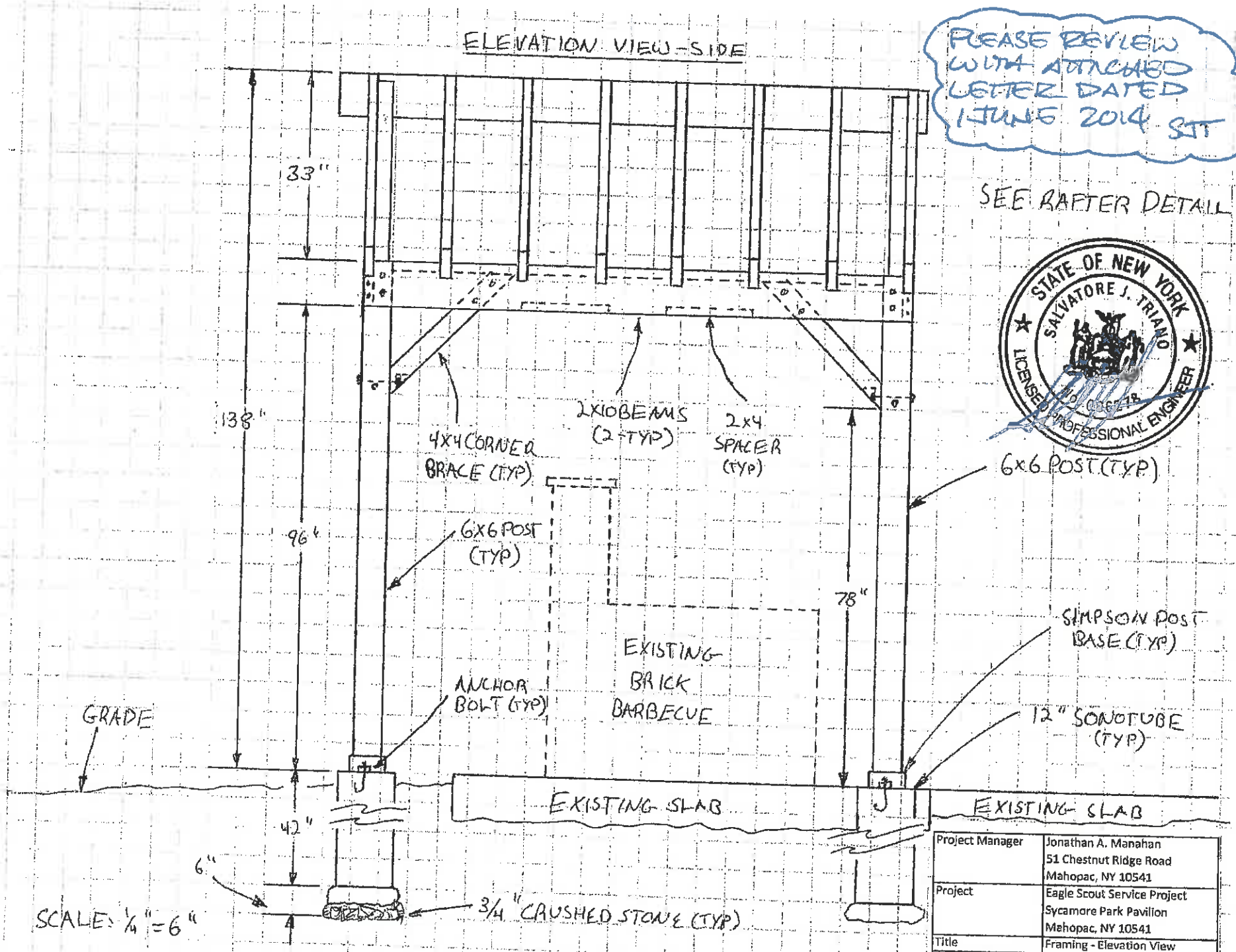
STATE OF NEW YORK
SALVATORE J. TRIANO
LICENSED PROFESSIONAL ENGINEER
No. 062216



SCALE: ¼" = 6"

Project Manager	Jonathan A. Manahan 51 Chestnut Ridge Road Mahopac, NY 10541
Project	Eagle Scout Service Project Sycamore Park Pavilion Mahopac, NY 10541
Title	Framing - Plan View
Sheet Number	2 of 2

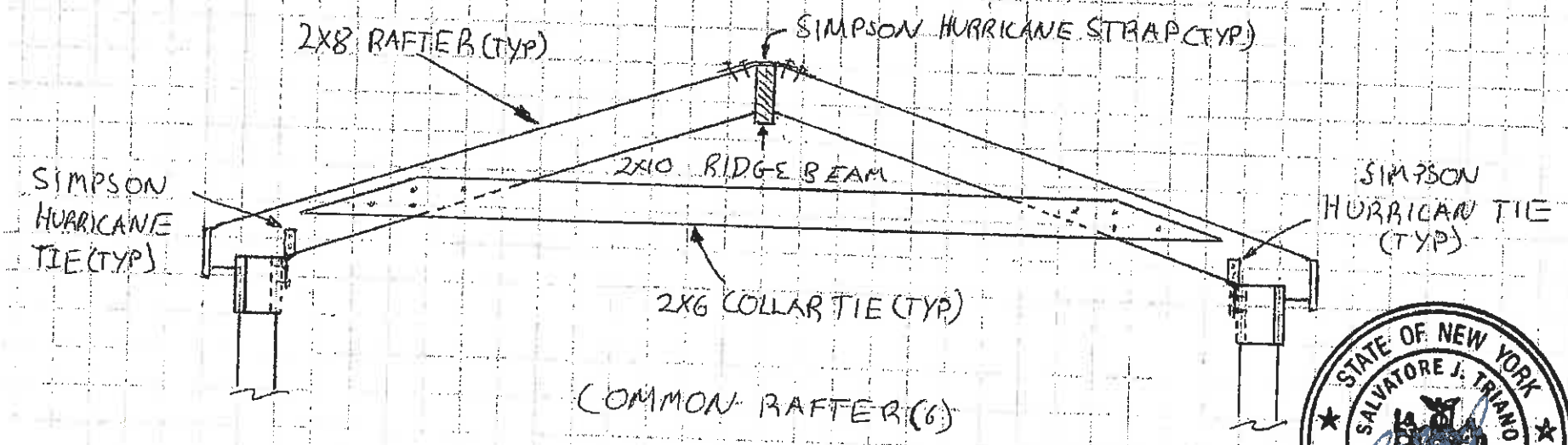

ELEVATION VIEW-FRONT
PLEASE REVIEW WITH ATTACHED LETTER DATED 1 JUNE 2014 SJT
STATE OF NEW YORK
SALVATORE J. TRIANO
No. 066278
LICENSED PROFESSIONAL ENGINEER
NOTE: PURLINS SAME LENGTH AS RIDGE BEAM WILL BE MOUNTED TO RAFTERS AT 16" ON CENTER (O.C.)
SEE RAFTER DETAIL
1x8 FASCIA (TYP)
2x10 BEAMS (2-TYP)
4x4 CORNER BRACE (TYP)
6x6 POST (TYP)
6x6 POST (TYP)
96"
78"
EXISTING BRICK BARBECUE
36"
ANCHOR BOLT (TYP)
SIMPSON POST BASE (TYP)
12" SONOTUBE (TYP)
GRADE
EXISTING SLAB
42"
6"
3/4" CRUSHED STONE
SCALE: 1/4" = 6"
Project Manager
Jonathan A. Manahan
51 Chestnut Ridge Road
Mahopac, NY 10541
Project
Eagle Scout Service Project
Sycamore Park Pavilion
Mahopac, NY 10541
Title
Framing - Elevation View
Sheet Number
1 of 2



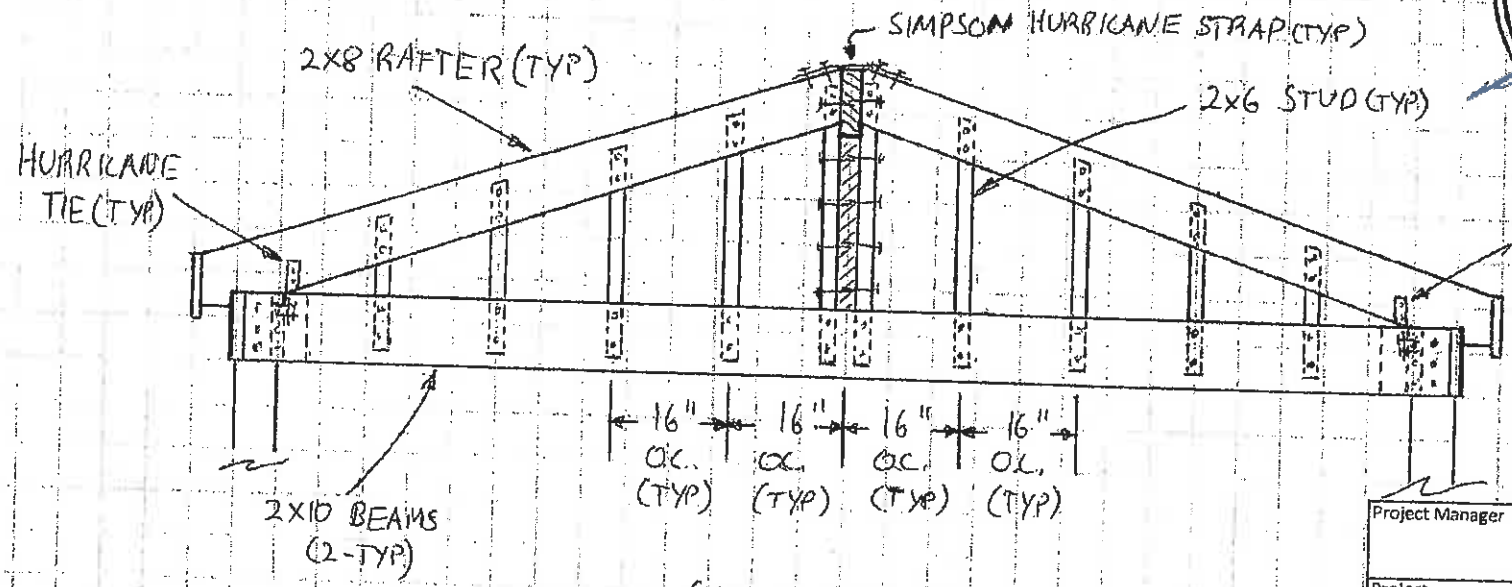
Project Manager	Jonathan A. Manahan 51 Chestnut Ridge Road Mahopac, NY 10541
Project	Eagle Scout Service Project Sycamore Park Pavilion Mahopac, NY 10541
Title	Framing - Elevation View
Sheet Number	2 of 2

RAFTER DETAIL

SPAN = 16.9'



COMMON RAFTER (6)



GABLE RAFTER (2)

SCALE: 1/4" = 6"

STATE OF NEW YORK
SALVATORE J. TRIANO
No. 066278
LICENSED PROFESSIONAL ENGINEER

PLEASE REVIEW WITH ATTACHED LETTER DATED 1 JUNE 2014 SJT

Project Manager	Jonathan A. Manahan 51 Chestnut Ridge Road Mahopac, NY 10541
Project	Eagle Scout Service Project Sycamore Park Pavilion Mahopac, NY 10541
Title	Framing - Rafter Detail
Sheet Number	1 of 1

TOWN OF CARMEL RECREATION & PARKS DEPARTMENT
SYCAMORE PARK, 790 LONG POND ROAD
MAHOPAC , NEW YORK 10541

JAMES R. GILCHRIST, CPRP, DIRECTOR

TELEPHONE: (845) 628-7888 FAX: (845) 628-2820
EMAIL: carmelrecreation@ci.carmel.ny.us
WEB: http://www.carmelny.org

#3

☑ Work Session 6/11/14

☐ Agenda

DATE: June 9, 2014

MEMO TO: Carmel Town Board
Carmel Town Hall

FROM: James R. Gilchrist, CPRP
Director, Recreation and Parks

SUBJECT: Proposed Eagle Scout Project

Eagle Scout candidate Matthew Filardi has proposed renovating the shed at the Michael Geary Memorial Rink on Route 6 in Mahopac. The project would include replacing hinges, removing graffiti, replacing shingles, painting, and other minor repairs.

At the June 5 Recreation and Parks Advisory Committee Meeting it was agreed that this project be recommended to the Town Board. Please add this to the next agenda and contact me with any questions.

/sms

Filardi Eagle Scout Project Memo to TB

RECEIVED
JUN 06 2014
SUPERVISOR'S OFFICE
TOWN OF CARMEL

" Town Unity through Recreation "

Springbrook

☑ Work Session 6/11/14

☐ Agenda

New York State

Regional User Conferences

Join us this summer for Regional User Conferences throughout New York State featuring a company update enhancement reviews/Q&A sessions, and software demonstrations.

The cost of the conference is $35 per person and includes breakfast and lunch.

#4

Long Island
June 18
Village of North Hills

Westchester
June 19
Village of Dobbs Ferry

Orange County
June 25
City of Middletown

Capital District
June 26
Town of Guilderland

Central NY
TBA

Western Region
TBA

Conference Agenda:

8:30 AM	Registration/Breakfast		
9:30 AM	KVS/Springbrook Update		
10:30 AM	Account/Customer Care Management Overview		
11:00 AM	Breakout Sessions:		
	Enterprise Collection Enhancements (Introducing Enterprise Tax Billing!)	Enterprise Finance Enhancements Review/Q&A	
12:30 PM	Lunch		
1:30 PM	Breakout Sessions:		
	Springbrook Utility Billing/Cash Receipts Demo	Standard Payroll - Enhancements, Q&A	15 min one-on-ones with available personnel
2:30 PM	Standard Version Billing & Collections - Q&A	Springbrook Payroll Demo	15 min one-on-ones with available personnel
3:30 PM	Springbrook Finance Demo		15 minute one-on-ones with available personnel

REGISTER HERE

TOWN OF CARMEL GENERAL/HIGHWAY
BUDGET REVISIONS FOR PERIOD APRIL / MAY 2014

#5

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION		INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
GENERAL FUND					
1	100-1989-1170	**CABLE FRANCHISE FEES**	*	10,000.00	
	100-1989-1521	**ALARM FEES**	*	15,000.00	
	100-1989-2410	**RENTAL REAL PROPERTY**	*	5,000.00	
	100-1989-2556	**CERTIFICATES OF OCCUPANCY**	*	13,000.00	
	100-1989-2210	**GENERAL GOV'T SPECIAL DISTRICT FEES**	*	50,000.00	
	100-1989-2701	**REFUND PRIOR YEAR EXPENSE**	*	2,000.00	
	100-1989-2891	**CENTRAL GARAGE REVENUE**	*	5,000.00	
	100-1989-3005	**MORTGAGE TAX REVENUE**	*		100,000.00
		- ADJUST GENERAL FUND REVENUES TO ACTUAL YTD			
	100-1110-0020	JUSTICE COURT JCAP GRANT IMPROVEMENTS		14,580.00	
	100-1989-3089	STATE AID - JCAP CRIMINAL JUSTICE	*	**14,580.00**	
		- PROVIDE FOR COURT/MEETING ROOM IMPROVEMENTS FROM JCAP GRANT FUNDS			
HIGHWAY FUND					
2	500-5110-0019	GENERAL REPAIR OTHER PAY		37,658.00	
	500-5010-9877	**RESERVE COMP ABSENCES**	*	37,658.00	
		- PROVIDE FOR RETIREMENT PAY OUT PER IBT CONTRACT			
3	500-5130-0040	MACHINERY REPAIR EXPENSE		100,000.00	
	500-5110-0083	GENERAL REPAIR W/C EXPENSE			70,000.00
	500-5130-0083	MACHINERY REPAIR W/C EXPENSE			10,000.00
	500-5140-0083	WEEDS & BRUSH W/C EXPENSE			10,000.00
	500-5142-0083	SNOW REMOVAL W/C EXPENSE			10,000.00
		- TRANSFER FOR MACHINERY REPAIR EXPENSE			

☑ Work Session 6/11/14

☐ Agenda _____

TOWN OF CARMEL 2014 YTD GENERAL FUND REVENUE COMPARISON REPORT

ACCOUNT NO	ACCOUNT DESCRIPTION	ORIGINAL 2014 BUDGET	"PROPOSED" BUDGET ADJUST	ADJUSTED 2014 BUDGET	ACTUAL YTD REVENUE RECEIPTS	2014 BUDGET BALANCE	% RECEIPTS	2013 REVENUE RECEIPTS	2012 REVENUE RECEIPTS
100.1989.1001	REAL PROPERTY TAXES	13,886,014.00		13,886,014.00	13,886,014.33	-0.33	100.0%	13,234,121.93	12,010,888.94
100.1989.1081	MONEY IN LIEU OF TAXES	13,500.00		13,500.00	0.00	13,500.00	0.0%	13,683.48	13,204.83
100.1989.1090	TAX INTEREST & PENALTIES	80,000.00		80,000.00	0.00	80,000.00	0.0%	112,761.00	94,733.35
100.1989.1170	**CABLE TV FRANCHISE FEES**	**670,000.00**	**10,000.00**	**680,000.00**	**181,367.37**	**498,632.63**	**26.7%**	**681,912.85**	**676,900.84**
100.1989.1232	TAX COLLECTION FEES	3,000.00		3,000.00	1,171.65	1,828.35	39.1%	3,344.63	1,817.70
100.1989.1255	TOWN CLERK FEES	8,000.00		8,000.00	1,499.09	6,500.91	18.7%	5,603.20	5,214.47
100.1989.1520	POLICE FEES	2,000.00		2,000.00	201.50	1,798.50	10.1%	679.80	973.50
100.1989.1521	**ALARM FEES**	**70,000.00**	**15,000.00**	**85,000.00**	**55,127.70**	**29,872.30**	**64.9%**	**74,415.50**	**54,070.00**
100.1989.1522	POLICE SPECIAL REVENUES - SEIZED ASSETS	2,000.00		18,851.00	1,690.02	17,160.98	9.0%	30,510.28	950.00
100.1989.1550	DOG CONTROL FEES	2,500.00		2,500.00	1,035.00	1,465.00	41.4%	2,890.00	2,730.00
100.1989.1603	VITAL STATISTIC FEES	35,000.00		35,000.00	9,700.00	25,300.00	27.7%	34,290.00	32,940.00
100.1989.2001	PARK & RECREATION FEES	200,000.00		200,000.00	134,270.00	65,730.00	67.1%	189,534.56	188,662.90
100.1989.2012	PARK CONCESSION FEES	4,000.00		4,000.00	2,324.44	1,675.56	58.1%	4,427.50	4,025.00
100.1989.2025	PARK BEACH FEES	1,200.00		1,200.00	0.00	1,200.00	0.0%	194.00	719.00
100.1989.2040	PARK MARINA & DOCK FEES	200.00		200.00	0.00	200.00	0.0%	35.00	9.00
100.1989.2045	DOG PARK MEMBERSHIP FEES	1,500.00		1,500.00	1,785.00	-285.00	119.0%	2,080.00	2,825.00
100.1989.2050	PARK SELF SUSTAINING FEES	70,000.00		70,000.00	42,826.00	27,174.00	61.2%	91,792.80	99,415.46
100.1989.2070	PARK CONTRIBUTIONS	7,000.00		7,000.00	115.41	6,884.59	1.6%	6,575.00	9,100.00
100.1989.2090	RINK PROGRAM REVENUES	6,000.00		6,000.00	205.00	5,795.00	3.4%	4,010.00	5,145.00
100.1989.2110	ZONING FEES	19,000.00		19,000.00	4,650.00	14,350.00	24.5%	16,375.00	13,510.00
100.1989.2115	PLANNING BOARD FEES	75,000.00		75,000.00	17,570.00	57,430.00	23.4%	50,805.00	97,460.00
100.1989.2116	ENGINEER & INSPECTION FEE	80,000.00		80,000.00	0.00	80,000.00	0.0%	69,900.00	195,760.00
100.1989.2117	SPECIAL CONSULTING FEES	10,000.00		10,000.00	0.00	10,000.00	0.0%	0.00	3,000.00
100.1989.2130	REFUSE/GARBAGE FEES	10,000.00		10,000.00	0.00	10,000.00	0.0%	30,600.00	8,881.00
100.1989.2131	TOW LICENSE FEES	10,000.00		10,000.00	3,750.00	6,250.00	37.5%	10,625.00	0.00
100.1989.2132	TOW IMPOUND FEE	10,000.00		10,000.00	3,100.00	6,900.00	31.0%	10,800.00	0.00
100.1989.2210	**GENERAL GOVT SERVICE FEES**	**750,000.00**	**50,000.00**	**800,000.00**	**384,839.00**	**415,161.00**	**48.1%**	**785,290.61**	**778,678.64**
100.1989.2401	INTEREST EARNINGS-INVEST	10,000.00		10,000.00	0.00	10,000.00	0.0%	3,929.96	5,705.78
100.1989.2402	INTEREST EARNINGS ACCTS.	15,000.00		15,000.00	451.05	14,548.95	3.0%	15,347.21	17,246.57
100.1989.2410	**RENT-REAL PROPERTY**	**30,000.00**	**5,000.00**	**35,000.00**	**18,101.32**	**16,898.68**	**51.7%**	**32,047.13**	**31,113.72**
100.1989.2530	GAMES OF CHANCE FEES	500.00		500.00	30.00	470.00	6.0%	455.31	488.66
100.1989.2544	DOG LICENSE FEES	6,000.00		6,000.00	2,872.00	3,128.00	47.9%	7,800.50	7,555.00
100.1989.2545	OTHER LICENSE FEES	5,000.00		5,000.00	2,100.00	2,900.00	42.0%	9,750.00	6,300.00
100.1989.2555	BUILDING ALT. PERMIT FEES	250,000.00		250,000.00	104,127.90	145,872.10	41.7%	330,092.65	246,904.10
100.1989.2556	**CERTIFICATES OF OCCUPANCY**	**52,000.00**	**13,000.00**	**65,000.00**	**27,965.00**	**37,035.00**	**43.0%**	**92,305.00**	**43,205.00**
100.1989.2557	FIRE INSPECTION FEES	40,000.00		40,000.00	14,800.00	25,200.00	37.0%	1,600.00	11,550.00
100.1989.2560	TITLE SEARCH FEES	15,000.00		15,000.00	3,500.00	11,500.00	23.3%	22,600.00	15,000.00
100.1989.2565	PLUMBING FEES	10,000.00		10,000.00	4,455.00	5,545.00	44.6%	8,055.00	7,025.00
100.1989.2590	WETLAND PERMIT FEES	10,000.00		10,000.00	2,925.00	7,075.00	29.3%	5,360.00	2,930.00
100.1989.2591	A R B FEES	5,000.00		5,000.00	1,350.00	3,650.00	27.0%	7,752.60	2,600.00
100.1989.2610	COURT FINES AND BAIL	115,000.00		115,000.00	48,573.50	66,426.50	42.2%	115,182.25	162,340.04
100.1989.2652	DUMPING FEES	100.00		100.00	0.00	100.00	0.0%	100.00	30.00
100.1989.2665	SALE OF EQUIPMENT	1,000.00		1,000.00	0.00	1,000.00	0.0%	0.00	7,227.00
100.1989.2680	INSURANCE RECOVERY-PAYROL	5,000.00		5,000.00	2,837.84	2,162.16	56.8%	9,673.04	11,326.97
100.1989.2681	INSURANCE RECOVERY-ASSET	5,000.00		5,000.00	0.00	5,000.00	0.0%	21,484.18	66,016.07
100.1989.2701	**REFUND PRIOR YRS.EXPENSE**	**8,000.00**	**2,000.00**	**10,000.00**	**9,176.93**	**823.07**	**91.8%**	**51,292.56**	**68,358.98**
100.1989.2705	GIFTS AND DONATIONS	1,000.00		1,000.00	0.00	1,000.00	0.0%	0.00	8,504.00
100.1989.2709	EMPLOYEE CONTRIBUTIONS	70,000.00		70,000.00	26,793.12	43,206.88	38.3%	0.00	0.00
100.1989.2770	OTHR REVENUE-UNCLASSIFIED	3,000.00		3,000.00	0.00	3,000.00	0.0%	2,115.90	2,855.32

TOWN OF CARMEL 2014 YTD GENERAL FUND REVENUE COMPARISON REPORT

100.1989.2801	SPEC-ADM SERV.REIMBURSE	20,000.00		20,000.00	20,000.00	0.00	100.0%	0.00	0.00
100.1989.2889	CENTRAL MAIL SERVICE	10,000.00		10,000.00	5,951.59	4,048.41	59.5%	8,884.01	20,383.46
100.1989.2890	CENTRAL GASOLINE SERVICE	1,000.00		1,000.00	0.00	1,000.00	0.0%	0.00	0.00
100.1989.2891	**CENTRAL GARAGE SERVICE**	**50,000.00**	**5,000.00**	**55,000.00**	**25,435.84**	**29,564.16**	**46.2%**	**57,088.68**	**51,523.07**
100.1989.3001	STATE AID-PER CAPITA	140,362.00		140,362.00	0.00	140,362.00	0.0%	140,362.00	140,362.00
100.1989.3005	**STATE AID-MORTGAGE TAX**	**850,000.00**	**-100,000.00**	**750,000.00**	**227,221.43**	**522,778.57**	**30.3%**	**878,000.00**	**878,393.00**
100.1989.3089	STATE AID CRIMINAL JUSTIC	0.00		14,580.00	14,580.00	0.00	100.0%	0.00	4,498.44
100.1989.3300	STATE AID D W I PROGRAM	1,000.00		1,000.00	0.00	1,000.00	0.0%	16,660.00	775.00
100.1989.3301	DWI POLICE AID	8,000.00		8,000.00	0.00	8,000.00	0.0%	0.00	0.00
100.1989.3390	STATE AID TRAFFIC SAFETY	8,000.00		8,000.00	0.00	8,000.00	0.0%	10,065.08	10,540.00
100.1989.3391	STATE AID POLICE SPECIAL - ERT	25,000.00		25,000.00	200.00	24,800.00	0.8%	32,800.00	24,600.00
100.1989.3820	STATE AID YOUTH PROGRAMS	10,000.00		10,000.00	4,233.00	5,767.00	42.3%	11,823.00	10,349.00
100.1989.3999	STATE AID CEMETERIES	2,100.00		2,100.00	0.00	2,100.00	0.0%	2,100.00	2,100.00
100.1989.5031	INTERFUND TRANSFER-OTHER	2,000.00		2,000.00	0.00	2,000.00	0.0%	0.00	0.00
100.1989.5032	INTERFUND TRANS-PARKLANDS	5,000.00		5,000.00	0.00	5,000.00	0.0%	5,000.00	5,000.00
GRAND TOTAL		17,814,976.00	0.00	17,846,407.00	15,300,922.03	2,545,484.97	85.7%	17,366,983.20	16,174,420.81

GENERAL FUND STATE MORTGAGE TAXES SCHEDULE
ACCOUNT# 100-1989-3005 FISCAL YEAR 2014

MONTH	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	FISCAL YEAR 2014 R BUDGET	2014	VARIANCE
JANUARY	119,456.00	65,612.00	98,149.50	65,000.00	74,715.79	(9,715.79)
FEBRUARY	77,437.50	58,829.00	53,831.00	65,000.00	51,456.50	13,543.50
MARCH	75,822.00	60,185.00	64,890.50	65,000.00	40,043.50	24,956.50
ADJ - INT/RECORDING OFF EXPENSE	(4,771.38)	(13,070.27)	(19,725.40)	-	(15,315.52)	- 15,315.52
1ST QUARTER TOTAL:	267,944.12	171,555.73	197,145.60	195,000.00	150,900.27	44,099.73
APRIL	76,361.00	62,383.50	91,653.50	80,000.00	47,251.16	32,748.84
MAY	55,938.90	61,615.10	78,786.50	75,000.00	36,570.00	38,430.00
JUNE	55,683.50	90,008.62	82,848.57	80,000.00		80,000.00
ADJ - INT/RECORDING OFF EXPENSE *ESTIMATE					(7,500.00)	
2ND QUARTER TOTAL:	187,983.40	214,007.22	253,288.57	235,000.00	76,321.16	151,178.84
JULY	43,096.50	66,838.64	71,138.00	70,000.00		70,000.00
AUGUST	53,870.50	74,158.50	106,949.11	80,000.00		80,000.00
SEPTEMBER	52,831.50	78,412.00	82,009.42	75,000.00		75,000.00
ADJ - INT/RECORDING OFF EXPENSE	(15,857.03)	(17,284.70)	(26,407.13)			- -
3RD QUARTER TOTAL:	133,941.47	202,124.44	233,689.40	225,000.00	-	225,000.00
OCTOBER	77,375.00	95,651.00	76,806.53	70,000.00		70,000.00
NOVEMBER	88,574.00	96,253.50	55,521.50	60,000.00		60,000.00
DECEMBER	63,164.50	84,504.50	69,789.50	65,000.00		65,000.00
EST.ADJ - INT/RECORD OFF EXPENSE	(9,982.49)	(10,096.39)	(13,241.10)	-		-
ONE TIME COST REIMBURSE FROM CTY		24,393.00				-
4TH QUARTER TOTAL:	219,131.01	290,705.61	188,876.43	195,000.00	-	195,000.00
YEAR TO DATE TOTALS:	809,000.00	878,393.00	873,000.00	850,000.00	227,221.43	615,278.57

MORTGAGE TAX IS $.50 ON EACH $100 OF MORTGAGE PRINCIPAL OR .005 OF TOTAL MORTGAGE (REFERENCE TAX LAW ARTICLE 11 §253).

CONTACT: COUNTY CLERK EMILY GERLICH 808-1000 EXT 49326

HIGHWAY FUND 2014 YTD EXPENSE COMPARISON REPORT AS OF MAY 31, 2014

ACCOUNT NO	ACCOUNT DESCRIPTION	ORIGINAL BUDGET	"PROPOSED" BUDGET ADJUST	ADJUSTED BUDGET	ACTUAL EXPENDED	ENCUMBERED	AVAILABLE BALANCE	% EXP BALANCE	2013 EXPENDED	2012 EXPENDED
500.5110.0011	GENERAL REPAIR LABOR	1,396,475.00		1,396,475.00	594,398.07	0.00	802,076.93	42.6%	1,443,909.93	1,464,824.43
500.5110.0012	GEN REP LABOR OVERTIME	3,000.00		3,000.00	797.26	0.00	2,202.74	26.6%	3,977.02	3,552.74
500.5110.0013	GEN REP LABOR TEMPORARY	40,000.00		40,000.00	0.00	0.00	40,000.00	0.0%	38,074.00	49,966.88
500.5110.0014	GENERAL REPAIR LONGEVITY	52,319.00		52,319.00	26,656.00	0.00	25,663.00	50.9%	55,166.00	53,810.00
500.5110.0016	GENERAL REP.LABOR-OTHER	1,000.00		1,000.00	0.00	0.00	1,000.00	0.0%	0.00	0.00
500.5110.0017	STAFF CLOTHING ALLOWANCE	11,550.00		11,550.00	11,550.00	0.00	0.00	100.0%	12,100.00	12,100.00
500.5110.0018	HIGHWAY DIFFERENTIAL COMP	3,000.00		3,000.00	389.41	0.00	2,610.59	13.0%	1,741.27	3,191.29
500.5110.0019	GEN REP PAID ABSENCES	39,262.00		39,262.00	39,261.63	0.00	0.37	100.0%	1,762.88	0.00
500.5110.0020	GENERAL REPAIR ROAD TOOLS	7,000.00		7,000.00	123.94	3,075.90	3,800.16	1.8%	7,978.82	6,726.04
500.5110.0040	GENERAL REP.CONTRACT EXP.	110,000.00		110,000.00	14,855.65	47,219.50	47,924.85	13.5%	117,204.93	120,975.24
500.5110.0041	GENERAL REPAIR GAS & FUEL	100,000.00		100,000.00	14,823.54	4,219.27	80,957.19	14.8%	96,739.92	97,068.48
500.5110.0046	CONTRACTUAL ROAD RENTALS	5,000.00		5,000.00	0.00	0.00	5,000.00	0.0%	3,400.00	1,900.00
500.5110.0080	EMPLOYEE RETIREMENT SYST.	345,000.00		345,000.00	0.00	0.00	345,000.00	0.0%	298,875.00	268,099.00
500.5110.0081	MCT MOBILITY TAX	5,575.00		5,575.00	3,209.44	0.00	2,365.56	57.6%	5,009.39	5,653.33
500.5110.0082	SOCIAL SECURITY	135,500.00		135,500.00	50,046.70	0.00	85,453.30	36.9%	119,899.66	121,895.15
500.5110.0083	**WORKERS COMPENSATION INS.**	**455,000.00**	**-70,000.00**	**385,000.00**	**385,000.00**	**0.00**	**0.00**	**100.0%**	**375,000.00**	**375,000.00**
500.5110.0084	HEALTH INSURANCE	418,250.00		418,250.00	204,676.14	0.00	213,573.86	48.9%	403,735.18	392,178.00
500.5110.0085	EMPLOYEE WELFARE FUND	23,100.00		23,100.00	10,762.50	0.00	12,337.50	46.6%	22,312.50	22,837.50
500.5110.0086	RETIREES HEALTH INSRUANCE	270,000.00		270,000.00	109,095.95	0.00	160,904.05	40.4%	262,732.93	257,903.38
500.5110.0087	DISABIL INSURANCE EXPENSE	3,700.00		3,700.00	197.10	0.00	3,502.90	5.3%	2,544.35	3,255.00
500.5110.0088	STAFF ACCRUED COMP ABSENC	135,000.00		135,000.00	0.00	0.00	135,000.00	0.0%	50,000.00	0.00
500.5110.0089	HWY STAFF MEDICAL EXAMS	2,000.00		2,000.00	1,518.00	0.00	482.00	75.9%	1,564.00	1,656.00
500.5112.0012	CHIPS OVERTIME	10,000.00		10,000.00	0.00	0.00	10,000.00	0.0%	3,016.27	9,034.96
500.5112.0020	C.H.I.P.S-CONTRCT EXPENSE	339,000.00		339,000.00	0.00	0.00	339,000.00	0.0%	265,431.55	421,906.58
500.5112.0082	SOCIAL SECURITY	1,582.00		1,582.00	0.00	0.00	1,582.00	0.0%	230.76	244.36
500.5130.0011	MACHINERY REPAIR LABOR	266,951.00		266,951.00	110,462.39	0.00	156,488.61	41.4%	266,950.80	266,950.80
500.5130.0012	MACHINERY REPAIR OVERTIME	3,000.00		3,000.00	8,516.04	0.00	-5,516.04	283.9%	1,139.81	1,046.48
500.5130.0013	MACHINE REPAIR TEMP LABOR	1,000.00		1,000.00	0.00	0.00	1,000.00	0.0%	0.00	0.00
500.5130.0014	MACH REP.STAFF LONGEVITY	7,455.00		7,455.00	2,169.00	0.00	5,286.00	29.1%	7,455.00	3,524.00
500.5130.0016	CENTRAL GARAGE SERVICES	5,000.00		5,000.00	0.00	0.00	5,000.00	0.0%	0.00	503.68
500.5130.0017	STAFF CLOTHING ALLOWANCE	2,200.00		2,200.00	2,200.00	0.00	0.00	100.0%	2,200.00	2,200.00
500.5130.0018	TOOL EXP REIMBURSEMENT	1,200.00		1,200.00	600.00	0.00	600.00	50.0%	1,200.00	1,200.00
500.5130.0019	PAID COMPENSATED ABSENCE	0.00		0.00	2,004.60	0.00	-2,004.60	0.0%	0.00	2,004.60
500.5130.0020	MACHINERY REPAIR TOOLS	10,000.00		10,000.00	6,644.34	850.00	2,505.66	66.4%	9,403.36	11,395.36
500.5130.0021	HWY MACHINERY & EQUIPMENT	2,000.00		2,000.00	19.39	148.46	1,832.15	1.0%	1,600.27	288.23
500.5130.0040	**MACHINERY REPAIR EXPENSES**	**350,000.00**	**100,000.00**	**450,000.00**	**247,624.68**	**26,694.15**	**175,681.17**	**55.0%**	**465,448.29**	**407,052.32**
500.5130.0041	MACHINERY REPAIR CAPTL EX	100,000.00		100,000.00	0.00	0.00	100,000.00	0.0%	0.00	0.00
500.5130.0046	EQUIPMENT LEASES/RENTALS	28,476.00		28,476.00	11,874.00	15,648.00	954.00	41.7%	28,440.31	29,066.00
500.5130.0080	EMPLOYEE RETIREMENT	59,000.00		59,000.00	0.00	0.00	59,000.00	0.0%	53,500.00	50,463.00
500.5130.0081	MCT MOBILITY TAX	1,272.00		1,272.00	243.31	0.00	1,028.69	19.1%	1,272.00	955.60
500.5130.0082	SOCIAL SECURITY	22,000.00		22,000.00	9,608.03	0.00	12,391.97	43.7%	21,278.38	20,924.82
500.5130.0083	**WORKERS COMPENSATION INS.**	**40,000.00**	**-10,000.00**	**30,000.00**	**30,000.00**	**0.00**	**0.00**	**100.0%**	**30,000.00**	**30,000.00**
500.5130.0084	HEALTH INSURANCE	83,000.00		83,000.00	41,140.56	0.00	41,859.44	49.6%	80,954.88	75,014.40
500.5130.0085	EMPLOYEE WELFARE FUND	4,200.00		4,200.00	2,100.00	0.00	2,100.00	50.0%	4,200.00	4,200.00
500.5140.0011	WEEDS & BRUSH LABOR	135,490.00		135,490.00	54,397.44	0.00	81,092.56	40.1%	131,460.47	125,164.46
500.5140.0012	WEEDS & BRUSH OVERTIME	10,000.00		10,000.00	1,850.60	0.00	8,149.40	18.5%	7,085.32	81,151.78
500.5140.0014	WEEDS & BRUSH LONGEVITY	2,440.00		2,440.00	0.00	0.00	2,440.00	0.0%	1,762.00	1,762.00
500.5140.0017	STAFF CLOTHING ALLOWANCES	1,100.00		1,100.00	1,100.00	0.00	0.00	100.0%	1,100.00	1,100.00
500.5140.0019	WEEDS & BRUSH OTHER COMP	0.00		0.00	0.00	0.00	0.00	0.0%	0.00	0.00
500.5140.0020	WEEDS AND BRUSH TOOLS	3,000.00		3,000.00	0.00	0.00	3,000.00	0.0%	882.95	1,261.97
500.5140.0040	WEEDS & BRUSH EXPENSE	5,000.00		5,000.00	0.00	0.00	5,000.00	0.0%	1,500.00	4,200.00
500.5140.0041	WEEDS & BRUSH-GAS & FUEL	25,000.00		25,000.00	9,883.00	1,088.34	14,028.66	39.5%	22,891.42	39,384.09
500.5140.0048	WEEDS AND BRUSH EXP - HURRICANE SANDY	0.00		0.00	0.00	0.00	0.00	0.0%	25,000.00	25,161.52
500.5140.0049	OTHER EXPENDITURES	2,000.00		2,000.00	1,216.50	530.00	253.50	60.8%	1,701.12	3,160.70
500.5140.0080	EMPLOYEE RETIREMENT	31,500.00		31,500.00	0.00	0.00	31,500.00	0.0%	28,500.00	27,300.00
500.5140.0081	MCT MOBILITY TAX	674.00		674.00	124.24	0.00	549.76	18.4%	674.00	790.16
500.5140.0082	SOCIAL SECURITY	12,000.00		12,000.00	4,372.45	0.00	7,627.55	36.4%	10,837.72	15,918.01
500.5140.0083	**WORKERS COMPENSATION INS.**	**30,000.00**	**-10,000.00**	**20,000.00**	**20,000.00**	**0.00**	**0.00**	**100.0%**	**20,000.00**	**20,000.00**
500.5140.0084	HEALTH INSURANCE	41,500.00		41,500.00	20,570.28	0.00	20,929.72	49.6%	40,477.44	34,430.48

HIGHWAY FUND 2014 YTD EXPENSE COMPARISON REPORT AS OF MAY 31, 2014

500.5140.0085	EMPLOYEE WELFARE FUND	2,100.00	2,100.00	1,050.00	0.00	1,050.00	50.0%	2,100.00	2,100.00

HIGHWAY FUND 2014 YTD EXPENSE COMPARISON REPORT AS OF MAY 31, 2014

500.5142.0011	SNOW REMOVAL LABOR	197,191.00		197,191.00	81,596.16	0.00	115,594.84	41.4%	197,190.71	194,409.90
500.5142.0012	SNOW REMOVAL OVERTIME	220,000.00		220,000.00	229,004.91	0.00	-9,004.91	104.1%	237,055.24	132,807.87
500.5142.0013	SNOW REMOVAL TEMP LABOR	1,000.00		1,000.00	0.00	0.00	1,000.00	0.0%	540.00	0.00
500.5142.0014	SNOW REMOVAL LONGEVITY	5,286.00		5,286.00	1,762.00	0.00	3,524.00	33.3%	5,286.00	3,524.00
500.5142.0017	STAFF CLOTHING ALLOWANCE	1,650.00		1,650.00	1,650.00	0.00	0.00	100.0%	1,650.00	1,650.00
500.5142.0040	SNOW REMOVAL RENTALS	3,500.00		3,500.00	2,448.00	1,248.00	-196.00	69.9%	3,654.00	3,579.00
500.5142.0041	SNOW REMOVAL-GAS & FUEL	70,000.00		70,000.00	66,991.31	1,948.00	1,060.69	95.7%	50,072.24	15,200.69
500.5142.0046	CONTRACTUAL SWEEPING	32,000.00		32,000.00	17,697.00	14,000.00	303.00	55.3%	9,120.00	17,904.00
500.5142.0049	SNOW CONTROL MATERIALS	520,000.00		520,000.00	356,762.40	0.00	163,237.60	68.6%	513,732.22	310,965.48
500.5142.0080	EMPLOYEE RETIREMNT	90,000.00		90,000.00	0.00	0.00	90,000.00	0.0%	73,000.00	67,595.00
500.5142.0081	MCT MOBILITY TAX	1,278.00		1,278.00	273.83	0.00	1,004.17	21.4%	1,278.00	995.43
500.5142.0082	SOCIAL SECURITY	33,000.00		33,000.00	23,992.79	0.00	9,007.21	72.7%	32,947.60	25,301.92
500.5142.0083	**WORKERS COMPENSATION INS**	**40,000.00**	**-10,000.00**	**30,000.00**	**30,000.00**	**0.00**	**0.00**	**100.0%**	**30,000.00**	**30,000.00**
500.5142.0084	HEALTH INSURANCE	39,750.00		39,750.00	19,543.62	0.00	20,206.38	49.2%	38,670.24	35,859.60
500.5142.0085	EMPLOYEE WELFARE FUND	3,150.00		3,150.00	1,575.00	0.00	1,575.00	50.0%	3,150.00	3,150.00
500.5148.0011	SERVICES OTHER GOVT LABOR	1,000.00		1,000.00	0.00	0.00	1,000.00	0.0%	0.00	0.00
500.5148.0040	SERVICE FOR OTHER GOVTS	2,000.00		2,000.00	0.00	0.00	2,000.00	0.0%	3,697.34	2,229.75
500.9901.0099	TRANSFER TO DEBT SERV FD	1,080,000.00		1,080,000.00	1,080,000.00	0.00	0.00	100.0%	980,000.00	840,000.00
500.9902.0099	TRANSFER TO OTHER FUNDS	0.00		0.00	0.00	0.00	0.00	0.0%	50,000.00	100,000.00
GRAND TOTAL		7,541,676.00	0.00	7,541,676.00	3,970,429.20	116,669.62	3,454,577.18	52.6%	7,094,465.49	6,768,625.46

Cazzari, Mike

#6

From: Cazzari, Mike
Sent: Tuesday, June 10, 2014 1:08 PM
To: [redacted]
Subject: Livescan
Attachments: Carmel PD, NY Quote GN14-CPD-HWUPG w.CAPS 032414 V2.pdf; SPDCopier14061012020.pdf

Sir
Here is the quote and the NYS contract list.
We purchased replacement hardware for obsolete equipment replaced the associated software and are entering into an agreement for annual support.

Thank you
Mike

☑ Work Session 6/11/14

☐ Agenda

Chief Michael Cazzari
Town of Carmel Police Department
60 McAlpin Ave
Mahopac, NY 10541
phone (845) 628-1300 ext 107
fax (845) 628-2597

Comnetix Inc.

NYS RICI LIVESCAN HARDWARE REPLACEMENT

Client: Town of Carmel Police Department		Quote Number: GN14-CPD-HWUPG-032414 V2	
Contact:	Neil Brown	Date:	March 24, 2014
Address:	60 McAlpin Ave.	Revision Date:	
	Mahopac, NY 10541	Phone #:	845-628-1300
		Fax #:	
		Mobile #:	
		Email:	nb@ci.carmel.ny.us

Components	Price	Level 1	Level 2
Hardware	$10,348	$1,392	$1,790
Services	$1,600	$0	$0
Total System with 1 year Warranty	$11,948		
Comnetix State Contract# PT63109			
	Annual Support	$1,392	$1,790

Sales Contact Information: Gary Newlin | Regional Sales Manager | gnewlin@morphotrust.com |952-442-8701 Office

Comnetix Inc. 2872 Bristol Circle Suite 100, Oakville, Ontario Canada L6H 6G4

Item Number	Description	Qty	NYS Net Price	MSRP	Discount off MSRP 15%	Extended Price	Level 1 Support 8-5 14% of NET	Level 2 Support 24hours 18% of Net
	WORKSTATION HARDWARE							
CLIENT-01	Client Workstation - Processing Station	1	$ 2,093	$ 2,462	15%	$ 2,093	$293	$ 377
	DIGITAL IMAGING HARDWARE AND ACCESSORIES							
SIG-02	Signature Pad	1	$ 440	$ 518	15%	$ 440	$62	$ 79
TPE-HWOX-DIGCAP	Digital Imaging System - Mug shot or civil image capture	1	$ 1,050	$ 1,235	15%	$ 1,050	$147	$ 189
CAMPT-01	Pan-Tilt Motor	1	$ 243	$ 286	15%	$ 243	$ 34	$ 44
TP-HWOX-DCTRNS	Tripod and Backdrop for transportable Digital Capture System	1	$ 250	$ 294	15%	$ 250	NA	NA
	NETWORK HARDWARE AND ACCESSORIES							
UPS-01-client	Back-UPS (uninteruptable power supply)	1	$ 152	$ 179	15%	$ 152	NA	NA
	FINGERPRINT SCANNING HARDWARE AND ACCESSORIES							
TP-5000A-ED	500PPI Ruggedized Live scan - appliance only	1	$ 6,120	$ 7,200	15%	$ 6,120	$857	$ 1,102
					Totals:	$ 10,348	$ 1,392	$ 1,790
	Services							
INST-01	Installation of Hardware and Software on Site Client / On Site ComnetiX Per Day	1	$ 1,600	$ 1,882	15%	$ 1,600	N/A	N/A
					Totals:	$1,600	$0	$0

CONTRACTOR'S PRICING INFORMATION

TITLE: 77201 - SECURITY SYSTEMS AND SOLUTIONS (STATEWIDE)
AWARD: 20191 **CONTRACT PERIOD:** *Contract Approval & End Dates* (Various - see below)

Lots and Regions Awarded Chart

OGS CONTRACT NUMBER	CONTRACTOR INFORMATION		CONTRACT SPECIFICS
PT65342 SBE NYS	275 Technology Solutions, Inc. d/b/a FJC Technology Solutions 271 Jericho Turnpike Floral Park, NY 11001 Fed ID #: 26-5669900 NYS Vendor ID #: 1000049572	Daniel Kime Phone: (914) 420-7247 Toll Free: (516) 833-1333 Fax: (516) 833-1337 Email: dkime@fjctech.com www.fjctech.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***February 24, 2009 – August 26, 2017***	
PT64156	3M Cogent, Inc. 5450 Frantz Road Dublin, OH 43016 Fed ID #: 95-4305768 NYS Vendor ID #: 1000057971	Isam Saleh Phone 614 718-9691 x 3315 Fax: 614 718-9694 Email: isaleh@cogentsystems.com www.cogentsystems.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***November 14, 2008 – August 26, 2020***	
PT63297 SBE NYS	A+ Technology & Security Solutions, Inc. 1490 North Clinton Avenue Bay Shore, NY 11706 Fed ID #: 11-3571518 NYS Vendor ID #: 1100005450	David Antar Phone: (631) 969-2600 Toll Free: (877) 797-6197 Fax: (631) 969-2400 Email: david@aplus-edu.com www.aplus-edu.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***August 30, 2007 – August 26, 2020***	
PT65379	Access Control Technologies, Inc. 429 Getty Avenue Clifton, NJ 07011 Fed ID #: 22-3012469 NYS Vendor ID #: 1000040298	Jonathon Perlman Phone; 973-689-0481 Cell: 917-670-3729 Fax: 973-689-0452 Email: JPerlman@accesscontrolinc.com www.accesscontrolinc.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***April 4, 2011 – August 26, 2020***	
PT64058 SBE NYS	Adirondack Cabling, Inc. 10 Petra Lane Albany, NY 12205 Fed ID #: 14-1686851 NYS Vendor ID #: 1000007019	John D. Womer Phone: 518 452-0124 Toll Free: 800 741-8130 Fax: 518 452-0126 Email: jwomer@adirondackcabling.com www.adirondackcabling.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***September 23, 2008 – August 26, 2020***	
PT63534 SBE NYS	Advanced Digital Data Technology 1490 North Clinton Avenue Bay Shore, NY 11706 Fed ID #: 11-3661455 NYS Vendor ID #: 1000005992	David Antar Phone: 631 969-2600 Toll Free: (877) 797-6197 Fax: 631 969-2400 E-Mail: david@addtechtoday.com www.addtechtoday.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***October 19, 2007 – August 26, 2017***	

OGS CONTRACT NUMBER	CONTRACTOR INFORMATION		CONTRACT SPECIFICS
PT65382 SBE NYS	Centennial Security Integration, Inc. 50-01 25th Ave, Suite 108 Woodside, NY 11377 Fed ID #: 20-1607563 NYS Vendor ID #: 1000049595	Curtice Burk Phone: (718) 728-1768 Toll Free: (877) 300-4274 Fax: (718) 728-2549 Email: cburk@csi-security.us www.csi-security.us	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***May 12, 2011 – August 26, 2020***	
PT65433 SBE NYS	Central Home Systems, Inc. 115 Rome St. Farmingdale, NY 11735 Fed ID #: 11-2465536 NYS Vendor ID #: 1000005772	Jeff Goldat Phone: 631-420-5990 Fax: 631-420-5992 Email: jcg@chs-systems.com www.chs-systems.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***August 23, 2011 – August 26, 2020***	
PT64316	Clearview Data Systems, Inc. 3478 Timothy Lane East Aurora, NY 14052 Fed ID #: 04-3435780 NYS Vendor ID #: 1000011101	Bill Shephard Phone: 716 652 8153 Email: Bill3478@rochester.rr.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***January 21, 2009 – August 26, 2020***	
PT65664 NYS	Comfort Systems USA (Syracuse), Inc. d/b/a ABJ Fire Protection 6500 New Venture Gear Dr East Syracuse, NY 11357 Fed ID #: 160902042 NYS Vendor ID #: 1000028421	Michael Rizzo Phone: (518) 423-9766 Toll Free: 1-800-678-9766 Fax: (518) 423-9801 Email:michael.rizzo@comfortsystemsusa.com www.abjfire.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***December 8, 2011 – August 26, 2020***	
PT65434 SBE NYS	Commercial Instruments & Alarm Systems, Inc. d/b/a CIA Security 2 Summit Ct., Suite 306 Fishkill, NY 12524 Fed ID #: 14-1632315 NYS Vendor ID #: 1000006922	John Lombardi Phone: 845 896-9500 Toll Free: 888 242-2527 Fax: 845 896-8887 Email: johnl@ciasecurity.com www.ciasecurity.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***May 10, 2011 – August 26, 2020***	
PT63202	Communications Supply Corp. 104 Sunfield Avenue Edison, NJ 08837 Fed ID #: 06-0961848 NYS Vendor ID #: 1000005346	Michael Maloney Phone: 732-346-1550 Toll Free: (800) 866-9473 Fax: (732) 346-1750 Email: mmaloney@gocsc.com www.gocsc.com	**Contact Information** **Price List** **VAR List**
	CONTRACT PERIOD :	***August 27, 2007 – August 26, 2017***	
PT63109	ComnetiX, Inc 2872 Bristol Circle, Ste 100 Oakville, Ontario Canada L6H 6G4 Fed ID #: 98-0488004 NYS Vendor ID #: 1000018864	Don Sutton Phone: 905 829-9988 x 258 Toll Free: (888) 357-7448 Fax: (905) 829-1944 Cell: (518) 253 7790 E-Mail: don.sutton@comnetix.com www.comnetix.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***August 27, 2007 – August 26, 2012***	

OGS CONTRACT NUMBER	CONTRACTOR INFORMATION		CONTRACT SPECIFICS
PT64062	MorphoTrak, Inc. 33405 8th Avenue S. Federal Way, WA 98003 Fed ID #: 33-0154789 NYS Vendor ID #: 1000009097	Susan Noisseau Phone: 518 724-5241 Toll Free: 800 580-6324 Fax: 518 452-3581 Email: Susan.Noisseau@morpho.com www.morphotrak.com	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***September 23, 2008 – August 26, 2020***	
PT65556 SBE	Networked Educational Technologies, Ltd. d/b/a CSDNet 874 Montauk Hwy Bayport, NY 11705 Fed ID #: 11-3417088 NYS Vendor ID #: 1100008294	Robert Mealey Phone: 631-924-7474 ext 2026 Fax: 631-924-7475 Email: robert.mealey@csdnet.net www.csdnet.net	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***January 31, 2012 – August 26, 2020***	
PT65348	Open Systems Integrators, Inc. 207D Woodward Road Manalapan, NJ 07726 Fed ID #: 22-3692843 NYS Vendor ID #: 1000030599	Scott Niles Phone: 518 786-5180 Fax: 518 786-5181 Cell: 518 366-0300 Email: sniles@osicorp.com www.osicorp.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***June 22, 2009 – August 26, 2020***	
PT64410 NYS	Pictometry International Corp. 100 Town Centre Dr. Suite A Rochester, NY 11010 Fed ID #: 16-1595473 NYS Vendor ID #: 1000057263	Justin Knight Phone: 917-968-3013 Fax: 585 486-0098 Email: justin.knight@pictometry.com www.pictometry.com	**Contact Information** **Price List** **SLA**
	CONTRACT PERIOD :	***June 22, 2009 – August 26, 2020***	
PT63107	Plastic Card Systems, Inc. 31 Pierce Street Northboro, MA 01532 Fed ID #: 04-2976003 NYS Vendor ID #: 1000005266	Donald M. Axline Phone: 508 351-6210 Toll Free: (800) 742-2273 Fax: (508) 351-6211 Email: daxline@plasticard.net www.plasticard.net	**Contact Information** **Price List** **Xtra**
	CONTRACT PERIOD :	***August 27, 2007 – August 26, 2017***	
PT64380 SBE NYS	Protective Management Systems, Inc. 840 Lincoln Avenue Bohemia, NY 11716 Fed ID #: 11-2373565 NYS Vendor ID #: 1000037907	James E. Wood Sr. Phone: 631 750-0685 Fax: 631 750-0689 Email: promansys@aol.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***March 6, 2009 – August 26, 2020***	
PT63301 NYS	Red Hawk Fire & Security (NY), LLC. 6 Skyline Drive Hawthorne, NY 10532 Fed ID #: 13-2570027 NYS Vendor ID # 1000012634	Brian Lee Hawthorne Phone: 914-796-8900 Albany Phone: 518-877-7616 Cell: 518-925-1717 Email: brian.lee@redhawkus.com www.redhawkus.com	**Contact Information** **Price List** **Subcontractor List**
	CONTRACT PERIOD :	***September 14, 2007 – August 26, 2020***	

Richard J.Franzetti, P.E.
Town Engineer

(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

#7

MEMORANDUM

To: Carmel Town Board

From: Richard J. Franzetti P.E. Town Engineer (RJF)

☑ Work Session 6/11/14

Date: June 4, 2014

☐ Agenda

Re: Turbidity Meters at CWD#2

Severn Trent Environmental Services (STES), the operators for Carmel Water District #2 (CWD#2), have alerted the Engineering Department (Department) that the finished water turbidity meter for filter # 1 has stopped working and is not repairable.

The Putnam County Department of Health (PCDOH) has approved a short term solution which involves:

- Rerouting flow from existing turbidity meters,
- Collecting grab samples to meet the permit requirements.
- Purchasing two (2) turbidity meters;
- Installing the two (2) new turbidity meters within 24-48 hours upon receipt;
- Keep the working unit being replaced used as a backup in case of any other turbidity meter failures;
- Discarding the malfunctioning unit

STES requested and received the following quotes for replacing these two units:

1. Hach $5,218.56
2. USA Blue books $9,488.00

This is a compliance issue as we will be unable to meet the required laboratory protocols as outlines in our State Pollution Discharge Elimination System (SPDES) Permit.

This Department spoke with the Town of Carmel Comptroller and she indicated that there are sufficient funds in the CWD #2 2014 Budget for the turbidity meters at a price of $5,218.56 and that the equipment should be charged to 602.8310.20, installation of equipment to 602.8310.40. A copy of this correspondence is attached.

Therefore, this Department recommends the purchase of the two Hach units at a cost pf $5,218.56. A copy of the quote is attached.

This Department respectfully requests that this request be placed on the next Town Board work session.

Be Right™

Quotation

Hach Company
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Date: 02-Jun-2014

Quote Expiration: 01-Aug-2014

Quote Number: 100017512v1
Use quote number at time of order to ensure that you receive prices quoted

TOWN OF CARMEL
TOWN HALL
1744 ROUTE 6
CARMEL, NY 10512

Name: EDWARD TOCCI
Phone: 914-906-2045
Email: etocci@stes.com

Customer Account Number: 011647
Customer Quote Reference: RFQ 6/2/14

PRICING QUOTATION

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
1	2976800	KTO: 1720E W/sc200, 2CH	1	2,495.81	2,495.81
2	6010101	1720E TURBIDIMETER, SENSOR ASSEMBLY	1	1,238.75	1,238.75
				Grand Total $	3,734.56

TERMS OF SALE

Freight: Prepaid By Shipper - Agreement

FOB: Origin

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of the Hach TCS are not part of the Contract.

Due to international regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for international transport. In addition, Hach may require : 1). A statement of intended end-use; 2).Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. law.

ORDER TERMS:
Terms are Subject to Credit Review
Please reference the quotation number on your purchase order.
Sales tax is not included. Applicable sales tax will be added to the invoice based on the U.S. destination. If applicable provide a resale/exemption certificate.
Shipments will be prepaid and added to invoices unless otherwise specified.
Equipment quoted operates with standard U.S. supply voltage.
Hach standard terms and conditions apply to all sales.
Additional terms and conditions apply to orders for service partnerships.
Freight Charge Schedule and Collect Handling Fees attached.
Standard lead time is 30 days

Be Right™

Quotation

Hach Company
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Date: 02-Jun-2014

Quote Expiration: 01-Aug-2014

Quote Number: 100017514v1
Use quote number at time of order to ensure that you receive prices quoted

TOWN OF CARMEL
TOWN HALL
1744 ROUTE 6
CARMEL, NY 10512

Name: EDWARD TOCCI
Phone: 914-906-2045
Email: etocci@stes.com

Customer Account Number: 011647
Customer Quote Reference: RFQ 6/2/14 WRTUPG

PRICING QUOTATION

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
1	WRTUPGSC200	Comprehensive warranty upgrade includes: Instrument start-up, all parts, labor, and travel for on-site repairs, 1 on-site factory recommended maintenance (including required parts), unlimited technical support calls, and free firmware updates. On-site response for "down" instrument repairs is typically 3 business days. Standard business hours are 8am-5pm M-F local time, excluding holidays. Please see service terms and conditions for additional details on our service plans, and to ensure you have an opportunity to review our environmental and safety requirements.	1	210.00	210.00
2	WRTUPG1720E	3Comprehensive warranty upgrade includes: Instrument start-up, all parts, labor, and travel for on-site repairs, 4 on-site calibrations per year, factory recommended maintenance (including required parts), unlimited technical support calls, and free firmware updates. On-site response for "down" instrument repairs is typically 3 business days. Standard business hours are 8am-5pm M-F local time, excluding holidays. Please see service terms and conditions for additional details on our service plans, and to ensure you have an opportunity to review our environmental and safety requirements.	2	637.00	1,274.00
				Grand Total	$ 1,484.00

TERMS OF SALE

Freight: Prepaid By Shipper - Agreement

FOB: Origin

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i)
Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of the Hach TCS are not part of the Contract.

Due to International regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable

From: Maxwell,Mary Ann
To: Franzetti,Richard
Cc: Esteves,Donna; Tenefrancia,Michelle
Subject: RE: 06-02-14 CWD 2 Turbidity meter quotes
Date: Tuesday, June 03, 2014 12:04:38 PM

As of today there are sufficient funds in the CWD #2 2014 Budget for the turbidity meters at a price of $5,218.56.

Equipment should be charged to 602.8310.20, installation of equipment to 602.8310.40..... thanks....Mary Ann

Mary Ann Maxwell
Town Comptroller
Town of Carmel
(845) 628-1500 ext 175
Fax (845) 628-7085
mam@ci.carmel.ny.us

From: Franzetti,Richard
Sent: Monday, June 02, 2014 11:43 AM
To: Maxwell,Mary Ann
Subject: 06-02-14 CWD 2 Turbidity meter quotes

Mary Anne,

We have spoken about this previously, the quote has been adjusted. Can you advise if there are sufficient funds in the CWD 2 budget for these units identified in the attached? The total is $5218.56

As an FYI, they are a Regulatory requirement and need to be replaced.

Call with any questions.

Richard J. Franzetti. P.E, BCEE, LEED AP
Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

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From: Tocci, Edward [mailto:Edward.Tocci@STServices.com]
Sent: Monday, June 02, 2014 9:52 AM
To: Franzetti,Richard
Cc: Batz, Michael; Moseley, Timothy
Subject: Turb. meters

Richard

We need to include the warranty package for the new meters.

When they are installed the old contract for the meters that are replaced will be prorated.

Ed

Pasquerello,Anne

From: Franzetti,Richard
Sent: Wednesday, June 04, 2014 4:33 PM
To: Pasquerello,Anne
Subject: 06-04-14 June 11 Town Board Request for CWD 2 turbidity meters
Attachments: 06-04-14 CWD#2 Hach Turbidity Meters Memo to TB .pdf

Anne,

Attached please find the attached agenda items which the Engineering Department respectfully requests be placed on the June 11,20 14 Town of Carmel Town Board Work Session Meeting.

It is in regards to the purchase of turbidity meters at CWD 2.

Thanks

Richard J. Franzetti. P.E, BCEE, LEED AP
Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

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Pasquerello,Anne

From: Mike Simone [redacted]
Sent: Wednesday, June 04, 2014 3:22 PM
To: Pasquerello,Anne
Cc: [redacted]
Subject: Authorization to dispose of Town vehicles

#8

☑ Work Session 6/11/14

☐ Agenda _____

Anne,

Please place me on the next Town Board Work Session Agenda.

I am requesting authorization to dispose of the following vehicles:

Highway Department Vehicles -- Scrapped Vehicles			
Description	**Hwy ID**	**VIN Number**	**Off Road**
1992 Int'l 4800 4X4 Dump	Truck #21	1HTSEPPN9NH462136	5/9/13 - off road/parts-out
1992 Int'l Dump	Truck #20	1HTSEPPN0NH462137	12/4/12 - off road/parts-out
1995 Int'l 4800 4X2 Dump	Truck #23	1HTSDAAR6SH635795	11/22/13 - off road/parts-out
1996 Int'l 4800 4X2 Dump	Truck #24	1HTSDAAR8TH279562	11/22/13 - off road/parts-out
1998 Chevy 1500 (Surplus)	Truck #14	1GCEC14W8WZ233209	HWY to MAINTANENCE to P & R
2000 Int'l 4800 4X2 Dump	Truck #25	1HTSCAAR9YH270539	Off Road 5/9/14

Michael Simone

Superintendent of Highways
Town of Carmel Highway Department
55 McAlpin Avenue
Mahopac, NY 10541

845.628.7474
FAX 845.628.1471

Pasquerello,Anne

From: Carnazza, Mike
Sent: Wednesday, May 28, 2014 2:10 PM
To: Pasquerello,Anne
Subject: Work Session
Attachments: KenTBFireFeeReturn514.doc

☑ Work Session 6/11/14

☐ Agenda _____

#9

Anne,

Can I please be on the next available work session?
The 3 inspections for Putnam County National Bank weren't due yet and the owner sent in the fees when we requested the fee for one branch.
Joe processed the fees before he realized they weren't due for inspection

Thank you,

Michael Carnazza
Director of Code Enforcement
Building Inspector
Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845) 628-1500 ext 170

Michael G. Carnazza
Director of Code Enforcement

Kenneth Schmitt
Supervisor

60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To: Supervisor Kenneth Schmitt
Town Board

From: Michael Carnazza, Building Inspector

Date: May 28, 2014

Re: Return Fire Inspection Fee Putnam County National Bank,
41 Gleneida Ave., 45 Gleneida Ave., and Putnam Plaza, Carmel

Please be advised that $100.00 Fire Inspection fees (3) were collected for fire inspections at the above-mentioned addresses in error. The last Fire Inspections were done in 2012, therefore, another inspection is not required until 2015.

I request that the Town Board return the fee of $300.00 to:

Putnam County National Bank
43 Gleneida Ave.
Carmel, N.Y. 10512

Thank you,

Tel: (845) 628-1500 Fax: (845) 628-7085 email mgc@ci.carmel.ny.us

#10

Michael Cazzari
Chief of Police

TOWN OF CARMEL
POLICE DEPARTMENT
60 McAlpin Avenue
Mahopac, New York 10541

(845) 628-1300
Fax (845) 628-2597
www.carmelny.org/police

From The Desk of Lieutenant Brian Karst, MPA

☒ Work Session 6/11/14

☐ Agenda

To: Supervisor Schmitt

Cc: Town Board
Chief of Police

Re: Tuition Reimbursement

Date: 06/02/14

RECEIVED
JUN 0 1 2014
SUPERVISOR'S OFFICE
TOWN OF CARMEL

Dear Supervisor Schmitt,

Pursuant to the Town of Carmel Police Lieutenants Benevolent Association Collective Bargaining Agreement (CBA), I am submitting my spring 2014 college tuition bill and transcript to obtain the contractually guaranteed tuition reimbursement. Per the (CBA) contract provision, a copy of which is attached hereto, I am entitled to reimbursement for half of the amount expended for tuition and books. The tuition bill was $5,470.95 and books/ required material cost $59.90 for a total expenditure of $5,530.85 for the spring 2014 semester at CUNY John Jay College. The reimbursement amount that I am due according to the (CBA) contract is 50% of the aforementioned amount or $2,765.42. I graduated from the program with honors pursuant to an overall 3.93 GPA and now have a Master's Degree in Public Administration. I have attached all the necessary backup materials to this memo for your convenience. I appreciate your consideration and if there is any additional information that you need to process this request please feel free to contact me.

Lieutenant

Brian D. Karst

BK

Page	Date	Cnt	Hrs	Credits	Eq Cred	Div	Bill	Adm	Grp	Major	Res	Reg Typ	OPR	Term	ID Number
1/1	06/02/2014	01	12.0	12.0	12.0	G	4	1	1	231	142	BUR	JECBU	SPR'14	*****1093.7

FALL 2013

** = CONFLICT IN SCHEDULE

Payments for SPRING 2014 must be made by January 7. You may pay via credit card or check at HTTP://esims.cuny.edu between 8AM & 8:30PM. Please be advised, if you are paying in person (excluding credit card payments which can only be made online) go to the Bursar's Office on the L level at 524 West 59th St.

BRIAN KARST

COURSE CODE	DEPT / CRS NUM	SECTION	HOURS	CRED	EQ CRED	COURSE TITLES - TIME - LOCATION	TUITION	SPECIAL FEE	GRADE	CON
0821	G PAD 739	70	3.0	3.0	3.0	POLIT SETTG PUB ADM TH 06:00-09:00PM WP WP	1350.00			**
0934	G PAD 771	70	3.0	3.0	3.0	CAPSTONE SEMINAR TH 06:00-09:00PM WP WP	1350.00			**
2636	G PAD 714	70	3.0	3.0	3.0	ORGAN PERFORM ASSES T 06:00-09:00PM WP WP	1350.00			
2640	G PAD 726	70	3.0	3.0	3.0	OUT-SOURCING W 06:00-09:15PM WP WP	1350.00			

ALL BILLS MUST BE SIGNED AND RETURNED TO BE VALIDATED EVEN IF THE BALANCE IS ZERO

ACCT REC F/A APPL	SOURCE	AMOUNT
CASH	$$	$5,470.95
TOT A/R F/A APPLIED		$5,470.95

CHARGES	AMOUNT
TUITION	$5,270.00
ACTIVITY FEE	$60.95
CON. SERV/TECHNO FEE	$140.00
TOTAL CHARGES	$5,470.95
LESS AR/FA APPLIED	$5,470.95
PAY THIS AMOUNT	$0.00

** COP **

JOHN JAY COLLEGE OF CRIMINAL JUSTICE CUNY

DO NOT MAIL CASH

Amount Due: $0.00

Date Due: 01/07/2014

Credits: 12.0

47 201402 0865610935 00 00 00000000 00 00000000 20140107 3

BRIAN KARST
[redacted]

JOHN JAY COLLEGE BURSAR
524 W 59 ST. BURSAR L.70
NEW YORK, NY 10019-1029

I understand that I am liable for the full amount of my tuition and fees whether or not I receive grants, scholarships, or other financial support.

Student must sign

06/02/14
Date:

Help

Go | Hello, lynn Your Account | Your Prime | 1 Cart | Wish List

Your Account › Your Orders › Order Summary

Order Placed: January 3, 2014
Amazon.com order number: 106-9947267-1781818
Order Total: $59.90

Shipment #1: Delivered On January 7, 2014

1 package via UPS

Shipping Address:
[redacted]
United States

Shipping Speed:
Two-Day Shipping

Items Ordered | **Price**

1 of: **Government by Contract: Outsourcing and American Democracy** $55.40
By: Freeman, Jody
Sold by: Amazon.com LLC

Condition: New
Amazon Prime: Two-Day Shipping is free

Item(s) Subtotal: $55.40
Shipping & Handling: $0.00

Total before tax: $55.40
Sales Tax: $4.50

Total for This Shipment: $59.90

Payment information

Payment Method:
American Express | Last digits: 2006

Billing address
Lynn A. karst
2 brook lane
hopewell junction, NY 12533
United States

Item(s) Subtotal: $55.40
Shipping & Handling: $0.00

Total before tax: $55.40
Estimated tax to be collected: $4.50

Grand Total: $59.90

Get to Know Us
Careers
Investor Relations
Press Releases
Amazon and Our Planet
Amazon In the Community
Fire TV – Amazon's Media Player

Make Money with Us
Sell on Amazon
Become an Affiliate
Advertise Your Products
Independently Publish with Us
› See all

Amazon Payment Products
Amazon.com Rewards Visa Card
Amazon.com Store Card
Shop with Points
Credit Card Marketplace
Amazon Currency Converter

Let Us Help You
Your Account
Shipping Rates & Policies
Amazon Prime
Returns & Replacements
Manage Your Content and Devices
Help

City University of New York
Internal Academic Record for
Karst,Brian

JOHN JAY COLLEGE OF CRIMINAL JUSTICE (as Karst,Brian)

GRADUATE

Cum GPA:	3.930	Cred Earn:	42.00	Cred Attm:	42.00	Cred Tran:	0.00

MAJOR: Public Admin MPA

********** PLAN HISTORY **********

PROGRAM	CAREER #	PLAN ACTION	DATE	MAJ/MIN/CON	PLAN DESCRIPTION
MPA	0	Activate	09/01/2012	MAJOR	Public Admin MPA
MPA	0	Plan Chg	02/01/2014	MAJOR	Public Admin MPA
MPA	0	Data Chg	03/28/2014	MAJOR	Public Admin MPA

********** TRANSFER CREDIT **********

LEHMAN COLLEGE

PAD	798	PASSED QUALIFY EXAM	0.00	CR
		Credits Transferred :	0.00	

********** TRANSCRIPT TEXT **********

PASSED QUALIFY EXAM FALL 2012

John Jay Student Copy Graduate Record

Name: **Brian Karst**
Student ID: **16011148**

Birthdate: 07/13
Student Address: 2 Brook Lane
Hopewell Jct, NY 12533-7304
Print Date: 06/02/2014

---------- **Beginning of Graduate Record** ----------

2012 Fall Term
Public Administration: Public Policy and Administration Major

Course	Description	Earn	Grd
PAD 700	PUBLIC ADMINISTRATN	3.00	A
Contact Hours:	3.00		
Instructor:	Geri Wildenberg		
PAD 702	INTRO TO HR MGT	3.00	A-
Contact Hours:	3.00		
Instructor:	Harry Fogg		
PAD 715	RES METH IN PAD	3.00	A
Contact Hours:	3.00		
Instructor:	Rainer Kroll		

Term Honor: Dean's List

			Attempt	Earn
Term GPA:	3.900	Term Total:	9.00	9.00

2013 Spring Term
Public Administration: Public Policy and Administration Major

Course	Description	Earn	Grd
PAD 704	ECON PRIN PAD	3.00	A
Contact Hours:	3.00		
Instructor:	Jonathan Childerley		
PAD 705	ORG THEORY & MGMT	3.00	A
Contact Hours:	3.00		
Instructor:	Harry Fogg		
PAD 707	MANAGING PEOPLE HR	3.00	A
Contact Hours:	3.00		
Instructor:	Katherine Hauserman		
PAD 712	MGT SYSMS & TCHNQS	3.00	A
Contact Hours:	3.00		
Instructor:	Rainer Kroll		

Term Honor: Dean's List

			Attempt	Earn
Term GPA:	4.000	Term Total:	12.00	12.00

2013 Summer Term
Public Administration: Public Policy and Administration Major

Course	Description	Earn	Grd
PAD 703	TECHNQS & TOOLS HR	3.00	A
Contact Hours:	3.00		
Instructor:	Katherine Hauserman		

			Attempt	Earn
Term GPA:	4.000	Term Total:	3.00	3.00

2013 Fall Term
Public Administration: Public Policy and Administration Major

Course	Description	Earn	Grd
PAD 743	PUB SECT FIN MGMT	3.00	A
Contact Hours:	3.00		
Instructor:	Stephen Rolandi		
PAD 770	QUANTITATIVE ANALYS	3.00	A
Contact Hours:	3.00		
Instructor:	William Pammer		

			Attempt	Earn
Term GPA:	4.000	Term Total:	6.00	6.00

2014 Spring Term
Public Administration: Public Policy and Administration Major
Subplan: Management and Operations Concentration

Course	Description	Earn	Grd
PAD 714	ORGAN PERFORM ASSES	3.00	A-
Contact Hours:	3.00		
Instructor:	William Pammer		
PAD 726	OUT-SOURCING	3.00	A-
Contact Hours:	3.00		
Instructor:	Geri Wildenberg		
PAD 739	POLIT SETTG PUB ADM	3.00	A
Contact Hours:	3.00		
Instructor:	William Pammer		
PAD 771	CAPSTONE SEMINAR	3.00	P
Contact Hours:	3.00		
Instructor:	Warren Benton		

			Attempt	Earn
Term GPA:	3.800	Term Total:	12.00	12.00

---------- **Cumulative Totals** ----------

			Attempt	Earn
Cum GPA:	3.930	Cum Total:	42.00	42.00
Transfer Cum GPA:	0.000	Transfer Total:	0.00	0.00
Comb Cum GPA:	3.930	Comb Total:	42.00	42.00

PASSED QUALIFY EXAM FALL 2012

Transfer Credits
Transfer Credit from LEHMAN COLLEGE
Applied Toward Master of PublicAdministration Program

Incoming Course			
CONV		0.00	
Transferred to Term 2012 Fall Term as			
PAD 798	PASSED QUALIFY EXAM	0.00	CR

End of John Jay Student Copy Graduate Record

This certifies that

Brian Karst

was duly initiated into

Pi Alpha Alpha

the National Honor Society for
Public Affairs and Administration
on the 17th day of April 2014
By the John Jay College of Criminal Justice Chapter

Emily Reineke
National Coordinator

Chapter President

Faculty Advisor

Six Hundred ($600.00) Dollars annually.

Degree of Bachelor of Science:

Nine Hundred ($900.00) Dollars annually.

B. An Employee must be on the force one (1) year in order to be eligible to be paid the degree stipend.

C. The stipend shall only be paid after the Town Board determines, in its sole discretion, that the fields of study of the degree area are police related; however, such approval will not be denied in order to save money.

D. This stipend shall be paid on the 1st payday following November 1st only for those members eligible for such stipend, in accordance with Sections A-C, on or before November 1st.

TUITION REIMBURSEMENT

A. Reimbursement of fifty percent (50%) of the cost of tuition, required school fees, and books shall be made to employees who complete, with a passing grade, the Police related courses which have been pre-approved for a reimbursement in accordance with Section C above.

B. The Town shall provide, at no cost to the Employee, firearms training at least once per calendar year.

a. An adequate location of the firearms training shall be determined by the Chief of Police or Designee of the Town Board or his/her designee.

b. Employees who are required to attend Town instituted firearms training on off-duty time shall receive payment at such Employee's overtime rate.

C. Employees who hold a valid E.M.T. certification shall be entitled to an annual stipend of One Thousand Dollars ($1,000.00) paid by separate check on or about July 1st of each year that

dean/emine Folchetti ✓
Schneider ✓ 6/4/14
ag

#11

☑ Work Session 6/11/14

☐ Agenda _____

SENIOR RECREATION AND RECREATION FEE STUDY
TOWN OF CARMEL, NEW YORK

via email

RECEIVED
MAR 2 2 2006
SUPERVISOR'S OFFICE
TOWN OF CARMEL

fwd to Supervisor
Town Bd
Town Counsel

Prepared For:
Town of Carmel
Town Board

Prepared By:
Saccardi & Schiff, Inc.
Planning and Development Consultants
445 Hamilton Avenue
White Plains, NY 10601

December 2005
Revised March 2006

I. INTRODUCTION

Over the past few decades, older Americans have become increasingly more active, and, therefore, have required additional public and private recreational facilities and programs. This, coupled with a growing population (approximately one in seven Americans were 65 years or older in 2000, and this ratio is projected to increase to one in four by the year 2050 according to United States Bureau of the Census projections), has contributed to the increased demands on municipal recreational facilities and programs. Such is the case in the Town of Carmel. The Town Board of the Town of Carmel has recognized that the inventory of recreational facilities and programs in the Town is not adequate to meet the current and future needs of the senior community, as well the Carmel community overall. The Town Board also realized that strategies needed to be developed to address these needs. The following study focuses on one possible strategy: the implementation of a recreation fee in lieu of land reservation for new senior housing developments.

The study is organized first to summarize the existing standards and requirements in the Town related to recreation and recreation fees, including a brief history of such requirements. Secondly, the study describes the existing recreational facilities and programs, especially those geared towards seniors, and the current use and demands on those facilities and programs. The study then goes on to describe the senior population within the Town, senior population trends within the Town, and the potential future senior population based on the number of senior housing proposals currently before the Town.

In preparing this study we have consulted with the Town Planner and the Town Director of Recreation and Parks to identify local recreational resources and define the demands and needs of recreation within the Town. This was supplemented with a review of the various local documents and materials related to recreation. In addition, a review of other communities in the region was conducted to observe their recreation and recreation fee experiences. We then consulted with a number of national sources related to seniors and recreation, including the American Planning Association, the National Recreation and Park Association, the American Association of Retired Persons. The information gathered from those sources has helped to form the basis for our evaluation and recommendations.

II. LEGISLATIVE BACKGROUND

State enabling legislation authorizes municipal planning boards to require developers to set aside land to meet the community's recreation needs (see City Law Section 33, Town Law Section 277, and Village Law Section 7-730). The authority to require the reservation of recreational land as part of a residential development and/or the payment of a recreation fee in lieu of such payment is based on the provisions of Article 16 of New York State Town Law. Specifically, § 277(4) of Article 16 states:

> *Land for park, playground or other recreational purposes may not be required until the planning board has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular subdivision plat (or site plan) will contribute.*

It further describes recreation fees as follows:

> *In the event the planning board makes a finding that the proposed subdivision plat (or site plan) presents a proper case for requiring a park or parks suitably located for playgrounds or other recreational purposes, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such subdivision plat (or site plan), the planning board may require a sum of money in lieu thereof, in an amount to be established by the town board. In making such determination of suitability, the board shall assess the size and suitability of lands shown on the subdivision plat (or site plan) which could be possible locations for park or recreational facilities, as well as practical factors including whether there is a need for additional facilities in the immediate neighborhood. Any monies required by the planning board in lieu of land for park, playground or other recreational purposes must be deposited into a trust fund to be used by the town exclusively for park, playground or other recreational purposes, including the acquisition of property.*

Much case law, both on the national and state level, has been dedicated to better defining the extent to which municipal authorities may require recreation land and/or recreation fees in lieu of reservation. A key concept borne out of said case law is "...that there must be a sufficient nexus between the imposition of such a financial burden on a private party and the public benefit to be achieved therefrom."[1] The analysis and recommendations of this study herein carefully considers this nexus. While this planning study attempts to follow these guidelines, it is not intended to be a legal analysis of what is or is not permissible under New York State Law.

III. HISTORY OF LOCAL REQUIREMENTS FOR RECREATION

As stated in the October 2000 *Town of Carmel Comprehensive Plan*, before the 1980s the Town of Carmel Planning Board would often approve subdivision plans with land set aside for recreation. Based on Town records, 46 parcels (encompassing 85 acres) were set aside in this manner. Unfortunately, due to the small size of the parcels, the lack of access, and limiting physical conditions, most of this land remains vacant and unused. Recognizing this situation, the Town Board established a policy that recreation facilities

[1] *Bayswater Realty & Capital Corp. v. Planning Board of Town of Lewisboro*, 76 N.Y.2d 460, 560 N.Y.S.2d 623, 560 N.E.2d 1300 (1990).

should be developed in centralized locations, where large ballfields and similar facilities could easily be established. As a result, the Planning Board generally required a recreational fee payment in lieu of land reservation for single- and multi-family subdivisions since 1980.

Multi-family housing was permitted in the Town in the R-MF and R-MFA zones prior to 2002. In each of these zones, 300 square feet of private recreation per dwelling unit was required. In addition, a recreation fee of $500 per unit was required to be paid prior to the issuance of a certificate of occupancy. As part of the zoning amendments adopted by the Town in 2002, the R-MF and R-MFA zones were eliminated.

IV. EXISTING PROVISIONS

The Town currently contains a number of provisions for recreation and recreation fees in lieu of reservation based on the type of development proposed. As will be described later, the Town ultimately prefers the fee in lieu of option, as the trend has been that the land reservations have typically involved less desirable portions of a proposed development and have not proven to be useful as recreation resources for the Town. In all instances, if a recreation fee is required in lieu of land reservation, the fee is added to a Town recreation trust fund to be used exclusively to pay for the construction of or improvements to park, playground, or other recreational purposes.

A. Residential Subdivisions

In residential subdivisions (§ 50-24.A in the current town code), at least 10% of the area of the subdivision should be designated for public recreation. If the developer is unable to provide at least 10% of the subdivision for public recreation, then the developer is required to pay a recreation fee of $7,500 in lieu of full reservation. This fee is prorated based on the number of lots that are less than 10% of the total area. Alternatively, the Planning Board may on its own determine that a payment of $7,500 in lieu of reservation is applicable. In such a case, the recreation fee would then be applied to each lot in the subdivision.

B. Residential Cluster Developments

In residential cluster developments (§ 63-11.E in the current zoning ordinance), at least 35% of the total site area must be designated for public open space. The Planning Board may require within that open space 5,000 square feet of recreational space per detached dwelling unit and 300 square feet of recreational space per semiattached or attached dwelling unit. If t he Planning Board finds that insufficient land is available for recreation, the developer is required to pay a recreation fee in lieu of land reservation – $7,500 for each detached unit and $5,000 for each semiattached or attached dwelling unit.

C. Multi-Family Elderly

Multi-family elderly housing (senior housing) was originally added to the zoning ordinance in 1984 as § 63-10.L to provide for housing for persons 55 years of age and older. As stated in Local Law #9 of 1998 and Local Law #2 of 2002, the Town Board found that the development of additional housing for senior citizens within the Town needed to be encouraged by expanding the existing opportunities. The Board found that the existing criteria needed to be updated and that the development opportunities for senior citizen housing needed to be expanded to all zoning districts of the Town, subject to the issuance of a special permit. As a result of the amendment, senior housing is now permitted by special permit in all residential districts of the Town, subject to approval from the Planning Board. In terms of recreation, the requirements state, "[a] minimum of three hundred (300) square feet of [private] recreation space which shall include a community room shall be provided for each dwelling unit." Such private recreation may also include recreational/walking trails, outdoor areas, community gardens, and/or various ball courts. Senior housing currently contains no public recreation or public open space requirement and does not offer a fee in lieu of land reservation option. Therefore, there currently is no mechanism by which to accommodate any increased demands on municipal recreational facilities and programs that may be created from a senior housing development.

V. RECREATION FACILITIES AND PROGRAMS WITHIN THE TOWN

A. Existing

1. Facilities

As depicted in ***Table 1***, the Town presently owns six community parks.

Table 1
Town of Carmel Owned Parks

Name of Park	Size (acres)	Facilities
Sycamore Park	32 (20 acres active)	1 ballfield 2 basketball courts 4 tennis courts 4 playground areas 1 beach area
Jimmy McDonough Memorial Park	19 (13 acres active)	5 ballfields 2 tennis courts
Geary Skate Park	0.5 (0.5 acres active)	1 in-line skate park
Mahopac Chamber Community Park	1.6	Passive
Red Mills Historical Park	7	Passive
Volz Park	15	Passive

SOURCES: Town of Carmel Recreation and Park Facilities 2001-2004 Three Year Capital Plan. Conversation with James Gilchrist, Director of Recreation and Parks. Compiled by Saccardi & Schiff.

Currently there is one additional park, Camarda Park, which is planned and is undergoing review by the New York City Department of Environmental Protection (NYCDEP). If built, Camarda Park would be 35 acres in size, with 29 acres dedicated to active recreation.

As detailed above, current Town regulations require that at least 10% of the area of an approved subdivision be designated for public recreation. For example, the Baldwin Meadows subdivision has dedicated 12 acres for public recreation. The Town has indicated that nine acres of the land reservation will be used for passive recreation (with a parking lot). For the most part, however, it has been the Town's experience that the 10% land reservation rarely yields more than a small community pocket park, due mostly to environmental constraints and location adjacent to homes (see discussion below under *October 2000 Comprehensive Plan*).

There are a number of parks within the Town beyond the Town-owned recreation facilities. Three neighborhood parks are owned by the park districts of the Town: Lake Casse (39 acres overall); Teakettle Sprout Lake (17 acres); and Lake Secor (47 acres overall, including a 0.84-acre neighborhood playground). Each park is a small park providing passive recreation to residents within the neighborhood. The maintenance of these parks has been taken over by the Town from the neighborhood park associations in recent years. Three neighborhood park associations – Dixon Road, Wixon Road, and Lake McGregor – maintain small parks independent of the Town's resources. A number of private lake associations also exist, providing beach access to neighborhood residents. For example, the Lake Mahopac Park District oversees the maintenance and condition of Lake Mahopac.

Both the Mahopac and Carmel boards of education oversee schools within the Town. These schools contain a number of facilities that not only serve educational purposes, but also provide neighborhood recreation space. ***Table 2*** presents the recreation facilities at the Mahopac and Carmel schools within the Town of Carmel.

Table 2
School Recreation Facilities within the Town of Carmel

Name of School	Size (acres)	Outdoor Facilities
MAHOPAC CENTRAL SCHOOL DISTRICT		
Mahopac High/Middle (Baldwin Place Road)	61 acres	1 Running Track 1 Football/Soccer Field 1 Baseball Field 1 Lacrosse Field 4 Tennis Courts
Fulmar Road Elementary	4	1Multi-Use Field
Austin Road Elementary	4	2 Softball Fields
Mahopac Falls Elementary (Myrtle Avenue)	5	1 Varsity Baseball Field 2 Softball Fields
Lakeview Elementary	6	3 Softball Fields 1 Major League Field 2 Multi-Use Fields
CARMEL CENTRAL SCHOOL DISTRICT		
Carmel High Carmel Alternative High George Fischer Middle (Fair Street)	27	1 Running Track 1 Football/Soccer Field 1 Varsity Baseball Field 3 Softball Fields

SOURCE: Town of Carmel Recreation and Parks Department.

In addition to local resources, the New York Central Railroad right-of-way, encompassing approximately 115 acres with a length of nine miles, runs through the Town. The State of New York has begun construction of a bicycle and walking trailway through the right-of-way.

2. Programs

Through its Recreation and Parks Department, the Town of Carmel offers a variety of recreation programs for residents of all ages, including specific programs designed for seniors. All recreation programs are offered to Town of Carmel residents first. Non-residents who wish to utilize Town recreation programs go on a waiting list until space is available and must pay a non-resident program fee.

Community-Wide Programs

Generally, the programs are divided into two seasons: Spring/Summer and Winter/Fall. As sampling of these programs is provided in ***Table 3***.

Table 3
Town of Carmel Recreation Programs

Name of Program	Location	Age Group	Season
Pre-School Programs	Sycamore Park	Birth – 6 years	All
Summer Camp	Sycamore Park	K – 8th Grade	Summer
Swim Lessons	Sycamore Park	5 years and older	Summer
Dog Obedience	Sycamore Park	Adults	Fall
Guitar Lessons	Sycamore Park	All	Fall
Qi Gong Workshop	Sycamore Park	Adults	Spring/Summer
Fencing	Sycamore Park	All	Fall
Tennis Lessons	Sycamore Park	9 years and older	All
Inline Roller Hockey League	Sycamore Park	3 years and older	All
Men's/Women's Adult Softball	Town-wide	Adults	Spring/Summer
Basketball	Sycamore Park	All	Spring/Summer
Fabric Arts Group	Sycamore Park	Adults	Fall
Scrapbooking Group	Sycamore Park	Adults	Fall
American Red Cross Classes	Sycamore Park	All	Spring/Summer

SOURCE: 2005 Spring/Summer and Fall Town of Carmel Recreation and Parks Department Brochures.

The Town also presents a number of special events throughout the year. These include an annual Egg Hunt, Rock N' Roller Party, Summer Reading Day, Concert Series, Battle of the Bands, Car Show, Harvestfest, and an annual biathlon. In addition, the Carmel and Mahopac Sports Associations offer a number of seasonal sport programs for children that utilize Town recreation facilities.

Two community groups, the Lake Mahopac Garden Club and the Broadway Bound Theater Group, provide special events and performances in conjunction with the Recreation and Parks Department.

In its seasonal bulletin, the Recreation and Parks Department asks that the general public provide suggestions for new and innovative programs for the community.

Senior Programs

The Town runs a number of programs for seniors, including the Senior Citizen Drop-In, which meets every Wednesday from September to June at St. John's Hall in Mahopac from 10 a.m. to 2 p.m. The Drop-In is open to all senior citizens in the Town and allows non-residents to actively attend as well. Activities include: bingo, picnics/parties, and trips to such places as the Mohegan Sun Casino, the Westchester Broadway Theatre, and Lancaster County, Pennsylvania. According to the Town Comptroller, in 2005 $32,988 was allocated for senior programs, including benefits and overhead.

In addition, seniors also participate in many of the programs listed in ***Table 3,*** including, among others, the Fabric Arts Group, the Scrapbooking Group, the American Red Cross classes, the Lake Mahopac

Garden Club, and the Broadway Bound Theater Group. Although there are no specific data available as to the number of seniors who use these programs, and the budget does not differentiate senior usage of these programs from general usage, there is an impact to the operations and budgeting of these programs through the additional senior use.

B. Needs

As described below, the Town of Carmel has a history of examining recreation needs within the context of its on-going planning processes.

1. *1969 Recreation and Park Master Plan*

The first comprehensive evaluation of recreation and parks in the Town of Carmel was conducted in 1969. The Recreation and Park Master Plan contained six objectives: 1) To determine the present status of parks and recreation services; 2) To investigate and inventory the resources available for recreation; 3) To define and realize the responsibilities of the various governmental agencies; 4) To determine the recreation trends and needs in the Town; 5) To outline the recreational requirements; and 6) To develop a plan of action. The Recreation and Park Master Plan helped define the then need for additional recreational facilities and programs. In the approximately 35 years since, many of the Plan's recommendations have been implemented. Including:

- The development of additional parks, including at schools;
- Revisions to the subdivision regulations to include a recreation requirement;
- The creation of increased recreation programs, for all seasons;
- Sponsoring arts and crafts programs; and
- Sponsoring special events, including concert festivals in parks.

2. *1978 Master Plan Study*

The Town's Master Plan Study in 1978 demonstrated the need for certain new parks and recreational facilities. The 1978 Study utilized the National Recreation and Park Association (NRPA) standards that a community should have 10 acres of recreation facilities for each 1,000 of population. The 1978 Study indicated that, at the time, the Town should have had 257 acres, as opposed to the 33 acres that was provided. (The 2000 United States Census indicated that the Town contained a population of 33,000. As a result, the Town should have 330 acres of recreation land to adequately serve the current population, which is substantially greater than the 52 acres currently provided by the Town).

3. *1981 Community Facilities Plan*

The 1978 Master Plan Study not only established the existing recreational facilities in the Town, but also provided an analysis of the current (at the time) and future recreational needs of the Town. In 1981 a Community Facilities Plan was developed that revised that analysis based on changes in zoning. The Plan called for the need of 42 additional acres of recreational lands, for a total of 299 acres. This number was, again, substantially greater than the 33 acres provided.

4. *1988 Recreation Capital Plan*

The findings of the 1978 Study resulted in the 1998 Recreation Capital Plan to improve the community park and recreation facilities. The Plan included constructing Crane Road Park (Jimmy McDonough Memorial Park), increasing Sycamore Park Beach, improving the parking and roads at Sycamore Park, establishing a modern recreation office at Sycamore Park, and constructing an indoor recreational complex (not built).

5. *October 2000 Comprehensive Plan*

One of the stated goals of the 2000 Town Comprehensive Plan was that the Town should provide quality park facilities. The Comprehensive Plan went on to state: "Past experience with accepting recreation land as part of the subdivision process has resulted with the Town having an inventory of properties which are generally not suitable for active recreation purposes whether because of land characteristics or because of location...The remaining land to be developed provides relatively few, if any, possible locations for park and recreation facilities...Thus, a recreation fee in lieu of the dedication of park land is generally assessed in the subdivision and site plan approval process since the Town still has need for additional recreation facilities...it is likely that the Town will continue to require monies in lieu of land for park, playground, or other recreational purposes to be deposited into a trust fund to be used by the Town solely for said purposes".

6. *2001-2004 Recreation and Parks Facilities Capital Plan*

According to the 2001-2004 Town of Carmel Recreation and Park Facilities Three Year Capital Plan, "The Town of Carmel is, and has been, experiencing record development resulting in growing demand for more public park and recreational facilities. This demand is expected to increase at a higher rate as the population continues to grow in the future. The Capital Plan, among other things, included the construction or completion of the Mahopac Chamber Community Park, the Red Mills Historical Park, a pre-school play facility and skating rink at Carmel Hamlet park, Camarda Park, and improvements to Volz Park. In addition,

the Plan recommended performing a feasibility study for the construction of a Recreation Complex Facility at Sycamore Park. The Capital Plan also stated that the following principal elements are to be provided at the Town recreation facilities for senior citizens:

- Meeting halls at various facilities;
- Passive recreation at each of the recreation facilities to include benches, walking areas, and picnic areas; and
- Active recreation facilities to include shuffleboard, horseshoe pitching, etc. at the larger facilities.

7. *Recreation and Parks Advisory Committee*

A Town Recreation and Parks Advisory Committee meets on the first Thursday of every month at Sycamore Park. As part of their public involvement "open meetings" have been held to obtain views from the community on ways to improve and strengthen the Recreation and Parks Department programs. The public has mirrored the Recreation and Parks Department view that additional recreation facilities are needed.

VI. SENIOR POPULATION

According to the United States Bureau of the Census 1990 Census of Population and Housing (Census), in 1990 there were 4,678 persons over the age of 55 within the Town. That number grew to 6,438 (an increase of approximately 37.5%) in 2000. That number is expected to continue to grow based on the national trend of the "graying" of America, as well as the general trends within the Town (both senior and overall population). Specifically related to the growing senior population are a number of senior housing proposals before the Town. These proposals include (see ***Appendix A*** for more detailed description of each of the senior housing proposals):

- Carmel Centre – Lots 3, 4, 5, 7, 8 (273 units overall)
- The Fairways (150 units)
- Gateway Summit – Lots 5 and 6 (191 units overall)
- Hillcrest Commons (150 units)
- Kass (11 units)
- RPK Precision Homes (66 units)
- Quis (30 units)
- Stoneleigh Woods at Carmel (90 units)
- Hughson Commons (94 units)
- Lakeview Apartments (24 units)
- Senior Housing at Mahopac Hills (48 units)
- Gleneida Housing Development (24 units)
- Gleneida Senior Apartments (24 units)

The result is the potential addition of approximately 1,190 new units of senior housing to the Town within the next few years.

For the purposes of this study, seniors have been termed those persons over the age of 55; in reality, there are senior sub-populations. Those seniors in their late 50s and 60s tend to be much more active and many are not yet retired. Those seniors above 85 years of age tend to be less active and require the most care and services. The type of senior housing relates to the sub-population, as active adult developments, geared to those aged 55 and older, would obviously exhibit a different demographic profile then would an assisted living complex where residents typically are 80 or older.

VII. PUBLIC RECREATION

While it is anticipated that many of the seniors initially attracted to the proposed senior housing developments will be relatively "young" empty nesters (between 55 and 65), the national trend has been that the proportion of older people in the labor force has fallen dramatically, from almost 50 percent of all men over 65 in 1948, to below 14 percent in 2000. Members of this group have been termed "GRAMPIES" (Growing [number of] Retired Active Monied People in Excellent Shape[2]. GRAMPIES tend to: 1) live longer, 2) retire earlier, 3) have a more active lifestyle and consumption, 4) are monied, and 5) are physically and psychologically in excellent shape[3]. What this means is that there are many seniors who, although they are retired, remain active, and are likely to utilize available recreational facilities and programs throughout the day, and throughout the year. There is a mistaken idea that seniors move to warmer climates purely to move away from the cold winters. "Extensive empirical evidence has been reported in the literature regarding the propensity of [seniors] to migrate to areas rich in [recreational] amenities…"[4] Thus, recreation enjoys a large role in the quality of life for seniors.

A. Senior Use of Recreation

Research into the specific use and demands of seniors for recreation is limited, both nationally and locally. Therefore, in order to understand this relationship better, coordination directly with the American Planning Association, as well as the American Association of Retired Persons and the National Recreation and Park Association (NRPA) was undertaken as part of this study.

Although a senior development may provide recreation for its tenants, there remains an additional demand for recreation outside of the development, and a developer cannot assure that the tenants of a given development would not go off-site to use public facilities. This additional demand would be based both on the availability of particular facilities and/or activities, as well as the strong social

[2] Van der Merwe, S. "GRAMPIES: A New Breed of Consumers Comes of Age." *Business Horizons* November-December, 1987.
[3] Crompton, John L. "Parks and Economic Development." *American Planning Association Planning Advisory Service Report* 32, 2001.
[4] Ibid.

element of public recreation. According to the American Planning Association, "...a primary purpose of participating in recreation activities for many people is to facilitate socialization."[5]

In addition, conversations with the parks and recreation departments of nearby communities were undertaken. An important point that surfaced as a result of these efforts was an understanding that, although seniors may have access to recreation on their properties, in their developments, or locally through a church or social group, they still demand and utilize municipal facilities and programs. For example, in the Town of Somers, the Heritage Hills development (while not now exclusively senior housing, it was initially designed as an adult-oriented development)[6] contains a number of recreational facilities, including golf courses, activity areas (health club, gym, sauna), clubhouses, outdoor swimming pools, tennis courts, and paddle tennis courts. However, the Town of Somers Recreation Department has found that many seniors from Heritage Hills participate in the programs offered by the Town, especially the senior drop-in center at one of the local fire houses (where, similar to Carmel, the Town arranges and provides transportation for a number of excursions throughout the region, as well as providing for activities such as bingo).

B. Methodology to Establish Recreation Land Reservation Requirement

Our research found no national standard for land reservations by developers. Some methodologies are based upon population, others on dwelling units[7]. In the Town of Somers, their recreation fees were set based on an evaluation of land values (such a method was not utilized here, since this study is focused on a recreation fee in lieu of land reservation, rather than the land reservation of recreation itself).

The American Planning Association (APA) directed us to Mary Eysenbach[8], former director of the City Parks Forum. She indicated that most communities have a set number of acres of recreation need per 1,000 people. Over time, the figure of 10 acres of recreation per 1,000 population developed by NRPA became the standard. In some communities, the needs assessment reflects the land area needed for a given number of recreational facilities (e.g., X acres needed for Y tennis courts + X acres needed for swimming facilities, etc.). The total acreage requirement resulting from this calculation should then be related to the number of people a proposed development will add to the community.

The challenge, as it relates to seniors, is that although they do require the use of recreational facilities, it is unlikely that they would generate a need for a soccer or

[5] Ibid.
[6] *Recreational Development Handbook.* Washington, District of Columbia: Urban Land Institute, 1991.
[7] Harnik, Peter and Laura Yaffe, "Developer Exactions and the Creation of New City Parks." *Planning Advisory Service Memo*, July/August 2005.
[8] Based on correspondence between Mary Eysenbach and Fay Dolnick of the American Planning Association on November 30, 2005, forwarded to Saccardi & Schiff, Inc.

baseball field. Hence, for the purposes of this study, the numbers of recreational units per population (based on the most recent NRPA standards) were limited to those facilities that seniors are most likely to utilize and that the Town currently provides or proposes to provide. So, although it is recommended that one basketball court per 5,000 population be provided, in this study such a calculation was not considered. The facilities considered include:

Table 4
Town of Carmel Senior Recreational Facility Calculations

Facility	Number of Recreation Units per Population	Number of Recreation Units per Anticipated Carmel Senior Population (1,190)
Tennis	1 court per 2,000	0.56 court
¼-mile Running/Walking Track	1 per 20,000	0.06 track
Multiple Recreation Court	1 per 10,000	0.12 court
Trails	1 system per region	1 system per region
Swimming Pools	1 per 20,000	0.06 pool

SOURCE: National Recreation and Park Association. "Number of Units per Anticipated Carmel Senior Population" compiled by Saccardi & Schiff, Inc.

Notwithstanding those elements to be provided at Town recreation facilities described in the Recreation and Parks Facilities Capital Plan (both passive and active recreation, see above), this analysis indicates that the seniors projected to be added to the Town's population by the proposed developments would require only a small share of future recreational facilities (e.g., half a tennis court). This is especially true considering that at some of the developments similar recreational facilities (such as tennis courts, pools, and trails) may be provided on-site, as is typical for senior housing developments (although, at other developments there may be very limited active recreational facilities provided). Additionally, there may be some limited demand generated for use of playgrounds, ballfields, etc. by visitors to the senior housing (i.e., grandchildren), but the amount is difficult to predict.

Where seniors would have greater potential to create additional demand is on the Town's services and programs, such as the operation of the Drop-In, the fabric arts group, the scrapbooking group, Red Cross classes, the garden club, and the theater group. The attraction of these services and programs to seniors is twofold: 1) Given the relatively small size of some of the proposed senior projects, such services may not be provided at each individual senior development (particularly the arrangement and transportation to casinos and theaters); and 2) as stated above, there is a social component to recreation. As echoed by John Erickson, one of the largest builders of senior housing in the country, seniors want the ability to leave their developments and interact with other seniors in the local setting.

Clearly, it would be difficult to quantify a "land reservation" to accommodate the increased demands on these services and programs. Such services and programs

would more likely need to be provided via a recreation fee in lieu of reservation, since such a fee would be added to special recreation trust fund that would, to the extent possible, support and pay for the physical, operational, and administrative components of providing services and programs to seniors.

It is also noteworthy that senior recreation demands would be expected to vary substantially depending upon the type of housing provided. An active adult development would obviously exhibit a different demographic profile and thus different recreation demands, than would an assisted living complex.

VIII. RECREATION FEE IN LIEU OF RESERVATION

A. Recreation Fees Nationally

Recreation fees in lieu of land reservation may be considered as impact fees. Frank and Downing define an impact fee such as a recreation fee "...as single payments required to be made by builders or developers at the time of development approval and calculated to be the proportionate share of the capital cost of providing major [local] facilities [such as recreation] to that development..."[9] Research has found that such fees do result in recreation land acquisition[10].

According to the 2005 National Impact Fee Survey[11], typical recreation fees in the nation are modest and average $1,862 per single-family unit and $1,444 per multi-family unit (this includes survey information from California, which tend to be higher than the rest of the nation). According to a survey of 206 local governments conducted by Callies as part of *Exactions, Impact Fees And Other Land Development Conditions*, recreation fees per single-family unit ranged from a low of $50 to a high of $12,000, with an average of $1,035. The results each of these surveys are included in ***Appendix B*** and ***C***, respectively.

In some communities, the recreation fees are updated each year to reflect inflation. For example, in Lincoln, Nebraska the neighborhood park and trail fee was $89 per multi-family elderly/retirement unit in 2003. That figure rose to $114 in 2004 and $190 in 2005.

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[9] Frank, James E. and Paul B. Downing, "Patterns of Impact Fee Use" in *Development Impact Fees: Policy, Rationale, Practice, Theory, and Issues,* edited by A. Nelson, 1988.
[10] Harnik, Peter and Laura Yaffe, "Developer Exactions and the Creation of New City Parks." *Planning Advisory Service Memo*, July/August 2005.
[11] Duncan Associates. *2005 National Impact Fee Survey.* Austin, Texas: February 13, 2005.

B. Recreation Fees Regionally

Although most development impact fees have not been commonly employed by municipalities in the region, the assessment of fees in lieu of recreation/open space area set-asides has been utilized in most of the local communities.

According to a 1988 survey of Westchester County municipalities, 35 ordinances included provisions for payment of a fee in lieu of the setting aside of land for open space.

An October 2005 survey of ten nearby towns and cities within Putnam, Westchester, and Dutchess Counties, many with comparable population and socioeconomic makeup, undertaken as part of this study, revealed recreation fees ranging from $2,000 per lot/unit to $11,500 per lot/unit, with a median of about $5,000 per lot/unit. ***Table 5*** provides a summary of the recreation fees in communities (those in *italics* contain requirements related specifically to senior housing).

Table 5
Recreation Fees in Comparable Communities

Town/City (County)	Amount of Recreation/Parkland Required	Amount of Recreation Fee In Lieu Of (all fees one time)	Conditions for Recreation Fee
Philipstown (Putnam)	0-10% of site, per PB	$3,500/lot (starting with third lot subdivided)	In **subdivisions** establishing residential lots, payment in lieu may be made if PB determines park(s) cannot be located in plat or is not practical
Putnam Valley* (Putnam)	*Subdivision/Senior Citizens Development: amount of parkland required is per PB* Multi-family: minimum of 40% of lot as open space, at least 200 sq.ft./dwelling unit for recreation area exclusively for residents	Subdivision: $5,000/lot *Senior Citizens Development: $2,000/unit* Multi-Family: $3,000/unit	***Subdivision/Senior Citizens Development**: Recreation fee imposed on creation of all lots/units.* **Multi-family**: in lieu of or in addition to improved recreation areas, at discretion of PB
Cortlandt (Westchester)	Subdivision: 1 acre/20 lots, at least 5 acres overall (or situated on edge of subdivision), includes playground *Senior housing: at least 25% of site reserved for open space/landscaping*	*$6,000/lot and unit*	*When units or lots are created by **subdivision, special permit, or site plan**, payment in lieu is required if parkland is not provided*

Lewisboro (Westchester)	Subdivision: Based on the zoning district the subdivision is located, a percentage of the overall subdivision (ranging from 5 to 15 percent) Multifamily: At least 300 feet per density unit	$7,500 per single-family "buildable lot" $7,500 per multifamily "density unit"	For **subdivisions** and **multifamily**, payment in lieu may be made if PB determines recreation land reservation is not appropriate.
North Salem (Westchester)	For residential plat, park(s) shall equal not less than 10% of area. Minimum for playground use is 5 acres, but less is acceptable for passive recreation and if preserving natural features of site	$5,000/lot (excluding first dwelling unit created)	For lots or units created by **subdivision, site plan or special permit,** if park of adequate size cannot be located, payment in lieu (or some proportion) may be required by PB
Somers (Westchester)	Subdivision: If PB makes case for park, area required depends on Zoning District (R120: 6%, R80: 6%, R40: 8%, R10: 12%, other: 12%) Residential site plan: If PB makes case for park, parkland requirement is at discretion of PB	Subdivision: $11,500/lot Site Plan: 100% of subdivision fee/lot for single-family detached or other 4- bedroom dwelling 85% for 3-bedroom 70% for 2-bedroom 50% for 0-1 bedroom	For **residential site plan or subdivision**, PB may require parkland or payment in lieu. Recreation fee may be waived at discretion of PB for affordable housing units.
Yorktown (Westchester)	Multifamily/condo/coop site plan: 10% of site for recreation purposes Subdivision: 10% of site for park/recreation purposes, minimum 3 acres contiguous open space	Multifamily: $2,000/unit Condo/Coop: $5,000/unit Subdivision: $5,000/lot	For **multifamily dwelling site plan** or **condo/coop site plan,** if it is impractical or impossible for park to be set aside, payment in lieu may be made For **subdivisions,** upon written application the PB may accept payment in lieu of parkland
Beacon (Dutchess)	For subdivisions, PB may require up to 10% of area for recreation. For playgrounds/parks, area of at least 1 acre is desirable For multi-family site plans, 2,000 sq.ft/first 20 units, 100 sq. ft/unit thereafter	$1,500/lot	For **subdivisions, site plans, or special permit,** if reservation is not appropriate or practical, the PB may require payment in lieu

Beekman (Dutchess)	Subdivision regulations under amendment	$4,000/lot	If PB determines that park or recreation area cannot practically be located in **subdivision**, it can elect to collect payment in lieu
East Fishkill (Dutchess)	**Requirement (and size)** of park/recreation area is per PB	Affordable housing: $2,000/lot or unit All other lots: $4,000/lot or unit	When **site plan or subdivision** presents a case for parks/playgrounds but they cannot be properly located on plat, PB can require payment in lieu

*Note: *Senior citizens developments are no longer a permitted use within the Town of Putnam Valley.*

In most towns, recreation fees are triggered by subdivision of land or lots/units created through site plan or special permit. These one-time fees are charged on a per-new lot or unit basis. Most of these fees are designated as payment in lieu of parkland to be made at the discretion of the Planning Board when reservation of parkland is impossible or impractical. However, a few towns (such as East Fishkill) impose recreation fees in addition to parkland requirements.

In most towns, a specific amount of parkland or recreation area is required for subdivisions (and in some cases residential special permits or site plans). For example, Yorktown requires that 10% of the site be kept as open space, with a minimum of 3 acres of contiguous space. For multi-family site plans, improved recreation areas are often required in addition to open space reservation. In Wappingers, a multi-family site plan must reserve 50% of the site for open space, including improved recreation areas in the amount of 300 square feet/unit. Two towns (East Fishkill and Cortlandt) specify open space/recreation area for senior housing developments. In some towns, the amount of parkland required is decided on a site-by-site basis by the Planning Board; in all towns, the Planning Board has discretion over the application of the code to a specific site.

Several towns have lower recreation fees for multi-family developments, ranging from $1,000 to $3,000 per unit. The Town of Somers has established a tiered recreation fee system, in which the recreation fee is stepped down from 100% fee (for single-family detached) to 85% (3-bedroom multi-family) to 75% (2-bedroom multi-family) to 50% (0-1 bedroom multi-family). The Town of Putnam Valley further distinguished among multi-family developments by requiring a lower recreation fee for senior citizen developments (senior citizen developments were recently repealed as a permitted use within the Town of Putnam Valley, see note to ***Table 5***). The Town of East Fishkill makes the distinction of lots reserved for affordable housing, which require a lower recreation fee than all other subdivision lots.

In almost half of the towns surveyed, the recreation fee is explicitly designated for a trust fund to preserve and/or acquire parkland for the town. In the remainder of the towns, regulations do not mention a proposed use for the fee.

C. Rationale for Recreation Fees in Carmel

The 2000 Town of Carmel Comprehensive Plan states that "...it is likely that the Town will continue to require monies in lieu of land for parks, playground, or other recreational purposes..." The rationale behind the imposition of a requirement that a new residential development must provide recreation land, facilities and/or fees in lieu is that the new residents will generate demands for recreation, i.e., using parks, attending programs, etc. To the extent that such recreation demands are not satisfied by what is provided on site at the development, local government will be forced to absorb the cost of accommodating additional users into its recreation activities, including any additional programs and/or facilities necessary to service the new population. The calculation of any imposed fees should, therefore, reflect the relationship between the proposed housing and the municipality's recreational programs and facilities.

In determining a reasonable and equitable structure for imposition of such exactions, it is necessary to take into account:

1. The demographic characteristics of the proposed residential development, based on the type of housing planned
2. The recreation needs of the anticipated residents
3. The recreation opportunities to be provided as part of the development
4. The recreation resources available within the community

These factors can then be applied to clarify the "nexus" between the proposed housing and its potential impact on local recreation, providing justification for any fee that may be imposed. Any recreation fee should be levied only against new senior dwelling units to the extent that they generate additional demand for recreation. Although the Town recognizes that its existing facilities do not fully meet the needs of current residents, any senior-related recreation fee should not be designed to meet such current needs.

Housing for seniors is the principal focus of concern for the Town, and, thus, of this study. Therefore, in devising a proposed recreation fee structure for such housing, the following factors have been considered:

1. The types of recreation programs and facilities that are likely to be used most heavily by seniors differ substantially from those used by other demographic groups, particularly families with children.
2. The Town already requires that senior housing developments provide 300 square feet of on-site recreation. This often exists as a clubhouse or community center, and may also include recreational/walking trails, outdoor areas, community gardens, and/or various ball courts. Thus, some portion of senior recreational needs will be satisfied within their own housing developments. (Similarly, some portion of recreational needs for families with children living in single-family homes is satisfied by backyard play equipment, pools, etc.)

3. The Town's experience with senior recreational needs has indicated that although seniors attend or participate in recreational activities through other groups, there remains a high demand for services and programs provided through the Town (such as transportation, trips, and various classes). Other municipalities report similar experience.
4. Based on the projected growth in the Town's senior population, and other demographic groups, it is anticipated that recreation needs will continue to increase, specifically as they relate to the senior population.

D. Methodologies to Determine Recreation Fees for Senior Housing in the Town of Carmel

An essential element in discussing the use of a recreation fee is an evaluation of how the fee is calculated. That is, is it fair and is it related to identified recreation needs? The methods used to calculate recreation fees vary widely among communities. There are many ways to look at the allocation of costs for recreation. Particularly in the case of seniors, costs are many times assumed, since there usually is no clear extrapolation of the recreation costs specifically for seniors. Based on the information provided in this study and those needs identified by the Town in various Town plans and through consultation with Town officials, four possible approaches were developed and are described below:

1. Senior Recreation Costs

As stated earlier, the impact that seniors will most likely have on local recreation is on the services and activities that the Town provides. In order to equalize this impact, a recreation fee, based on the actual monies allocated towards senior recreation was calculated. According to the Town Comptroller, the costs (including benefits and overhead) for senior recreation programs have been $31,648 and $32,988 over the past two years. This amounts to approximately 2.55% of the overall monies allocated to the recreation and parks programs ($1,260,567 and $1,286,748 respectively) for those years.

Based on the 33,006 residents of the Town identified in the 2000 Census, in 2005 the expenditure of overall recreation costs per Town resident would be:

⇒ 2005 overall recreation and parks costs ($1,286,748) ÷ overall population (33,006) = $38.99 overall recreation and parks costs per Town resident

This would be contrasted with the expenditure of the senior recreation program costs per senior:

⇒ 2005 overall senior recreation program costs ($32,988) ÷ senior population (6,438) = $5.12 senior recreation program costs expenditure per senior

The senior recreation program costs expenditure per senior would, therefore, be the following percentage of the overall recreation costs per Town resident:

⇒ Expenditure per senior ($5.12) ÷ expenditure per Town resident ($38.99) = 13% senior expenditure compared to Town resident expenditure

As noted earlier, the recreation fee for a lot in a single-family subdivision in the Town is currently $7,500. Applying the percentage of expenditure per senior to this figure results in:

⇒ Single-family recreation fee ($7,500) x senior expenditure compared to Town resident expenditure (13%) = $975 recreation fee for new senior unit

However, as evidenced by the striking difference between the overall recreation costs and the senior recreation costs, and as noted by the Parks and Recreation Department, there is a need to increase the allocations for senior programs and facilities. In addition, should the assumptions related to inflation and the growing population change, or should there be additional improvements to recreation facilities an programs, the senior recreation costs would also need to increase. This would, logically, have an effect on the recreation fee. In addition, other elements of the recreation costs that are not specifically earmarked for senior activities should also be partly allocated to the senior program. Therefore, the percentage of allocation per senior compared to overall allocation per individual would be higher. The result might then be a recreation fee of approximately $1,100 or more.

2. National and Regional Fee Structures

As stated earlier, there is a wide range of recreation fees throughout the country and the region. The one characteristic that is relatively constant in these recreation fees, however, is that the recreation fee for seniors is never more than that for single-family homes. In many communities, the zoning ordinance includes a provision that discounts the recreational fee based on the type of unit or number of bedrooms. For example, in Somers dwelling units with three bedrooms pay 85% of the adopted recreation fee, two bedrooms pay 70%, and one or fewer bedrooms pays 50%. In other communities, there are specific fee schedules that differentiate between

different types of housing. In Lincoln, Nebraska, the multi-family elderly/retirement fee is approximately 60% of the single-family detached fee. For the purpose of this study, a number of communities, both nationally and regionally were analyzed for their recreation fee structures. That analysis found, that, on average, senior recreation fees are approximately 60% of the single-family recreation fee. Applying this percentage to the recreation fee for a lot in a single-family subdivision in the Town results in:

⇒ Single-family recreation fee ($7,500) x percentage senior recreation fee as compared to single-family recreation fee (60%) = $4,500 recreation fee for new senior units

3. Household Characteristics

A third methodology used to determine recreation fees involves a comparison between the household sizes of the overall population of the Town and the household sizes of seniors within the Town. According to the 2000 Census, there were 10,848 overall households in the Town of Carmel, including 3,560 senior households. Average household size is determined by dividing the number of persons (population) by the number of households. The calculations for both the overall population and the senior population is as follows:

⇒ Overall population (33,006) ÷ overall households (10,848) = 3.04 persons per household

⇒ Senior population (6,438) ÷ senior households (3,560) = 1.81 persons per household

As can be seen in these calculations, the number of persons per household for the overall population is 1.7 times that of the senior population. A simple assumption, therefore, is that the senior population utilizes recreation at a rate 1.7 times less than the overall population. Then, it follows that the recreation fee for seniors should be at least 1.7 times less than that for the overall population. As a result, the recreation fee for new senior households is:

⇒ Single-family recreation fee ($7,500) ÷ ratio of household sizes (1.7) = $4,412 recreation fee for new senior households (units)

This approach is based purely on numbers of persons per household and does not incorporate any consideration of the relative per person demand for recreation between seniors and non-seniors or, for that matter, among different groups of seniors.

4. Bedrooms

A fourth methodology to determine recreation fees involves a comparison of the typical number of bedrooms for a single-family residential unit and a senior housing unit. Generally, new single-family residential units contain four bedrooms, while senior housing units contain approximately 1.75 bedrooms (a mixture of one- and two-bedroom units, with more of the latter). Typically, then, the number of bedrooms for single-family residential units is 2.3 times higher than the number of bedrooms for senior housing units. Using this measure, the recreation fee for seniors would be approximately 2.3 times lower than that for single-family units. As a result, the recreation fee for a new senior unit would be:

⇒ Single-family recreation fee ($7,500) ÷ ratio of number of bedrooms (2.3) = $3,261 recreation fee for new senior units

As with the third methodology, this approach is based purely on the number of bedrooms and does not incorporate any consideration of the relative per person demand for recreation between seniors and non-seniors or, for that matter, among different groups of seniors.

E. Credit for Recreation Space

Each of the above methodologies results in a recreation fee for seniors that would be lower than the existing recreation fee for lots in single-family developments. However, none of the methodologies take into consideration the recreation space and buildings that senior developments are required to provide. To that end, developers of senior developments should be credited for some portion of the recreation space and facilities that they provide. This could be accomplished by determining a value for the 300 square feet of recreation space required by the Town. This amount would then be credited (subtracted) from the recreation fees calculated by the methodologies described above. The ability to credit for the value of a portion of the recreation space would tie the recreation fee more closely to demands and needs as required by New York State law.

IX. RECOMMENDATIONS AND CONCLUSION

As the population of the country continues to change, communities will increasingly be challenged as to how to accommodate those changes. Added infrastructure, larger schools, and increased demands on local services are all challenges that a community may face. The Town of Carmel has experienced, and will continue to experience, changes in its population. Most notable will be the potential introduction of over 1,000 new senior residential units in the Town over the next few years. Already under capacity, the Town's parks and recreation programs, including the various senior services and programs, have the potential to be unable to serve the Town's residents if improvements and expansion are not undertaken. Although currently there are mechanisms in the Town

to address these deficiencies for certain residential developments, there currently is no mechanism for senior housing. Being that the possibility exists that the senior population will grow rapidly in the near future, it is crucial that the Town develop such a mechanism.

The Town of Carmel has already considered the nexus between recreational needs and additional senior housing through its various studies over the past few years (e.g., Comprehensive Plan, Capital Improvements Plan). This study evaluated the appropriateness of a recreation fee for new senior development as a means to provide for those needs and provided four methodologies to determine any potential senior recreation fee. As noted in this study, there is no one accepted standard by which communities develop their recreational requirements. According to the New York Planning Federation, "Neither the statutes nor any cases that we are aware of have ever prescribed a formula to be used in determining just how much land or money can be asked by a developer by the planning board. However [they continue], any such exaction must be reasonable..."[12] In establishing the four methodologies, the Town's population trends, the existing recreational facilities and programs, the identified need for additional facilities and programs in the Town, and regional and national examples were all considered.

The methodologies resulted in recreation fees that range between approximately $1,100 and $4,500, which are within the range of identified national or regional fees. In addition, each assumes that the base recreation fee for lots in a single-family subdivision is appropriate. The first methodology is based on the current costs associated with senior recreation. The recreation fee derived from this methodology has the possibility to be skewed due to any number of factors that may change the actual growth rate. The second methodology is more closely tied to national examples. Essentially, the Town of Carmel would not be "re-inventing the wheel," but rather refining it to fit the Town. The third methodology involves a comparison of the size of a typical household in Carmel with a senior household and applies that comparison to the recreation fee. The fourth methodology involves a comparison of the number of bedrooms per single-family unit with the number of bedrooms per senior housing unit and applies that comparison to the recreation fee. All four methodologies should also include a credit for the recreational space required to be provided by all developers. By doing so, the recreation fee would be tied into the nexus of needs and demands.

An additional recommendation is that, regardless of the methodology, any recreation fee be updated periodically to ensure that the baseline assumptions are still valid (population, zoning, capital improvements to recreational facilities and programs, inflation). Ideally, the recreation fees should be reviewed together with the capital improvement plan and the recreation budget. At a minimum, the impact fees should be reviewed every two or three years, or whenever a major change occurs (e.g., general plan or zoning revisions) in the Town.

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[12] Damsky, Sheldon W. and James A Coon. *All You Ever Wanted to Know About Zoning*. Troy, New York: New York Planning Federation, 2005.

APPENDICES

APPENDIX A
TOWN OF CARMEL PENDING SENIOR HOUSING APPLICATIONS

TOWN OF CARMEL
PENDING SENIOR HOUSING APPLICATIONS

NAME	ZONE	TAX ID #	# OF UNITS	UNITS/ACRE (TOTAL ACRES)	PARKING SPACES/UNIT (TOTAL SPACES)	SQ. FT. REC. SPACE/UNIT (TOTAL REC. SPACE)
Carmel Centre (Lot #3)	C/BP	55.14-1-11.1	143	5.2/ac (27.4 acres)	1.5/unit (215 spaces)	300 sq. ft./unit (0.99 ac)
Carmel Centre (Lot #4)	C/BP	55.14-1-11.2	99	2.92/ac (33.9 acres)	1.5/unit (153 spaces)	861 sq. ft./unit (2.0 ac)
Carmel Centre (Lot #5)	C/BP	55.10-1-22	12	0.6/ac (18.8 acres)	1.5/unit (18 spaces)	525 sq. ft./unit (0.2 ac)
Carmel Centre (Lot #7)	C/BP	55.14-1-11.3	44	4.7/ac (9.3 acres)	1.5/unit (66 spaces)	338 sq. ft./unit (0.3 ac)
Carmel Centre (Lot #8)	C/BP	55.15-1-38	12	2.6/ac (4.6 acres)	1.5/unit (18 spaces)	517 sq. ft./unit (0.14 ac)
The Fairways	R	55-2-11	150	1.5/ac (97.7 acres)	2.1/unit (314 spaces)	300 sq. ft./unit (1.03 ac)
Gateway Summit (Lot #5)	C/BP	55-2-23, 24	143	5.5/ac (26.02 acres)	*	*
Gateway Summit (Lot #6)	C/BP	55-2-23, 24	48	5.9/ac (8.2 acres)	*	*
Hillcrest Commons	C	44.10-1-4	150	2.5/ac (59.5 acres)	1.5/unit (229 spaces)	*
Kass	C	55.05-1-49	11	6.1/ac (1.8 acres)	2.6/unit (29 spaces)	300 sq. ft./unit (0.08 ac)
RPK Precision Homes	R	55.14-1-5	66	9.8/ac (6.8 acres)	1.5/unit (99 spaces)	300 sq. ft./unit (0.5 ac)
Quis	C	55.06-1-42	30	25.0/ac (1.2 acres)	1.07/unit (32 spaces)	*
Stoneleigh Woods at Carmel	C	55.15-1-36,37	68	7.64/ac (8.9 acres)	1.6/unit (144 spaces)	338 sq. ft./unit (0.7 ac)
Hughson Commons	I-L	55.16-1-7	94	10.7/ac (8.8 acres)	1.1/unit (105 spaces)	355 sq. ft./unit (0.8 ac)
Lakeview Apartments	CB	55.6-1-73.1	24	23.3/ac (1.03 acres)	2.0/unit (48 spaces)	*
Senior Housing at Mahopac Hills	I-L	*	48	7.7/ac (6.3 acres)	1.1/unit (53 spaces)	300 sq. ft./unit (0.3 ac)
Gleneida Housing Development	*	55.6-1-73.2	24	*	1.1/unit (27 spaces)	300 sq. ft./unit (0.2 ac)
Gleneida Senior Apartments	*	55.6-1-73.3	24	*	*	*
TOTAL	-	-	1,190	-	-	-

SOURCE: Town of Carmel Planning Department
*NOTE: *Information not available for this study*

APPENDIX B
2005 NATIONAL IMPACT FEE SURVEY RESULTS

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
AR	Benton	Bentonville	1/30/05	$3,598	$504		$1,371	$1,723				$504				
AR	Faulkner	Conway	1/5/05	$1,698	$1,698	$1,039				$659						
AR	Washington	Fayetteville	1/5/05	$1,143			$308	$835								
AZ	Cochise	Sierra Vista	1/5/05	$1,500	$1,500					$1,500						
AZ	Gila	Payson	1/15/04	$5,032	$1,247	$600	$3,785			$647						
AZ	Gila	Sedona	1/5/05	$8,276	$3,776	$811		$4,500	$369	$2,377			$66	$153		
AZ	Maricopa	Avondale	1/5/05	$9,999	$3,456	$873	$3,289	$3,254		$791	$264	$489	$187	$585		$267
AZ	Maricopa	Buckeye	1/5/05	$4,963	$380		$1,331	$3,252				$380				
AZ	Maricopa	Chandler	1/5/05	$9,576	$3,943	$1,919	$4,079	$1,554		$1,429	$86	$125	$163	$221		
AZ	Maricopa	Fountain Hills	1/5/05	$3,495	$3,495	$609				$2,388			$32	$466		
AZ	Maricopa	Gilbert	1/5/05	$10,189	$3,832	$234	$3,177	$3,180		$2,272		$523	$434	$369		
AZ	Maricopa	Glendale	1/5/05	$7,887	$3,840	$613	$2,370	$1,677		$1,091	$514	$339	$359	$660		$264
AZ	Maricopa	Goodyear	6/21/04	$8,135	$3,328	$739	$2,955	$1,852		$1,065	$205	$385	$290	$351		$293
AZ	Maricopa	Mesa	1/5/05	$3,804	$1,838		$907	$1,059		$831	$378	$145	$226			$258
AZ	Maricopa	Peoria	1/5/05	$13,555	$7,447	$4,028	$4,055	$2,053		$1,896	$369	$415	$200	$539		
AZ	Maricopa	Phoenix	10/4/04	$7,711	$5,008	$1,236	$1,719	$984	$531	$2,496	$265	$125	$141	$36		$178
AZ	Mariciopa	Scottsdale	1/30/05	$7,084	$906		$3,464	$2,714	$906							
AZ	Maricopa	Suprise	1/30/05	$9,050	$3,470	$885	$3,335	$2,245		$1,127	$266	$454	$424	$314		
AZ	Maricopa	Tempe	1/5/05	$2,824			$1,266	$1,558								
AZ	Navajo	Show Low	1/6/05	$3,640	$630		$696	$2,314		$476	$154					
AZ	Pima	Pima County	1/6/05	$6,497	$5,081	$3,581	$1,416			$1,500						
AZ	Pima	Marana	1/6/05	$9,851	$8,435	$8,435	$1,416									
AZ	Pima	Oro Valley	1/6/05	$5,114	$3,040	$3,040	$2,074									
AZ	Pima	Tucson	1/6/05	$1,416			$1,416									
AZ	Pinal	Apache Junction	1/30/05	$5,448	$2,527	$1,485	$921	$2,000		$564	$262		$133	$83		
AZ	Pinal	Casa Grande	1/11/05	$4,249	$1,881	$101		$2,368		$721	$217	$344	$244	$254		
AZ	Pinal	Eloy	1/30/05	$2,008			$1,000	$1,008								
AZ	Pinal	Florence	1/11/05	$2,400			$1,500	$900								
AZ	Pinal	Queen Creek	1/11/05	$9,881	$5,515	$166		$4,366		$3,814	$656		$279	$600		
AZ	Yavapai	Yavapai County	1/11/05	$1,150	$1,150	$1,150										
AZ	Yavapai	Chino Valley	1/30/05	$3,835	$3,835	$2,519				$455	$122	$358	$252	$129		
AZ	Yavapai	Prescott	1/30/05	$4,374	$2,364	$469	$2,010			$1,116	$253	$167	$84	$275		
CA	Alameda	Fremont	2/5/05	$23,613	$23,613	$2,220				$18,446		$288		$2,659		
CA	Alameda	Hayward	2/5/05	$29,946	$21,203		$4,343	$4,400		$11,953					$7,300	$1,950
CA	Alameda	Livermore	2/5/05	$65,736	$40,764	$8,101	$16,072	$8,900	$3,368	$12,384						$16,911
CA	Alameda	San Leandro	2/6/05	$10,781	$9,745	$917		$1,036		$4,728					$4,100	
CA	Contra Costa	Orinda	2/5/05	$12,842	$12,842	$4,289			$3,520	$5,033						
CA	El Dorado	El Dorado Co	2/5/05	$42,897	$30,476	$17,754	$6,613	$5,808		$6,449		$1,265			$5,008	
CA	Fresno	Clovis	2/5/05	$12,594	$6,317	$4,293	$2,052	$4,225		$1,396		$306	$100			$222
CA	Kern	Bakersfield	2/5/05	$14,345	$11,845	$5,780		$2,500		$1,275					$4,480	$310
CA	Los Angeles	Lancaster	6/22/04	$8,087	$8,087	$1,754			$2,512	$2,346	$556			$119	$800	varies
CA	Los Angeles	Long Beach	2/5/05	$7,905	$7,905	$1,125				$2,680					$4,100	
CA	Monterey	Salinas	2/6/05	$7,708	$4,437	$1,530		$3,271	$1,071	$1,836						
CA	Napa	St. Helena	2/6/05	$23,300	$10,320	$960	$6,900	$6,080	$1,240				$3,380	$4,740		
CA	Orange	Brea	2/5/05	$17,471	$4,926	$3,406	$12,545					$1,388	$133			
CA	Placer	Rocklin	2/6/05	$10,173	$10,173	$3,181			$293	$2,696						$4,004
CA	Sacramento	Citrus Heights	2/5/05	$10,123	$4,123	$1,434		$6,000	$1,610	$1,079						
CA	Sacramento	Elk Grove	2/5/05	$35,957	$20,445	$10,012	$7,487	$8,025		$4,213	$338	$462	$719	$1,016		$3,685

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
CA	Sacramento	Sacramento	1/30/05	$21,264	$14,205	$1,600	$1,059	$6,000	$6,000	$1,707					$3,680	$1,218
CA	San Bernadino	Highland	2/5/05	$5,231	$5,231	$2,834			$732	$1,176	$107	$165	$34	$183		
CA	San Bernadino	Redlands	2/6/05	$8,098	$8,098	$1,854			$712	$2,080	$1,032	$254	$655	$1,511		
CA	San Bernadino	Rialto	2/6/05	$11,298	$6,208	$263	$3,696	$1,394	$2,111	$2,709	$66	$390	$422	$247		
CA	San Diego	Carlsbad	2/5/05	$19,763	$12,155	$1,540	$5,460	$2,148	$739	$2,436						$7,440
CA	San Diego	Escondido	2/5/05	$20,712	$8,894	$2,193	$4,690	$7,128	$1,060	$2,355				$3,226		$60
CA	San Diego	San Diego	1/30/05	$31,073	$22,352		$5,011	$3,710								$22,352
CA	San Francisco	San Francisco	6/22/04	$5,256	$2,580		$2,676								$2,580	
CA	San Joaquin	Lodi	2/5/05	$13,417	$12,280	$2,025	$1,008	$129	$2,900	$4,972		$387	$396	$1,600		
CA	San Joaquin	Ripon	2/6/05	$30,665	$23,496	$3,944	$4,171	$2,998	$1,049	$5,421	$320	$1,248	$811		$5,460	$5,243
CA	San Luis Obispo	Paso Robles	2/6/05	$23,242	$11,157	$4,520	$7,734	$4,351	$644	$3,750	$1,064	$746		$433		
CA	San Luis Obispo	San Luis Obispo	2/6/05	$30,147	$12,803	$2,803	$13,967	$3,377								$10,000
CA	Santa Barbara	Carpinteria	2/5/05	$11,637	$11,637	$4,973			$2,243			$380		$966	$3,075	
CA	Santa Barbara	Santa Maria	2/6/05	$17,518	$10,287	$3,981	$3,244	$3,987		$3,987	$673	$661	$715	$270		
CA	Santa Clara	Gilroy	6/22/04	$41,108	$31,418	$5,560	$2,600	$7,090	$138	$10,340	$1,890	$1,240	$2,890	$3,100	$6,260	
CA	Santa Clara	Palo Alto	5/6/05	$19,293	$10,894		$3,353	$5,046		$10,164	$730					
CA	Santa Cruz	Santa Cruz Co	1/11/05	$13,000	$7,000	$4,000	$3,000	$3,000	$3,000							
CA	Santa Cruz	Scotts Valley	2/6/05	$17,901	$12,232	$3,773		$5,669	$250	$6,700	$561		$662	$286		
CA	Shasta	Redding	2/6/05	$12,701	$4,763	$2,852	$3,977	$3,961	$405	$1,426		$80				
CA	Solano	Vacaville	2/6/05	$27,096	$13,215	$7,371	$6,443	$7,438	$894	$3,547		$258	$575	$570		
CA	Sonoma	Windsor	2/6/05	$32,135	$19,354	$6,918	$1,302	$11,479	$2,244	$8,621				$1,571		
CA	Ventura	Santa Paula	6/14/04	$12,844	$9,240	$2,291	$1,400	$2,204		$4,240	$802	$247	$312	$691		$657
CA	Yolo	Davis	1/11/05	$15,596	$12,013	$5,227	$2,198	$1,385	$376	$3,261		$745		$1,843		$561
CO	Adams	Adams Co	1/13/05	$1,599	$1,599	$1,599										
CO	Adams	Commerce City	1/13/05	$3,155	$2,700	$1,181	$455			$900					$619	
CO	Boulder	Boulder	1/11/05	$21,904	$10,969	$1,846	$9,180	$1,755	$3,240	$2,134	$372	$199	$238	$316	$2,180	$445
CO	Eagle	Eagle Co	6/22/04	$3,433	$3,433	$1,600									$1,833	
CO	Eagle	Basalt	6/22/04	$14,465	$7,565	$500	$3,400	$3,500		$5,178					$1,887	
CO	Eagle	Eagle	6/22/04	$2,072	$2,072	$922						$1,150				
CO	El Paso	Colorado Springs	1/13/05	$7,667	$3,155		$3,774	$738	$1,604	$834					$717	
CO	Jefferson	Jefferson Co	1/13/05	$1,511	$1,511	$1,511										
CO	La Plata	Durango	1/13/05	$2,153	$2,153	$908				$300					$945	
CO	Larimer	Larimer Co	1/13/05	$3,172	$3,172	$1,913				$1,259						
CO	Larimer	Loveland	4/16/04	$16,791	$10,981	$3,112	$3,970	$1,840	$445	$3,650	$904	$527	$365	$700	$688	$590
CO	Larimer	Ft. Collins	1/30/05	$17,683	$8,014	$2,446	$8,639	$1,030	$669	$3,149	$498	$178	$123	$225	$726	
CO	Mesa	Mesa Co	1/14/05	$1,500	$1,500	$1,500										
CO	Pitken	Pitken Co	1/17/05	$10,367	$10,367	$5,664				$3,634					$1,069	
CO	Weld	Weld Co	1/17/05	$1,987	$1,987	$1,987										
CO	Weld	Windsor	1/17/05	$13,628	$5,028	$1,993	$6,000	$2,600	$730	$2,305						
DE	New Castle	New Castle Co	1/17/05	$8,895	$731			$8,164		$328	$138	$91	$62	$112		
FL	Brevard	Brevard Co	1/17/05	$6,205	$6,205	$1,371					$64	$93			$4,445	$232
FL	Brevard	Cocoa	7/15/04	$8,788	$5,888	$1,371	$1,650	$1,250							$4,445	$72
FL	Brevard	Palm Bay	3/17/04	$4,748	$4,748					$149		$62	$20		$4,445	$72
FL	Brevard	Rockledge		$5,845	$5,845	$1,328									$4,445	$72
FL	Broward	Broward Co	1/17/05	$2,825	$2,825	$257				$395					$1,747	$426
FL	Citrus	Citrus Co	1/17/05	$3,131	$3,131	$1,430				$435	$121	$156	$150	$203	$636	
FL	Clay	Clay Co	1/30/05	$2,000	$2,000										$2,000	

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
FL	Collier	Collier Co	1/19/05	$15,502	$9,982	$5,592	$2,570	$2,950		$1,603	$238	$300	$118	$239	$1,778	$114
FL	Dade	Miami/Dade Co	1/19/05	$5,173	$5,173	$1,275				$1,173		$177	$101		$2,448	
FL	Flagler	Flagler Co	1/19/05	$5,307	$5,307	$1,438				$269					$3,600	
FL	Flagler	Palm Coast	7/19/04	$5,823	$5,823	$1,438				$615		$169			$3,600	
FL	Hernando	Hernando Co	1/19/05	$4,894	$4,894	$1,845				$113	$95	$112	$131	$192	$2,406	
FL	Hillsborough	Hillsborough Co	1/20/05	$5,624	$2,074	$1,475	$1,650	$1,900		$354		$49			$196	
FL	Hillsborough	Tampa	1/30/05	$1,777	$1,777	$1,581									$196	
FL	Indian River	Indian River Co	1/30/05	$4,284	$4,284	$4,284										
FL	Lake	Lake Co	1/20/05	$9,848	$9,848	$2,189				$222	$191	$246			$7,000	
FL	Lake	Eustis	6/16/04	$11,070	$7,278		$2,244	$1,548		$87	$73	$67	$51		$7,000	
FL	Lee	Lee Co	1/30/05	$6,812	$6,812	$2,971				$1,116		$493			$2,232	
FL	Lee	Cape Coral	1/30/05	$7,598	$5,162	$1,499	$864	$1,572		$1,115		$316			$2,232	
FL	Lee	Ft. Myers	1/30/05	$9,576	$5,587	$2,971	$2,023	$1,966				$384			$2,232	
FL	Manatee	Manatee Co	1/20/05	$6,607	$6,607	$2,439				$457		$28	$205	$78	$3,400	
FL	Marion	Marion Co	1/30/05	$2,349	$2,349	$2,212						$137				
FL	Martin	Martin Co	1/20/05	$5,706	$5,706	$2,150				$1,296	$280	$103	$136	$274	$1,467	
FL	Monroe	Monroe Co	1/20/05	$2,096	$2,096	$1,610				$128	$190		$102			$65
FL	Orange	Orange Co.	1/20/05	$5,734	$5,734	$2,687						$149	$70		$2,828	
FL	Orange	Apopka	1/20/05	$9,596	$4,172	$1,103	$2,100	$3,324		$241					$2,828	
FL	Orange	Maitland	6/14/04	$7,953	$4,163	$1,315	$900	$2,890				$0			$2,828	$20
FL	Orange	Oakland	1/20/05	$6,063	$5,263	$1,500	$700	$100		$350		$100	$150		$2,828	$335
FL	Orange	Ocoee	1/20/05	$9,561	$5,730	$1,866	$966	$2,865		$500		$364	$172		$2,828	
FL	Orange	Orlando	1/20/05	$6,903	$4,020	$1,192		$2,883							$2,828	
FL	Orange	Winter Garden	1/20/05	$10,961	$7,616	$3,517	$1,310	$2,035		$671		$340	$260		$2,828	
FL	Osceola	Osceola Co	1/21/05	$13,857	$13,857	$4,149									$9,708	
FL	Palm Beach	Palm Beach Co	1/21/05	$9,700	$9,700	$4,074				$1,451	$250	$483	$132	$139	$3,171	
FL	Palm Beach	Palm Beach Gardens	1/21/05	$11,637	$11,637	$5,101				$2,495	$250	$345	$136	$139	$3,171	
FL	Pasco	Pasco Co	1/21/05	$4,898	$4,898	$2,167				$892	$145				$1,694	
FL	Pinellas	Pinellas Co	1/21/05	$2,275	$1,923	$1,923	$352									
FL	Polk	Polk Co	1/21/05	$4,513	$4,513	$2,705						$49	$152		$1,607	
FL	Polk	Lakeland	1/21/05	$5,984	$3,974	$1,559	$910	$1,100		$415		$161	$232		$1,607	varies
FL	St Johns	St. Johns Co	1/21/05	$2,630	$2,630	$1,115				$467		$91	$42	$186	$729	
FL	St Lucie	St. Lucie Co	1/21/05	$6,059	$6,059	$1,823				$403	$161	$258		$308	$3,106	
FL	Sarasota	Sarasota Co	1/24/05	$9,572	$5,210	$2,499	$2,720	$1,642		$462	$217				$2,032	
FL	Sarasota	North Port	1/30/05	$6,332	$4,192	$1,469	$860	$1,280		$290	$217	$119	$65		$2,032	
FL	Seminole	Seminole Co	1/24/05	$2,671	$2,671	$1,061					$54	$172			$1,384	
FL	Seminole	Altamonte Springs	1/24/05	$2,651	$2,651	$607				$211	$91	$172	$186		$1,384	
FL	Seminole	Winter Springs	1/30/05	$6,361	$3,644	$921	$518	$2,199		$944		$176	$119	$100	$1,384	
FL	Sumter	Sumter Co	1/24/05	$1,996	$1,996	$1,996										
FL	Volusia	Volusia Co	1/24/05	$3,847	$3,847	$1,920				$529		$260			$1,139	
FL	Volusia	Daytona Beach	10/1/04	$4,416	$3,058	$1,920	$585	$773							$1,139	
FL	Volusia	Deland	6/16/04	$3,374	$3,374	$1,920						$93	$38	$185	$1,139	
FL	Volusia	Deltona	8/24/04	$6,120	$3,194	$1,920	$1,146	$1,780				$135			$1,139	
FL	Volusia	Edgewater	6/1/04	$7,588	$4,088	$1,920	$1,470	$2,030		$575		$314	$141		$1,139	
FL	Volusia	Ormond Beach	8/24/04	$7,060	$4,271	$2,040	$1,283	$1,506	$88	$929					$1,139	$76
FL	Volusia	Port Orange	1/24/05	$7,474	$4,747	$3,104	$1,530	$1,197		$505					$1,139	
GA	Cherokee	Canton	7/8/04	$1,539	$1,539	$252				$277	$212	$466	$331			
GA	Cherokee	Cherokee Co	2/6/05	$1,413	$1,413	$126				$277	$212	$466	$332			
GA	Cobb	Roswell	1/24/05	$1,998	$1,998	$162				$1,303		$533				

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
GA	Forsyth	Forsyth Co	2/6/05	$1,030	$1,030					$686	$116	$228				
GA	Fulton	Alpharetta	2/6/05	$1,940	$1,940	$1,131				$545		$264				
GA	Fulton	Atlanta	6/14/04	$1,544	$1,544	$987				$410		$114	$33			
GA	Fulton	Roswell	2/6/05	$1,998	$1,998	$162				$1,303		$533				
ID	Ada	Boise	1/24/05	$1,529	$1,529	$728				$801						
ID	Kootenai	Post Falls	6/22/04	$4,901	$1,025	$287	$1,616	$2,260		$650			$88			
IL	DeKalb	DeKalb (city)	2/6/05	$2,419	$2,419					$1,232					$1,187	
IL	DuPage	DuPage County	1/24/05	$446	$446	$446										
IL	DuPage/Kane	Aurora	1/24/05	$6,236	$6,236					$2,290		$250			$3,571	$125
IL	Kane	Kane Co	2/6/05	$691	$691	$691										
IN	Hamilton	Fishers	1/25/05	$3,770	$1,370	$526		$2,400		$844						
IN	Hamilton	Noblesville	2/6/05	$2,552	$2,552	$1,579				$973						
KS	Johnson	Lenexa	1/30/05	$1,800	$1,800	$1,800										
KS	Johnson	Olathe	2/6/05	$2,369	$2,369	$2,109				$260						
KS	Johnson	Overland Park	6/23/04	$2,069	$2,069	$2,069										
LA	E Baton Rouge	Baton Rouge	6/29/04	$864				$864								
LA	St Tammany	St Tammany Parish	1/30/05	$3,137	$3,137	$1,468			$1,669							
MD	Ann Arundel	Ann Arundel Co	1/25/05	$4,069	$4,069	$804							$104		$3,161	
MD	Calvert	Calvert Co	1/25/05	$3,950	$3,950					$600					$3,000	$350
MD	Carroll	Carroll Co	1/25/05	$4,744	$4,744					$547					$4,197	
MD	Charles	Charles Co	1/25/05	$9,700	$9,700										$9,700	
MD	Dorchester	Cambridge	1/25/05	$4,500	$200		$1,500	$2,800		$200						
MD	Frederick	Frederick Co	1/25/05	$20,536	$10,236	$220	$4,300	$6,000			$507				$9,509	
MD	Howard	Howard Co	1/25/05	$2,800	$1,600	$1,600	$516	$684								
MD	Montgomery	Montgomery Co	1/25/05	$16,554	$13,500	$5,500	$1,344	$1,710							$8,000	
MD	Prince George's	Prince George's Co	1/25/05	$15,054	$12,000		$1,344	$1,710							$12,000	
MD	Queen Anne's	Queen Anne's Co	1/25/05	$5,744	$5,744							$1,014			$4,730	
MD	St. Mary's	St. Mary's Co	1/25/05	$4,500	$4,500	$450				$675					$3,375	
MO	Clay/Jackson	Kansas City	1/25/05	$711	$711	$711										
MO	Jackson	Lee's Summit	2/6/05	$1,011	$1,011	$1,011										
MS	Madison	Madison		$869	$869	$869										
MT	Gallatin	Bozeman	10/4/04	$6,107	$1,755	$1,592	$1,919	$2,433				$163				
NC	Chatham	Chatham Co.	1/25/05	$3,250	$1,500		$1,750								$1,500	
NC	Durham	Durham	1/25/05	$3,155	$3,155	$806				$349					$2,000	
NC	Orange	Orange Co.	1/25/05	$5,388	$3,000		$1,016	$1,372							$3,000	
NC	Wake	Cary	1/25/05	$5,106	$1,562	$1,562	$1,372	$2,172								
NE	Lancaster	Lincoln	1/25/05	$2,801	$1,676	$1,483	$750	$375		$193						
NH	Hillsborough	Manchester	2/6/05	$2,923	$2,923							$190			$2,733	

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
NH	Merrimack	Concord	1/25/05	$3,290	$3,290	$1,330				$620					$1,340	
NH	Rockingham	Salem	2/6/05	$2,315	$2,315										$2,315	
NH	Rockingham	Fremont	6/16/04	$3,761	$3,761										$3,761	
NM	Bernalillo	Bernalillo Co	1/25/05	$2,880	$2,880	$1,227			$1,063	$305		$196				$89
NM	Dona Ana	Las Cruces	6/16/04	$2,522	$249		$1,225	$1,048		$249						
NM	Lincoln	Ruidoso	2/6/05	$4,046			$2,286	$1,760								
NM	Sandoval	Rio Rancho	1/25/05	$6,094	$2,724	$1,547	$1,230	$2,140		$976		$174				$27
NM	Santa Fe	Santa Fe	2/6/05	$3,379	$631	$181	$2,013	$735		$450						
NM	Santa Fe	Santa Fe County	1/25/05	$550	$550							$550				
NM	Valencia	Los Lunas	2/6/05	$3,227	$850		$1,061	$1,316		$850						
NV	Washoe	Reno	1/25/05	$5,111	$2,886	$1,886		$2,225		$1,000						
NV	Clark	Las Vegas	1/25/05	$2,411	$731	$685		$1,680								
NV	Clark	Mesquite	2/6/05	$765	$765	$765										$46
OH	Butler	Middletown	6/15/04	$500	$500	$500										
OH	Delaware	Delaware (city)	2/6/05	$10,177	$1,477		$3,600	$5,100		$1,068		$259	$150			
OK	Cleveland	Moore	2/6/05	$1,235	$535	$535		$700								
OR	Clackamas	West Linn	1/25/05	$19,435	$12,512	$4,065	$4,395	$2,528	$439	$8,008						
OR	Deschutes	Bend	1/25/05	$8,748	$5,540	$2,600	$2,188	$1,020		$2,940						
OR	Lane	Eugene	1/25/05	$6,501	$3,151	$1,377	$1,960	$1,389	$429	$1,345						
OR	Marion	Salem	1/30/05	$10,751	$4,529	$1,528	$3,725	$2,497	$400	$2,602						
OR	Washington	Washington Co	1/25/05	$6,422	$4,122	$1,350		$2,300	$500	$2,272						
OR	Washington	Hillsboro	1/25/05	$7,335	$4,935	$2,390		$2,400	$500	$2,045						
PA	Montgomery	Towamencin Twp	5/22/04	$2,198	$2,198	$2,198										
SC	Beaufort	Beaufort Co	6/17/04	$1,018	$1,018	$335				$263	$420					
SC	Beaufort	Hilton Head	6/22/04	$5,770	$1,459	$1,084	$1,475	$2,836		$268	$107					
SC	Berkeley	Mt. Pleasant	1/22/05	$4,281	$1,850	$958	$955	$1,476		$358		$231	$69			$234
TN	Rutherford	LaVergne	6/16/04	$5,157	$2,695	$884	$587	$1,875		$311						$1,500
TN	Rutherford	Smyrna	1/25/05	$3,966	$3,966	$1,474				$625		$367				$1,500
TN	Sumner	White House	2/6/05	$3,145	$3,145	$881				$396		$186	$282		$1,400	
TN	Williamson	Franklin	2/8/05	$5,486	$2,206	$1,286	$1,185	$2,095								$920
TN	Wilson	Wilson Co	2/8/05	$3,000	$3,000										$3,000	
TX	Brazos	College Station	1/31/05	$1,387	$556		$550	$281		$556						
TX	Collin	Allen	1/30/05	$2,186	$599	$599	$1,114	$473								
TX	Collin	McKinney	1/26/05	$2,101	$1,151	$1,151	$425	$525								
TX	Denton	Denton	1/31/05	$4,592			$3,155	$1,437								
TX	Tarrant	Arlington	1/25/05	$2,256	$1,396	$670	$480	$380		$726						
TX	Tarrant	Colleyville	1/25/05	$3,988	$1,962	$1,962	$1,886	$140								
TX	Tarrant	Ft. Worth	1/30/05	$616			$431	$185								
TX	Tarrant	Watauga	1/30/05	$1,796	$1,180		$431	$185	$1,180							
TX	Williamson	Georgetown	1/30/05	$1,425			$825	$600								

State	County	Jurisdiction	Updated	Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
UT	Salt Lake	Draper	2/6/05	$8,840	$7,427	$1,749	$1,413		$1,161	$3,990		$310	$218			
UT	Salt Lake	Sandy City	1/26/05	$2,926	$1,740		$1,186		$905	$835						
UT	Salt Lake	West Jordan City	1/26/05	$8,933	$4,049	$1,034	$2,843	$2,041	$1,287	$1,422		$215	$91			
UT	Salt Lake	West Valley City	6/21/04	$1,424	$1,424	$467			$302	$595		$33	$27			
UT	Tooele	Tooele	2/6/05	$8,310	$3,990	$1,515	$4,320			$2,125			$350			
UT	Utah	Provo	2/6/05	$5,171	$1,365	$532	$2,784	$1,022		$833						
VA	Louden	Leesburg	1/30/05	$10,492			$4,102	$6,390								
VA	Stafford	Stafford Co	1/26/05	$8,703	$1,603	$1,603	$3,600	$3,500								
VT	Chittenden	Burlington	1/26/05	$4,252	$4,252	$322				$1,196	$744	$368	$72		$1,550	
VT	Chittendon	Williston	1/26/05	$8,012	$8,012	$300				$816					$6,896	
WA	King	King Co	1/25/05	$5,087	$5,087	$1,715									$3,372	
WA	King	Bothell	1/30/05	$6,653	$3,438	$2,093	$1,875	$1,340		$1,345						
WA	King	Kirkland	1/25/05	$5,047	$1,578	$966	$1,758	$1,711		$612						
WA	Kitsap	Kitsap Co	1/26/05	$1,975	$1,975	$521				$491					$963	
WA	Pierce	Pierce Co	1/26/05	$2,440	$2,440					$300					$2,140	
WA	Skagit	Burlington	6/17/04	$6,187	$3,579	$269		$2,608	$270	$500		$150			$2,390	
WA	Snohomish	Snohomish Co	1/26/05	$5,433	$5,433	$2,171				$954					$2,308	
WA	Thurston	Tumwater	4/22/04	$4,798	$4,798	$1,083				$564		$203			$2,949	
WV	Jefferson	Jefferson Co	1/30/05	$7,242	$7,242								$120		$7,122	
WI	Dane	Fitchburg	1/26/05	$3,460	$2,909			$551		$2,409		$500				
WI	Jefferson	Oconomowoc	1/30/05	$4,065	$1,123		$984	$1,958		$1,123						
WI	Ozaukee	Cedarburg	1/26/05	$3,721	$3,261			$460		$2,297	$618		$346			
WI	St Croix	Hudson	10/4/04	$4,939	$1,856		$2,353	$730	$785	$822	$249					

Summary		Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of $200,000)												
		Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
	National Average	$7,669	$5,237	$2,027	$2,670	$2,519	$1,246	$1,862	$362	$330	$300	$697	$3,025	$2,080
	Sample Size	245	234	191	123	129	47	159	55	97	72	48	97	40
	National Avg w/o CA	$5,361	$3,675	$1,602	$2,015	$1,922	$846	$1,107	$273	$273	$169	$281	$2,867	$330
	Sample Size w/o CA	206	195	156	97	100	23	127	43	79	58	30	86	26
State Average Fees (sample size)														
AR	3	$2,146	$1,101	$1,039	$840	$1,279	n/a	$659	n/a	$504	n/a	n/a	n/a	n/a
AZ	29	$5,964	$3,277	$1,675	$2,190	$2,255	$602	$1,428	$287	$327	$220	$336	n/a	$252
CA	39	$19,858	$13,044	$3,922	$5,115	$4,577	$1,630	$4,856	$678	$584	$843	$1,391	$4,258	$5,330
CO	16	$7,693	$4,763	$1,912	$5,060	$1,911	$1,338	$2,334	$591	$513	$242	$414	$1,185	$518
DE	1													
FL	53	$6,252	$4,986	$2,076	$1,350	$1,847	$88	$643	$165	$191	$127	$186	$2,557	$148
GA	7	$1,637	$1,637	$470	n/a	n/a	n/a	$686	$180	$372	$232	n/a	n/a	n/a
HI	0													
IA	0													
ID	2	$3,215	$1,277	$508	$1,616	$2,260	n/a	$726	n/a	n/a	$88	n/a	n/a	n/a
IL	4	$2,448	$2,448	$568	n/a	n/a	n/a	$1,761	n/a	$250	n/a	n/a	$2,379	$125
IN	2	$3,161	$1,961	$1,053	n/a	$2,400	n/a	$909	n/a	n/a	n/a	n/a	n/a	n/a
KS	3	$2,079	$2,079	$1,993	n/a	n/a	n/a	$260	n/a	n/a	n/a	n/a	n/a	n/a
KY	0													
LA	2	$2,001	$3,137	$1,468	n/a	$864	$1,669	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ME	0													
MD	11	$8,377	$6,386	$1,715	$1,801	$2,581	n/a	$506	$507	$1,014	$104	n/a	$6,408	$350
MO	2	$861	$861	$861	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MS	1													
MT	1													
NC	4	$4,225	$2,304	$1,184	$1,379	$1,772	n/a	$349	n/a	n/a	n/a	n/a	$2,167	n/a
NE	1													
NH	4	$3,072	$3,072	$1,330	n/a	n/a	n/a	$620	n/a	$190	n/a	n/a	$2,537	n/a
NM	7	$3,243	$1,314	$985	$1,563	$1,400	$1,063	$566	n/a	$307	n/a	n/a	n/a	$58
NV	3	$2,762	$1,460	$1,112	n/a	$1,953	n/a	$1,000	n/a	n/a	n/a	n/a	n/a	$46
OH	2	$5,339	$989	$500	$3,600	$5,100	n/a	$1,068	n/a	$259	$150	n/a	n/a	n/a
OK	1													
OR	6	$9,865	$5,798	$2,218	$3,067	$2,022	$454	$3,202	n/a	n/a	n/a	n/a	n/a	n/a
PA	1													
RI	0													
SC	3	$3,690	$1,442	$792	$1,215	$2,156	n/a	$296	$264	$231	$69	n/a	n/a	$234
TN	5	$4,151	$3,002	$1,131	$886	$1,985	n/a	$444	n/a	$277	$282	n/a	$2,200	$1,307
TX	9	$2,261	$1,141	$1,096	$1,033	$467	$1,180	$641	n/a	n/a	n/a	n/a	n/a	n/a
UT	6	$5,934	$3,332	$1,059	$2,509	$1,532	$913	$1,633	n/a	$186	$172	n/a	n/a	n/a
VA	2	$9,598	$1,603	$1,603	$3,851	$4,945	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
VT	2	$6,132	$6,132	$311	n/a	n/a	n/a	$1,006	$744	$368	$72	n/a	$4,223	n/a
WA	8	$4,702	$3,541	$1,260	$1,817	$1,886	$270	$681	n/a	$176	n/a	n/a	$2,354	n/a
WV	1													
WI	4	$4,046	$2,287	n/a	$1,669	$925	$785	$1,663	$433	$500	$346	n/a	n/a	n/a

State	County	Jurisdiction	Multi-Family (2 bedroom, 1,000 sq. ft. unit, density of 12 UPA; $100,000 value; 7-2" meters (2 for irrigation) for 240 unit complex) Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
AR	Benton	Bentonville	$1,995	$373		$320	$1,302				$373				
AR	Faulkner	Conway	$1,218	$1,218	$771				$447						
AR	Washington	Fayetteville	$812			$219	$593								
AZ	Cochise	Sierra Vista	$1,500	$1,500					$1,500						
AZ	Gila	Payson	$2,523			$2,523									
AZ	Gila	Sedona	$3,460	$2,804	$534		$656	$137	$1,914			$66	$153		
AZ	Maricopa	Avondale	$3,692	$2,829	$604	$503	$359		$669	$223	$413	$158	$495		$267
AZ	Maricopa	Buckeye	$1,197	$344		$311	$542				$344				
AZ	Maricopa	Chandler	$7,367	$2,836	$1,260	$3,485	$1,046		$996	$72	$108	$163	$237		
AZ	Maricopa	Fountain Hills	$3,212	$3,212	$326				$2,388			$32	$466		
AZ	Maricopa	Gilbert	$7,493	$3,444	$164	$1,886	$2,163		$1,954		$523	$434	$369		
AZ	Maricopa	Glendale	$3,117	$2,566	$372	$366	$185		$790	$372	$245	$260	$478		$49
AZ	Maricopa	Goodyear	$3,453	$2,919	$512	$328	$206		$990	$191	$358	$269	$327		$272
AZ	Maricopa	Mesa	$2,638	$1,242		$644	$752		$590	$268	$103	$160			$121
AZ	Maricopa	Peoria	$7,097	$4,454	$2,791	$590	$2,053		$859	$186	$174	$118	$326		
AZ	Maricopa	Phoenix	$4,971	$4,239	$760	$299	$433	$2,198	$989	$120	$111	$49	$12		
AZ	Mariciopa	Scottsdale	$4,555	$302		$1,987	$2,266	$302							
AZ	Maricopa	Suprise	$3,368	$2,613	$437	$513	$241		$948	$224	$382	$357	$265		
AZ	Maricopa	Tempe	$2,854			$1,266	$1,588								
AZ	Navajo	Show Low	$2,484	$499		$153	$1,832		$377	$122					
AZ	Pima	Pima County	$4,515	$4,185	$2,685	$330			$1,500						
AZ	Pima	Marana	$5,156	$4,826	$4,826	$330									
AZ	Pima	Oro Valley	$3,298	$2,280	$2,280	$1,018									
AZ	Pima	Tucson	$330			$330									
AZ	Pinal	Apache Junction	$2,190	$2,031	$1,029	$107	$52		$542	$252		$128	$80		
AZ	Pinal	Casa Grande	$1,589	$1,332	$70		$257		$512	$153	$243	$175	$179		
AZ	Pinal	Eloy	$401			$233	$168								
AZ	Pinal	Florence	$1,970			$1,230	$740								
AZ	Pinal	Queen Creek	$4,298	$3,818	$109		$480		$2,504	$431		$183	$591		
AZ	Yavapai	Yavapai County	$1,150	$1,150	$1,150										
AZ	Yavapai	Chino Valley	$2,663	$2,663	$1,347				$455	$122	$358	$252	$129		
AZ	Yavapai	Prescott	$3,731	$2,364	$469	$1,367			$1,116	$253	$167	$84	$275		
CA	Alameda	Fremont	$15,962	$15,962	$1,722				$12,279		$191		$1,770		
CA	Alameda	Hayward	$19,643	$14,713		$1,013	$3,917		$9,653					$3,650	$1,410
CA	Alameda	Livermore	$42,517	$33,486	$5,395	$3,750	$5,281	$1,684	$9,496						$16,911
CA	Alameda	San Leandro	$7,588	$6,742	$917		$846		$3,775					$2,050	
CA	Contra Costa	Orinda	$8,217	$8,217	$2,674			$1,760	$3,783						
CA	El Dorado	El Dorado Co	$31,974	$22,658	$12,440	$4,960	$4,356		$6,449		$1,265			$2,504	
CA	Fresno	Clovis	$6,669	$5,486	$3,578	$479	$704		$1,396		$306	$100			$106
CA	Kern	Bakersfield	$8,002	$6,392	$2,774		$1,610		$1,275					$2,240	$103
CA	Los Angeles	Lancaster	$5,485	$5,485	$1,614			$1,256	$2,096				$119	$400	
CA	Los Angeles	Long Beach	$5,245	$5,245	$1,125				$2,070					$2,050	
CA	Monterey	Salinas	$5,905	$2,966	$1,028		$2,939	$714	$1,224						
CA	Napa	St. Helena	$11,650	$5,160	$480	$3,450	$3,040	$620				$1,690	$2,370		
CA	Orange	Brea	$7,203	$4,276	$2,756	$2,927					$1,388	$133			
CA	Placer	Rocklin	$7,631	$7,631	$2,515			$116	$2,217						$2,783
CA	Sacramento	Citrus Heights	$3,588	$3,588	$1,313			$1,610	$665						
CA	Sacramento	Elk Grove	$24,021	$13,231	$6,898	$5,615	$5,175		$2,809	$225	$306	$479	$677		$1,837

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CA	Sacramento	Sacramento	$8,542	$4,920	$634	$247	$3,375	$2,500	$1,037						
CA	San Bernadino	Highland	$3,704	$3,704	$1,864			$261	$1,090	$99	$173	$34	$183		$749
CA	San Bernadino	Redlands	$6,139	$6,139	$1,302			$377	$1,080	$1,032	$181	$655	$1,511		
CA	San Bernadino	Rialto	$11,607	$4,521	$173	$6,003	$1,083	$532	$2,116	$52	$413	$988	$247		
CA	San Diego	Carlsbad	$11,878	$10,587	$919	$933	$358	$403	$1,825						
CA	San Diego	Escondido	$15,869	$7,319	$1,314	$3,510	$5,040	$424	$2,355						$7,440
CA	San Diego	San Diego	$24,367	$15,646		$5,011	$3,710						$3,226		
CA	San Francisco	San Francisco	$3,536	$860		$2,676									$15,646
CA	San Joaquin	Lodi	$6,652	$5,909	$1,323	$658	$84	$967	$2,370		$253	$234	$763	$860	
CA	San Joaquin	Ripon	$18,480	$13,725	$1,913	$2,782	$1,973	$417	$3,575	$179	$833	$534		$2,730	$3,544
CA	San Luis Obispo	Paso Robles	$20,503	$8,418	$2,974	$7,734	$4,351	$212	$3,245	$921	$633		$433		
CA	San Luis Obispo	San Luis Obispo	$21,363	$7,487	$2,487	$11,174	$2,702								$5,000
CA	Santa Barbara	Carpinteria	$5,770	$5,770	$3,267			$748			$0		$730	$1,025	
CA	Santa Barbara	Santa Maria	$10,882	$6,654	$2,190	$1,013	$3,215		$3,215	$336	$331	$447	$135		
CA	Santa Clara	Gilroy	$32,889	$25,959	$4,510	$1,860	$5,070	$69	$7,380	$1,290	$1,790	$4,690	$3,100	$3,130	
CA	Santa Clara	Palo Alto	$8,106	$7,137		$128	$841		$6,660	$477					
CA	Santa Cruz	Santa Cruz Co	$11,800	$5,800	$2,800	$3,000	$3,000	$3,000							
CA	Santa Cruz	Scotts Valley	$13,117	$9,016	$2,239		$4,101	$125	$5,217	$487		$662	$286		
CA	Shasta	Redding	$4,895	$3,307	$1,939	$928	$660	$199	$1,113		$56				
CA	Solano	Vacaville	$16,572	$8,103	$4,570	$2,518	$5,951	$388	$2,439		$88	$265	$353		
CA	Sonoma	Windsor	$21,723	$13,855	$4,582	$172	$7,696	$2,244	$5,946				$1,083		
CA	Ventura	Santa Paula	$9,133	$8,439	$1,925	$327	$367		$4,025	$761	$228	$186	$691		$623
CA	Yolo	Davis	$10,366	$8,189	$3,192	$1,220	$957	$105	$2,489		$568		$1,407		$428
CO	Adams	Adams Co	$983	$983	$983										
CO	Adams	Commerce City	$1,508	$1,053	$726	$455			$327						
CO	Boulder	Boulder	$14,813	$6,063	$1,083	$7,345	$1,405	$1,620	$1,356	$236	$126	$151	$157	$1,090	$244
CO	Eagle	Eagle Co	$1,413	$1,413	$1,109									$304	
CO	Eagle	Basalt	$10,918	$5,958	$250	$2,160	$2,800		$3,698					$2,010	
CO	Eagle	Eagle	$1,736	$1,736	$586						$1,150				
CO	El Paso	Colorado Springs	$4,264	$1,634		$2,151	$479	$535	$591					$508	
CO	Jefferson	Jefferson Co	$1,257	$1,257	$1,257										
CO	La Plata	Durango	$1,162	$1,162	$567				$300					$295	
CO	Larimer	Larimer Co	$2,145	$2,145	$1,326				$819						
CO	Larimer	Loveland	$13,098	$8,962	$2,030	$2,436	$1,700	$196	$3,650	$904	$527	$365	$700		$590
CO	Larimer	Ft. Collins	$10,901	$5,552	$1,575	$4,519	$830	$223	$2,285	$361	$129	$89	$164	$726	
CO	Mesa	Mesa Co	$1,039	$1,039	$1,039										
CO	Pitken	Pitken Co	$6,969	$6,969	$3,505				$3,150						
CO	Weld	Weld Co	$1,377	$1,377	$1,377									$314	
CO	Weld	Windsor	$5,653	$4,644	$1,381	$669	$341	$1,033	$2,230						
DE	New Castle	New Castle Co	$5,792	$529			$5,263		$225	$95	$89	$43	$77		
FL	Brevard	Brevard Co	$3,941	$3,941	$843					$38	$83			$2,794	$183
FL	Brevard	Cocoa	$6,717	$3,817	$816	$1,650	$1,250			$63	$81			$2,794	$63
FL	Brevard	Palm Bay	$3,015	$3,015					$102		$43	$14		$2,794	$63
FL	Brevard	Rockledge	$3,700	$3,700	$843									$2,794	$63
FL	Broward	Broward Co	$2,140	$2,140	$155				$275					$1,456	$254
FL	Citrus	Citrus Co	$1,789	$1,789	$742				$360	$100	$129	$112	$181	$165	
FL	Clay	Clay Co	$920	$920										$920	

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FL	Collier	Collier Co	$8,607	$6,767	$4,145	$860	$980		$1,095	$214	$150	$118	$120	$827	$98
FL	Dade	Miami/Dade Co	$3,447	$3,447	$960				$669		$187	$101		$1,530	
FL	Flagler	Flagler Co	$2,725	$2,725	$1,400				$269					$1,056	
FL	Flagler	Palm Coast	$1,997	$1,997	$941									$1,056	
FL	Hernando	Hernando Co	$3,624	$3,624	$1,270				$87	$73	$86	$101	$149	$1,858	
FL	Hillsborough	Hillsborough Co	$3,489	$1,334	$1,022	$825	$1,330		$230		$49			$33	
FL	Hillsborough	Tampa	$849	$849	$816									$33	
FL	Indian River	Indian River Co	$2,341	$2,341	$2,341										
FL	Lake	Lake Co	$4,000	$4,000	$1,408				$171	$146	$154			$2,121	
FL	Lake	Eustis	$2,837	$2,398		$294	$145		$81	$71	$67	$58		$2,121	
FL	Lee	Lee Co	$3,834	$3,834	$2,059				$826		$258			$691	
FL	Lee	Cape Coral	$5,059	$3,255	$1,133	$641	$1,163		$1,115		$316			$691	
FL	Lee	Ft. Myers	$6,414	$2,995	$2,059	$1,734	$1,685				$245			$691	
FL	Manatee	Manatee Co	$4,392	$4,392	$1,605				$289		$17	$130	$51	$2,300	
FL	Marion	Marion Co	$1,116	$1,116	$1,001						$115				
FL	Martin	Martin Co	$4,973	$4,973	$2,026				$1,247	$269	$99	$131	$263	$938	
FL	Monroe	Monroe Co	$1,873	$1,873	$1,415				$128	$190		$85			$54
FL	Orange	Orange Co.	$4,092	$4,092	$1,876						$127	$182		$1,907	
FL	Orange	Apopka	$3,861	$2,817	$669	$490	$554		$241					$1,907	
FL	Orange	Maitland	$3,509	$2,817	$794	$210	$482				$106			$1,907	$10
FL	Orange	Oakland	$5,142	$4,342	$1,500	$700	$100		$350		$100	$150		$1,907	$335
FL	Orange	Ocoee	$7,159	$3,968	$1,293	$805	$2,387		$500		$182	$86		$1,907	
FL	Orange	Orlando	$4,977	$2,714	$807		$2,263							$1,907	
FL	Orange	Winter Garden	$6,841	$4,055	$1,550	$1,091	$1,695		$598					$1,907	
FL	Osceola	Osceola Co	$8,893	$8,893	$2,547									$6,346	
FL	Palm Beach	Palm Beach Co	$5,464	$5,464	$2,852				$1,062	$183	$240	$44	$102	$981	
FL	Palm Beach	Palm Beach Gardens	$6,693	$6,693	$3,564				$1,714	$148	$137	$47	$102	$981	
FL	Pasco	Pasco Co	$3,207	$3,207	$1,761				$627	$97				$722	
FL	Pinellas	Pinellas Co	$1,576	$1,400	$1,400	$176									
FL	Polk	Polk Co	$2,849	$2,849	$1,863						$25	$129		$832	
FL	Polk	Lakeland	$6,500	$4,765	$2,610	$910	$825		$896		$123	$304		$832	
FL	St Johns	St. Johns Co	$1,809	$1,809	$756				$375		$73	$34	$149	$422	
FL	St Lucie	St. Lucie Co	$3,915	$3,915	$1,328				$359	$144	$133		$274	$1,677	
FL	Sarasota	Sarasota Co	$4,030	$3,121	$2,144	$635	$274		$342	$161				$474	
FL	Sarasota	North Port	$4,090	$2,307	$1,259	$716	$1,066		$229	$161	$119	$65		$474	
FL	Seminole	Seminole Co	$1,574	$1,574	$709					$54	$172			$639	
FL	Seminole	Altamonte Springs	$1,659	$1,659	$421				$168	$91	$172	$168		$639	
FL	Seminole	Winter Springs	$4,794	$2,517	$539	$444	$1,833		$944		$176	$119	$100	$639	
FL	Sumter	Sumter Co	$1,312	$1,312	$1,312										
FL	Volusia	Volusia Co	$3,257	$3,257	$1,330				$529		$260			$1,139	
FL	Volusia	Daytona Beach	$3,827	$2,469	$1,330	$585	$773							$1,139	
FL	Volusia	Deland	$2,716	$2,716	$1,330						$36	$99	$112	$1,139	
FL	Volusia	Deltona	$4,809	$2,469	$1,330	$917	$1,424							$1,139	
FL	Volusia	Edgewater	$6,607	$3,107	$1,330	$1,470	$2,030		$408		$136	$94		$1,139	
FL	Volusia	Ormond Beach	$4,755	$3,360	$1,450	$642	$753	$28	$743					$1,139	
FL	Volusia	Port Orange	$6,768	$4,041	$2,514	$1,530	$1,197		$388					$1,139	
GA	Cherokee	Canton	$1,711	$1,711	$174				$527	$212	$466	$331			
GA	Cherokee	Cherokee Co	$1,374	$1,374	$87				$277	$212	$466	$332			
GA	Cobb	Roswell	$1,793	$1,793	$110				$1,303		$380				

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GA	Forsyth	Forsyth Co	$515	$515					$343	$58	$114				
GA	Fulton	Alpharetta	$1,721	$1,721	$1,123				$395		$203				
GA	Fulton	Atlanta	$857	$857	$470				$285		$79	$23			
GA	Fulton	Roswell	$1,775	$1,775	$110				$1,303		$362				
$0		$0			$0										
ID	Ada	Boise	$1,050	$1,050	$414				$636						
ID	Kootenai	Post Falls	$1,608	$1,025	$287	$253	$330		$650			$88			
IL	DeKalb	DeKalb (city)	$885	$885					$684					$201	
IL	DuPage	DuPage County	$312	$312	$312										
IL	DuPage/Kane	Aurora	$2,983	$2,983					$1,512		$150			$1,299	$22
IL	Kane	Kane Co	$420	$420	$420										
IN	Hamilton	Fishers	$2,562	$882	$365		$1,680		$517						
IN	Hamilton	Noblesville	$2,033	$2,033	$1,109				$924						
KS	Johnson	Lenexa	$653	$653	$653										
KS	Johnson	Olathe	$994	$994	$734				$260						
KS	Johnson	Overland Park	$690	$690	$690										
LA	E Baton Rouge	Baton Rouge	$464				$464								
LA	St Tammany	St Tammany Parish	$1,487	$1,487	$902			$585							
MD	Ann Arundel	Ann Arundel Co	$4,286	$4,286	$641							$99		$3,546	
MD	Calvert	Calvert Co	$1,000	$1,000										$1,000	
MD	Carroll	Carroll Co	$1,925	$1,925					$382					$1,543	
MD	Charles	Charles Co	$7,000	$7,000										$7,000	
MD	Dorchester	Cambridge													
MD	Frederick	Frederick Co	$11,590	$6,955	$30	$1,935	$2,700			$474				$6,451	
MD	Howard	Howard Co	$800	$800	$800										
MD	Montgomery	Montgomery Co	$9,536	$7,500	$3,500	$896	$1,140							$4,000	
MD	Prince George's	Prince George's Co	$14,036	$12,000		$896	$1,140							$12,000	
MD	Queen Anne's	Queen Anne's Co	$3,397	$3,397							$828			$2,569	
MD	St. Mary's	St. Mary's Co	$4,500	$4,500	$450				$675					$3,375	
MO	Clay/Jackson	Kansas City	$435	$435	$435										
MO	Jackson	Lee's Summit	$621	$621	$621										
MS	Madison	Madison													
MT	Gallatin	Bozeman	$1,572	$1,154	$1,079	$256	$162				$75				
NC	Chatham	Chatham Co.	$733	$500		$233								$500	
NC	Durham	Durham	$1,866	$1,866	$495				$216					$1,155	
NC	Orange	Orange Co.	$3,335	$1,420		$702	$1,213							$1,420	
NC	Wake	Cary	$5,043	$959	$959	$1,551	$2,533								
NE	Lancaster	Lincoln	$1,221	$1,046	$903	$117	$58		$143						
NH	Hillsborough	Manchester	$1,315	$1,315							$146			$1,169	

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NH	Merrimack	Concord	$1,931	$1,931	$931				$400					$600	
NH	Rockingham	Salem	$643	$643										$643	
NH	Rockingham	Fremont	$2,438	$2,438										$2,438	
NM	Bernalillo	Bernalillo Co	$1,445	$1,445	$761			$354	$192		$66				$72
NM	Dona Ana	Las Cruces	$1,713	$175		$788	$750		$175						
NM	Lincoln	Ruidoso	$827			$533	$293								
NM	Sandoval	Rio Rancho	$2,380	$1,736	$1,034	$287	$357		$581		$103				$18
NM	Santa Fe	Santa Fe	$1,494	$598	$148	$335	$561		$450						
NM	Santa Fe	Santa Fe County	$275	$275							$275				
NM	Valencia	Los Lunas	$1,137	$745		$206	$186		$745						
NV	Washoe	Reno	$4,531	$2,306	$1,306		$2,225		$1,000						
NV	Clark	Las Vegas	$2,354	$674	$628		$1,680								
NV	Clark	Mesquite	$677	$677	$677										$46
OH	Butler	Middletown	$500	$500	$500										
OH	Delaware	Delaware (city)	$1,754	$1,018		$305	$431		$736		$179	$103			
OK	Cleveland	Moore	$1,235	$535	$535		$700								
OR	Clackamas	West Linn	$11,377	$8,377	$2,495	$1,026	$1,975	$220	$5,662						
OR	Deschutes	Bend	$4,315	$3,719	$1,081	$447	$149		$2,638						
OR	Lane	Eugene	$4,048	$2,432	$791	$434	$1,182	$296	$1,345						
OR	Marion	Salem	$5,151	$3,034	$1,073	$869	$1,248	$260	$1,701						
OR	Washington	Washington Co	$3,408	$1,108	$824		$2,300	$284							
OR	Washington	Hillsboro	$6,053	$3,753	$1,458		$2,300	$250	$2,045						
PA	Montgomery	Towamencin Twp	$1,363	$1,363	$1,363										
SC	Beaufort	Beaufort Co	$915	$915	$232				$263	$420					
SC	Beaufort	Hilton Head	$1,163	$1,061	$686	$43	$59		$268	$107					
SC	Berkeley	Mt. Pleasant	$1,792	$1,382	$664	$195	$215		$358		$231	$69			$60
TN	Rutherford	LaVergne	$3,251	$789	$543	$587	$1,875		$246						
TN	Rutherford	Smyrna	$1,627	$1,627	$896				$460		$271				
TN	Sumner	White House	$1,492	$1,492	$258				$245		$115	$174		$700	
TN	Williamson	Franklin	$3,814	$1,190	$730	$948	$1,676								$460
TN	Wilson	Wilson Co													
TX	Brazos	College Station	$474	$452		$16	$6		$452						
TX	Collin	Allen	$1,098	$759	$759	$260	$79								
TX	Collin	McKinney	$758	$594	$594	$87	$77								
TX	Denton	Denton	$976			$736	$240								
TX	Tarrant	Arlington	$1,555	$1,396	$670	$107	$52		$726						
TX	Tarrant	Colleyville	$1,635	$1,230	$1,230	$385	$20								
TX	Tarrant	Ft. Worth	$131			$100	$31								
TX	Tarrant	Watauga	$685	$554		$100	$31	$554							
TX	Williamson	Georgetown	$1,039			$684	$355								

State	County	Jurisdiction	Multi-Family (2 bedroom, 1,000 sq. ft. unit, density of 12 UPA; $100,000 value; 7-2" meters (2 for irrigation) for 240 unit complex)												
			Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
UT	Salt Lake	Draper	$6,084	$5,002	$1,202	$1,082		$1,161	$2,463		$107	$70			
UT	Salt Lake	Sandy City	$868	$768		$100		$301	$467						
UT	Salt Lake	West Jordan City	$6,529	$2,638	$833	$2,265	$1,626	$429	$1,133		$171	$72			
UT	Salt Lake	West Valley City	$797	$797	$292			$101	$367		$20	$17			
UT	Tooele	Tooele	$3,513	$1,456		$1,523	$534		$1,250			$206			
UT	Utah	Provo	$1,371	$1,043	$399	$260	$68		$644						
VA	Louden	Leesburg	$8,411			$3,284	$5,127								
VA	Stafford	Stafford Co	$1,395	$1,395	$1,395										
VT	Chittenden	Burlington	$2,133	$2,133	$161				$615	$382	$184	$36		$755	
VT	Chittendon	Williston	$3,228	$3,228	$300				$649					$2,278	
WA	King	King Co	$2,215	$2,215	$950									$1,265	
WA	King	Bothell	$2,694	$2,033	$1,271	$438	$223		$762						
WA	King	Kirkland	$1,364	$1,016	$586	$234	$114		$430						
WA	Kitsap	Kitsap Co	$1,135	$1,135	$341				$239					$555	
WA	Pierce	Pierce Co	$1,280	$1,280					$150					$1,130	
WA	Skagit	Burlington	$5,793	$3,707	$99		$2,086	$225	$500		$254			$2,629	
WA	Snohomish	Snohomish Co	$4,244	$4,244	$1,504				$713					$2,027	
WA	Thurston	Tumwater	$3,050	$3,050	$703				$372		$101			$1,874	
WV	Jefferson	Jefferson Co	$4,130	$4,130								$90		$4,040	
WI	Dane	Fitchburg	$2,724	$2,573			$151		$2,073		$500				
WI	Jefferson	Oconomowoc	$1,679	$1,123		$230	$326		$1,123						
WI	Ozaukee	Cedarburg	$2,227	$1,973			$255		$1,448	$362		$163			
WI	St Croix	Hudson	$4,219	$1,136		$2,353	$730	$314	$822						

Summary	Multi-Family (2 bedroom, 1,000 sq. ft. unit, density of 12 UPA; $100,000 value; 7-2" meters (2 for irrigation) for 240 unit complex)												
	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	Gen.Govt	Schools	Other
National Average	$4,792	$3,561	$1,375	$1,330	$1,437	$688	$1,444	$275	$265	$266	$545	$1,728	$1,762
Sample Size	242	230	188	120	126	47	154	54	95	71	48	93	34
National Avg w/o CA	$3,204	$2,441	$1,080	$909	$1,007	$505	$869	$210	$210	$136	$236	$1,687	$159
Sample Size w/o CA	203	191	153	94	98	23	122	43	77	57	30	83	21
State Average Fees													
AR	$1,342	$796	$771	$270	$948	n/a	$447	n/a	$373	n/a	n/a	n/a	n/a
AZ	$3,320	$2,519	$1,143	$900	$843	$879	$1,136	$214	$271	$181	$292	n/a	$177
CA	$13,056	$9,044	$2,667	$2,850	$2,943	$864	$3,636	$533	$500	$793	$1,060	$2,064	$4,352
CO	$4,952	$3,247	$1,253	$2,819	$1,259	$721	$1,841	$500	$483	$202	$340	$749	$417
DE													
FL	$3,971	$3,188	$1,463	$825	$1,153	$28	$528	$130	$133	$108	$146	$1,388	$125
GA	$1,392	$1,392	$346	n/a	n/a	n/a	$633	$161	$296	$229	n/a	n/a	n/a
HI													
IA													
ID	$1,329	$1,038	$351	$253	$330	n/a	$643	n/a	n/a	$88	n/a	n/a	n/a
IL	$1,150	$1,150	$366	n/a	n/a	n/a	$1,098	n/a	$150	n/a	n/a	$750	$22
IN	$2,297	$1,457	$737	n/a	$1,680	n/a	$721	n/a	n/a	n/a	n/a	n/a	n/a
KS	$779	$779	$692	n/a	n/a	n/a	$260	n/a	n/a	n/a	n/a	n/a	n/a
KY													
LA	$976	$1,487	$902	n/a	$464	$585	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ME													
MD	$5,807	$4,936	$1,084	$1,242	$1,660	n/a	$529	$474	$828	$99	n/a	$4,609	n/a
MO	$528	$528	$528	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MS													
MT													
NC	$2,744	$1,186	$727	$829	$1,873	n/a	$216	n/a	n/a	n/a	n/a	$1,025	n/a
NE													
NH	$1,582	$1,582	$931	n/a	n/a	n/a	$400	n/a	$146	n/a	n/a	$1,213	n/a
NM	$1,324	$829	$648	$430	$429	$354	$429	n/a	$148	n/a	n/a	n/a	$45
NV	$2,521	$1,219	$870	n/a	$1,953	n/a	$1,000	n/a	n/a	n/a	n/a	n/a	$46
OH	$1,127	$759	$500	$305	$431	n/a	$736	n/a	$179	$103	n/a	n/a	n/a
OK													
OR	$5,725	$3,737	$1,287	$694	$1,526	$262	$2,678	n/a	n/a	n/a	n/a	n/a	n/a
PA													
RI													
SC	$1,290	$1,119	$527	$119	$137	n/a	$296	$264	$231	$69	n/a	n/a	$60
TN	$2,546	$1,275	$607	$768	$1,776	n/a	$317	n/a	$193	$174	n/a	$700	$460
TX	$928	$831	$813	$275	$99	$554	$589	n/a	n/a	n/a	n/a	n/a	n/a
UT	$3,194	$1,951	$681	$1,046	$743	$498	$1,054	n/a	$99	$91	n/a	n/a	n/a
VA	$4,903	$1,395	$1,395	$3,284	$5,127	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
VT	$2,680	$2,680	$231	n/a	n/a	n/a	$632	$382	$184	$36	n/a	$1,517	n/a
WA	$2,722	$2,335	$779	$336	$808	$225	$452	n/a	$178	n/a	n/a	$1,580	n/a
WV													
WI	$2,712	$1,701	n/a	$1,292	$365	$314	$1,366	$362	$500	$163	n/a	n/a	n/a

APPENDIX C
EXACTIONS, IMPACT FEES AND OTHER LAND DEVELOPMENT CONDITIONS
FEE SURVEY RESULTS

Single-Family Home Impact Fees

State	County	Place	Place Type	Road Low	Road High	Library Low	Library High	Park Low	Park High	Fire Low	Fire High
AZ	Maricopa	Avondale	City	$400.00		$300.00		$300.00		$250.00	
AZ	Maricopa	Fountain Hills	City	$609.00				$2,388.00			
AZ	Maricopa	Gilbert	City	$108.00				$1,306.00		$180.00	
AZ	Maricopa	Mesa	City			$322.00		$559.00		$108.00	
AZ	Pima	Oro Valley	Town	$2,008.00							
AZ	Pinal	Apache Junction	City	$270.00		$199.00		$366.00			
AZ	Yavapai	Sedona	City	$811.30				$2,377.59			
CA	El Dorado		County	$9,896.00				$1,772.00		$1,915.00	
CA	Imperial	El Centro	Ciy	$283.00	$383.00	$408.00	$552.00	$591.00	$800.00	$147.00	$199.00
CA	Kern	Bakersfield	City	$2,197.00				$615.00			
CA	Kings	Lemoore	City	$1,046.00				$1,543.00		$75.00	
CA	Lassen	Susanville	City	$0.49				$201.24		$0.48	
CA	Los Angeles	Signal Hill	City	$218.00				$13,440.00			
CA	Nevada	Truckee	Town					$0.30		$0.30	
CA	Orange	Garden Grove	City	$595.00				$1,200.00			
CA	Orange	Rancho Santa Margarita	City	$1,560.00	$7,590.00						
CA	Riverside	Calimesa	City	$24.27		$377.50		$2,727.26		$140.82	
CA	Sacramento	Folsom	City	$3,761.00				$2,160.00		$444.00	
CA	San Bernadino	Montclair	City								
CA	San Bernadino	Upland	City	$1,252.00				$2,052.00			
CA	San Bernardino	Hesperia	City	$1,000.00				$735.00	$816.00		
CA	San Bernardino	Victorville	City	$1,128.86		$436.03		$659.09		$91.61	
CA	San Bernardino	Yucaipa	City	$5,012.00				$654.42		$243.13	
CA	San Diego	Coronado	City								
CA	San Diego	Escondido	City	$2,193.00				$1,098.00			
CA	San Luis Obispo	Pismo Beach	City	$147.61	$1,286.74			$751.05		$501.51	
CA	Santa Barbara	Santa Maria	City	$1,541.00		$442.00		$2,802.00		$482.00	
CA	Stanislaus	Ceres	City	$1,161.00				$1,675.00		$456.00	
CA	Stanislaus	Turlock	City					$943.05			
CO	Adams	Brighton	City	$457.00				$600.00			
CO	Arapahoe	Littleton	City					$606.00			
CO	Boulder	Boulder	City	$1,741.56		$343.73		$1,579.00		$183.62	
CO	Boulder	Longmont	City	$600.00				$2,300.00			
CO	El Paso	Colorado Springs	City								
CO	Larimer	Loveland	City								
CO	Mesa	Grand Junction	Town	$500.00				$225.00			
CO	Summit	Breckenridge	City								
CO	Weld	Windsor	Town	$1,993.00				$994.00	$1,532.00		
CO	Westminster	Westminster	City					$1,462.00			
DE	Sussex	Lewes	City								
FL	Brevard	Melbourne	City	$864.00				$288.00			
FL	Brevard	Viera	City	$885.00						$57.72	
FL	Broward		County					$296.00	$445.00		

Single-Family Home Impact Fees

State	County	Place	Place Type	Police Low	Police High	Sewer Low	Sewer High	Water Low	Water High	Scl Low
AZ	Maricopa	Avondale	City	$145.00		$1,900.00		$750.00		
AZ	Maricopa	Fountain Hills	City	$32.00		$6,500.00		$840.00		
AZ	Maricopa	Gilbert	City	$336.00		$2,448.00		$2,650.00		
AZ	Maricopa	Mesa	City	$104.00		$920.00		$901.00		
AZ	Pima	Oro Valley	Town					$2,074.00		
AZ	Pinal	Apache Junction	City	$118.00						$1,368.00
AZ	Yavapai	Sedona	City	$65.57		$4,275.00				
CA	El Dorado		County							$1.93
CA	Imperial	El Centro	Ciy	$225.00	$305.00					
CA	Kern	Bakersfield	City			$2,100.00				$2.05
CA	Kings	Lemoore	City	$198.00		$831.00		$1,287.00		$2.05
CA	Lassen	Susanville	City	$0.44				$635.00		$1.93
CA	Los Angeles	Signal Hill	City					$12,334.81		
CA	Nevada	Truckee	Town							$1,900.00
CA	Orange	Garden Grove	City					$950.00		
CA	Orange	Rancho Santa Margarita	City							
CA	Riverside	Calimesa	City	$32.88						
CA	Sacramento	Folsom	City	$333.00		$3,888.00		$2,561.00		
CA	San Bernadino	Montclair	City							$2.05
CA	San Bernadino	Upland	City			$3,996.00		$600.00		$2.05
CA	San Bernardino	Hesperia	City							$2.05
CA	San Bernardino	Victorville	City	$27.41						
CA	San Bernardino	Yucaipa	City			$4,293.00		$3,974.00		$2.01
CA	San Diego	Coronado	City							$1.84
CA	San Diego	Escondido	City			$4,403.00		$4,690.00		
CA	San Luis Obispo	Pismo Beach	City			$108.62	$2,340.76	$6,181.68	$7,780.44	
CA	Santa Barbara	Santa Maria	City	$172.00		$1,167.00		$1,203.00		
CA	Stanislaus	Ceres	City			$1,281.00		$1,121.00		$3.30
CA	Stanislaus	Turlock	City							$2.05
CO	Adams	Brighton	City			$3,700.00		$6,150.00	$9,050.00	
CO	Arapahoe	Littleton	City			$1,125.00		$3,000.00		
CO	Boulder	Boulder	City	$220.04		$1,140.00		$4,855.00		$0.20
CO	Boulder	Longmont	City			$3,200.00		$6,750.00		$1,400.00
CO	El Paso	Colorado Springs	City			$738.00		$3,774.00		$640.00
CO	Larimer	Loveland	City							
CO	Mesa	Grand Junction	Town							
CO	Summit	Breckenridge	City					$3,200.00		
CO	Weld	Windsor	Town			$2,600.00		$6,000.00		
CO	Westminster	Westminster	City							$876.00
DE	Sussex	Lewes	City			$1,750.00				
FL	Brevard	Melbourne	City			$1,551.00		$955.00		
FL	Brevard	Viera	City			$2,257.00	$2,962.00	$1,903.00		
FL	Broward		County							$1,620.00

Single-Family Home Impact Fees

State	County	Place	Place Type	ıool	High	Public Facilities Low	High	Stormwater	Admin	EMS	Jail
AZ	Maricopa	Avondale	City								
AZ	Maricopa	Fountain Hills	City						$466.00		
AZ	Maricopa	Gilbert	City								
AZ	Maricopa	Mesa	City								
AZ	Pima	Oro Valley	Town								
AZ	Pinal	Apache Junction	City								
AZ	Yavapai	Sedona	City			$153.30		$764.45			
CA	El Dorado		County								
CA	Imperial	El Centro	Ciy			$500.00	$678.00				
CA	Kern	Bakersfield	City								
CA	Kings	Lemoore	City			$626.00		$2,239.00			
CA	Lassen	Susanville	City								
CA	Los Angeles	Signal Hill	City								
CA	Nevada	Truckee	Town								
CA	Orange	Garden Grove	City								
CA	Orange	Rancho Santa Margarita	City								
CA	Riverside	Calimesa	City								
CA	Sacramento	Folsom	City								
CA	San Bernadino	Montclair	City								
CA	San Bernadino	Upland	City								
CA	San Bernardino	Hesperia	City								
CA	San Bernardino	Victorville	City								
CA	San Bernardino	Yucaipa	City								
CA	San Diego	Coronado	City			$0.50					
CA	San Diego	Escondido	City			$1,582.00		$908.00			
CA	San Luis Obispo	Pismo Beach	City			$548.54					
CA	Santa Barbara	Santa Maria	City								
CA	Stanislaus	Ceres	City								
CA	Stanislaus	Turlock	City			$2,201.53	$2,834.94				
CO	Adams	Brighton	City					$3,575.00			
CO	Arapahoe	Littleton	City								
CO	Boulder	Boulder	City					$1,095.00			
CO	Boulder	Longmont	City					$257.00			
CO	El Paso	Colorado Springs	City					$1,604.00			
CO	Larimer	Loveland	City								
CO	Mesa	Grand Junction	Town								
CO	Summit	Breckenridge	City								
CO	Weld	Windsor	Town					$700.00			
CO	Westminster	Westminster	City								
DE	Sussex	Lewes	City								
FL	Brevard	Melbourne	City								$33.81
FL	Brevard	Viera	City								$33.81
FL	Broward		County	$3,106.00							

Single-Family Home Impact Fees

State	County	Place	Place Type	Road Low	Road High	Library Low	Library High	Park Low	Park High	Fire Low	Fire High
FL	Clay	Green Cove Springs	City								
FL	Collier		County	$2,871.00		$299.00					
FL	Hillsborough	Tampa	City	$900.00						$0.15	
FL	Indian River		County	$1,523.00							
FL	Lake	Mount Dora	City	$1,083.00		$47.00		$308.00		$60.00	
FL	Lake		County	$1,343.00						$130.00	
FL	Lee	City of Cape Coral	City	$1,137.00				$453.00		$111.00	$145.00
FL	Marion	Ocala	City	$1,359.00							
FL	Miami-Dade	Aventura	City					$1,453.40			
FL	Orange		County	$2,075.00						$148.69	
FL	Palm Beach	Royal Palm Beach	City					$705.00	$1,646.00	$338.00	$342.00
FL	Palm Beach	Wellington	City	$331.89				$1,411.00			
FL	Palm Beach		County	$3,055.20		$221.31		$1,173.37		$110.49	
FL	Pinellas	Clearwater	City	$1,632.00							
FL	Polk	Lakeland	City	$22.00	$726.00			$415.00		$112.00	
FL	Polk		County	$873.00	$1,112.00						
FL	Sarasota		County	$1,959.00							
FL	Seminole		County	$1,271.00		$54.00				$172.00	
FL	St. Lucie	Port St. Lucie	City	$1,632.00		$161.00		$403.00		$129.00	
FL	St. Lucie		County	$1,632.00		$161.00		$403.00		$129.00	
FL	Volusia	Deltona	City					$433.18		$135.50	
GA	Cobb	Acworth	City					$500.00			
GA	Fayette	Peachtree	City			$25.00		$1,040.00		$121.00	
GA	Fayette	Tyrone	City					$1,075.00			
GA	Fulton	Roswell	City	$80.79				$1,302.93			
GA	Liberty	Hinesville	City								
ID	Ada	Ada County Highway District	Special Distri	$1,055.00	$1,294.00						
ID	Ada	Meridian	City					$529.00			
ID	Bonner	Sandpoint	City					$372.00			
ID	Elmore	Mountain Home□□Mountaijn	City					$398.00		$43.00	
ID	Jerome	Jerome	City								
ID	Polk	Johnston	City					$432.00			
ID	Valley	McCall	City								
IL	Kane	Carpentersville	Village			$65.00					
IN	Hamilton	Fishers	City	$500.00				$817.00			
KS	Leavenworth	Tonganoxie	City								
KS	Sedgwick	Wichita	City								
ME	York	Saco	City								
MD	Carroll		County					$547.00			
MD	Charles		County								
MD	Frederick		County			$392.00					
MD	Queen Anne's	Centreville	City							$55.00	
MD	St. Mary's		County	$450.00				$675.00			

Single-Family Home Impact Fees

State	County	Place	Place Type	Police Low	Police High	Sewer Low	Sewer High	Water Low	Water High	Sch Low
FL	Clay	Green Cove Springs	City			$1,151.50		$235.00		
FL	Collier		County			$1,575.00		$1,275.00		$1,778.00
FL	Hillsborough	Tampa	City					$1,350.00		$195.00
FL	Indian River		County			$2,796.00		$1,300.00		
FL	Lake	Mount Dora	City	$35.00		$2,468.00		$1,290.00		$1,232.00
FL	Lake		County							$1,232.00
FL	Lee	City of Cape Coral	City			$1,572.00		$864.00		
FL	Marion	Ocala	City							
FL	Miami-Dade	Aventura	City	$101.29						
FL	Orange		County	$70.01		$2,487.00		$1,095.00		$2,828.00
FL	Palm Beach	Royal Palm Beach	City	$33.00	$59.00					
FL	Palm Beach	Wellington	City							
FL	Palm Beach		County	$114.90						$900.60
FL	Pinellas	Clearwater	City			$900.00		$480.00		
FL	Polk	Lakeland	City	$80.00		$1,100.00		$910.00		
FL	Polk		County							
FL	Sarasota		County							
FL	Seminole		County			$2,100.00		$990.00		$1,384.00
FL	St. Lucie	Port St. Lucie	City	$117.81						$800.00
FL	St. Lucie		County							$800.00
FL	Volusia	Deltona	City							
GA	Cobb	Acworth	City							
GA	Fayette	Peachtree	City	$7.00						
GA	Fayette	Tyrone	City							
GA	Fulton	Roswell	City	$553.08						
GA	Liberty	Hinesville	City			$750.00		$250.00		
ID	Ada	Ada County Highway District	Special Distri							
ID	Ada	Meridian	City							
ID	Bonner	Sandpoint	City							
ID	Elmore	Mountain Home□□Mountaijn	City			$1,200.00		$800.00		
ID	Jerome	Jerome	City			$1,500.00		$5,400.00		
ID	Polk	Johnston	City							
ID	Valley	McCall	City			$2,915.00		$4,400.00		
IL	Kane	Carpentersville	Village			$1,400.00		$900.00		
IN	Hamilton	Fishers	City			$2,500.00				
KS	Leavenworth	Tonganoxie	City			$1,000.00	$1,500.00	$500.00		
KS	Sedgwick	Wichita	City			$500.00		$940.00		
ME	York	Saco	City			$2,465.00				
MD	Carroll		County							$4,197.00
MD	Charles		County							$4,801.00
MD	Frederick		County							$6,509.00
MD	Queen Anne's	Centreville	City							$2,280.00
MD	St. Mary's		County							$3,375.00

Single-Family Home Impact Fees

State	County	Place	Place Type	ıool		Public Facilities		Stormwater	Admin	EMS	Jail
					High	Low	High				
FL	Clay	Green Cove Springs	City								
FL	Collier		County							$130.00	$117.98
FL	Hillsborough	Tampa	City								
FL	Indian River		County								
FL	Lake	Mount Dora	City								
FL	Lake		County								
FL	Lee	City of Cape Coral	City								
FL	Marion	Ocala	City								
FL	Miami-Dade	Aventura	City								
FL	Orange		County								
FL	Palm Beach	Royal Palm Beach	City			$45.00	$105.00				
FL	Palm Beach	Wellington	City								
FL	Palm Beach		County								
FL	Pinellas	Clearwater	City			$200.00					
FL	Polk	Lakeland	City								
FL	Polk		County							$49.00	$152.00
FL	Sarasota		County								
FL	Seminole		County								
FL	St. Lucie	Port St. Lucie	City			$220.00					$220.00
FL	St. Lucie		County								$220.00
FL	Volusia	Deltona	City								
GA	Cobb	Acworth	City								
GA	Fayette	Peachtree	City								
GA	Fayette	Tyrone	City								
GA	Fulton	Roswell	City						$58.10		
GA	Liberty	Hinesville	City								
ID	Ada	Ada County Highway District	Special Distri								
ID	Ada	Meridian	City								
ID	Bonner	Sandpoint	City								
ID	Elmore	Mountain Home□□Mountaijn	City								
ID	Jerome	Jerome	City								
ID	Polk	Johnston	City								
ID	Valley	McCall	City								
IL	Kane	Carpentersville	Village								
IN	Hamilton	Fishers	City								
KS	Leavenworth	Tonganoxie	City								
KS	Sedgwick	Wichita	City								
ME	York	Saco	City								
MD	Carroll		County								
MD	Charles		County								
MD	Frederick		County								
MD	Queen Anne's	Centreville	City								
MD	St. Mary's		County								

Single-Family Home Impact Fees

State	County	Place	Place Type	Road Low	Road High	Library Low	Library High	Park Low	Park High	Fire Low	Fire High
NV	Washoe	Sparks	City	$1,928.00				$628.00		$121.00	
NH	Hillsborough	Bedford	Town					$1,025.00			
NH	Hillsborough	Manchester	Town							$190.00	
NH	Merrimack	Bow	Town								
NH	Rockingham	Windham	Town								
NC	Orange	Carrboro	City								
OH	Butler	Oxford	City								
OH	Shelby	Sidney	City								
OH	Warren	Lebanon	City					$450.00			
OK	Cleveland	Norman	City								
OK	Payne	Stillwater	City								
OR	Clackamas	Molalla	City	$2,939.00				$308.00			
OR	Clackamas	Wilsonville	City	$2,693.00				$2,142.00			
OR	Deschutes	Redmond	City	$1,664.15				$1,611.00		$94.00	
OR	Jackson		County					$761.20			
OR	Klamath	Klamath Falls	City					$798.00			
OR	Lane	Cottage Grove	City	$614.72				$189.00			
OR	Lane	Veneta	City					$365.00			
OR	Linn	Tangent	City	$325.38				$805.01			
OR	Marion	Salem	City	$1,049.00							
OR	Morrow	Irrigon	City								
OR	Multnomah	Fairview	City					$1,030.53			
OR	Umatilla	Hermiston	City								
OR	Union	La Grande	City					$525.00			
OR	Washington	Tigard	City	$2,260.00				$1,679.00			
OR	Yamhill	Newberg	City	$1,500.00				$480.00			
RI	Kent	East Greenwich	City					$3,164.00			
TN	Robertson	White House	City	$381.00				$396.00		$186.00	
TX	Burnet	Marble Falls	City								
TX	Collin	McKinney	City	$750.00							
TX	Collin	Plano	City					$467.47			
TX	Dallas	Carrollton	City								
TX	Guadalupe	Cibolo	City	$260.00							
TX	Kendall	Boerne	City								
TX	Tarrant	Colleyville	City	$1,962.00				$1,802.00			
TX	Tarrant	Saginaw	City					$75.00			
TX	Travis	Pflugerville	City								
UT	Salt Lake County	Holladay	City					$450.00			
VT	Chittenden	Richmond	Town								
VT	Chittenden	Shelburne	Town					$1,658.00			
VT	Chittendon	Burlington	City	$145.00		$344.00		$553.00		$165.00	
WA	Franklin	Pasco	City	$65.00				$500.00			
WA	Grant	George	City								

Single-Family Home Impact Fees

State	County	Place	Place Type	Police Low	Police High	Sewer Low	Sewer High	Water Low	Water High	Sch Low
NV	Washoe	Sparks	City			$220.00				
NH	Hillsborough	Bedford	Town							$5,684.00
NH	Hillsborough	Manchester	Town							$1,632.00
NH	Merrimack	Bow	Town							$7,683.00
NH	Rockingham	Windham	Town							$2,500.00
NC	Orange	Carrboro	City							$4,407.00
OH	Butler	Oxford	City			$20.00				
OH	Shelby	Sidney	City					$580.00		
OH	Warren	Lebanon	City			$1,440.00		$2,400.00		
OK	Cleveland	Norman	City			$850.00				
OK	Payne	Stillwater	City			$0.35		$493.14		
OR	Clackamas	Molalla	City			$2,981.00		$2,113.00		
OR	Clackamas	Wilsonville	City			$1,504.00		$3,898.00		
OR	Deschutes	Redmond	City							
OR	Jackson		County							
OR	Klamath	Klamath Falls	City			$1,425.00		$855.00		
OR	Lane	Cottage Grove	City			$36.15		$24.06		
OR	Lane	Veneta	City			$3,250.00		$1,937.00		
OR	Linn	Tangent	City			$331.00				
OR	Marion	Salem	City			$2,179.00		$3,250.00		
OR	Morrow	Irrigon	City			$2,626.00		$1,946.00		
OR	Multnomah	Fairview	City			$1,832.00		$2,056.00		
OR	Umatilla	Hermiston	City			$403.00		$504.00		
OR	Union	La Grande	City							
OR	Washington	Tigard	City			$2,300.00		$2,041.00	$5,103.00	
OR	Yamhill	Newberg	City			$1,200.00		$1,100.00		
RI	Kent	East Greenwich	City							$4,690.00
TN	Robertson	White House	City	$282.00						
TX	Burnet	Marble Falls	City			$72.00		$396.00		
TX	Collin	McKinney	City			$525.00		$425.00		
TX	Collin	Plano	City			$329.00		$912.00		
TX	Dallas	Carrollton	City			$253.00		$431.00		
TX	Guadalupe	Cibolo	City			$398.40		$568.20		
TX	Kendall	Boerne	City			$1,173.00		$1,464.00		
TX	Tarrant	Colleyville	City			$256.00		$2,936.00		
TX	Tarrant	Saginaw	City			$225.00		$1,538.00		
TX	Travis	Pflugerville	City			$888.00	$951.00	$796.00		
UT	Salt Lake County	Holladay	City							
VT	Chittenden	Richmond	Town							$980.00
VT	Chittenden	Shelburne	Town							
VT	Chittendon	Burlington	City	$32.00						$717.00
WA	Franklin	Pasco	City							
WA	Grant	George	City			$2,530.00		$2,000.00		

Single-Family Home Impact Fees

State	County	Place	Place Type	ıool	High	Public Facilities Low	High	Stormwater	Admin	EMS	Jail
NV	Washoe	Sparks	City					$543.00			
NH	Hillsborough	Bedford	Town								
NH	Hillsborough	Manchester	Town								
NH	Merrimack	Bow	Town								
NH	Rockingham	Windham	Town								
NC	Orange	Carrboro	City								
OH	Butler	Oxford	City								
OH	Shelby	Sidney	City								
OH	Warren	Lebanon	City								
OK	Cleveland	Norman	City								
OK	Payne	Stillwater	City								
OR	Clackamas	Molalla	City					$289.00			
OR	Clackamas	Wilsonville	City					$421.00			
OR	Deschutes	Redmond	City								
OR	Jackson		County								
OR	Klamath	Klamath Falls	City								
OR	Lane	Cottage Grove	City								
OR	Lane	Veneta	City					$365.00			
OR	Linn	Tangent	City					$0.06			
OR	Marion	Salem	City								
OR	Morrow	Irrigon	City								
OR	Multnomah	Fairview	City			$0.50		$0.12			
OR	Umatilla	Hermiston	City								
OR	Union	La Grande	City								
OR	Washington	Tigard	City					$500.00			
OR	Yamhill	Newberg	City								
RI	Kent	East Greenwich	City			$324.00					
TN	Robertson	White House	City								
TX	Burnet	Marble Falls	City								
TX	Collin	McKinney	City								
TX	Collin	Plano	City								
TX	Dallas	Carrollton	City								
TX	Guadalupe	Cibolo	City					$93.20			
TX	Kendall	Boerne	City								
TX	Tarrant	Colleyville	City								
TX	Tarrant	Saginaw	City								
TX	Travis	Pflugerville	City								
UT	Salt Lake County	Holladay	City								
VT	Chittenden	Richmond	Town	$5,282.00							
VT	Chittenden	Shelburne	Town								
VT	Chittendon	Burlington	City								
WA	Franklin	Pasco	City								
WA	Grant	George	City								

Single-Family Home Impact Fees

State	County	Place	Place Type	Road Low	Road High	Library Low	Library High	Park Low	Park High	Fire Low	Fire High
WA	King	Carnation	City								
WA	King	Duvall	City	$2,710.00				$1,000.00			
WA	King	Federal Way	City								
WA	King	Kenmore	City	$2,221.35				$1,086.80			
WA	King	Kirkland	City	$966.00				$612.00			
WA	King	North Bend	City					$591.00			
WA	Kitsap	Bainbridge	City								
WA	Pierce	Gig Harbor	City	$517.30				$1,500.00			
WA	Pierce	Milton	City								
WA	Skagit	Mount Vernon	City	$2,667.00				$855.00		$152.00	
WA	Skagit	Sedro-Woolley	City	$2,820.00				$250.00		$227.00	
WA	Snohomish	Snohomish	City								
WA	Whatcom	Lynden	City					$400.00		$360.00	
WI	Brown	De Pere	City					$350.00			
WI	Dane	Cottage Grove	Village					$214.72			
WI	Dane	Waunakee	Village					$939.03			
WI	Dodge	Mayville	City					$200.00			
WI	Milwaukee	Franklin	City			$38.00		$340.00		$357.00	
WI	Milwaukee	Oak Creek	City			$185.00		$220.00	$881.00	$101.00	
WI	Ozaukee	Cedarburg	City			$540.40		$1,305.82			
WI	Ozaukee	Grafton	Town					$1,000.00			
WI	Waukesha	New Berlin	City			$154.00		$142.00		$174.00	

Single-Family Home Impact Fees

State	County	Place	Place Type	Police Low	Police High	Sewer Low	Sewer High	Water Low	Water High	Scl Low
WA	King	Carnation	City							$1,378.00
WA	King	Duvall	City							$2,724.50
WA	King	Federal Way	City							$2,710.00
WA	King	Kenmore	City							
WA	King	Kirkland	City							
WA	King	North Bend	City							$980.00
WA	Kitsap	Bainbridge	City							$4,390.00
WA	Pierce	Gig Harbor	City			$3,260.00		$3,760.00		$1,400.00
WA	Pierce	Milton	City							$2,134.35
WA	Skagit	Mount Vernon	City							$2,912.00
WA	Skagit	Sedro-Woolley	City							$1,418.00
WA	Snohomish	Snohomish	City							$4,687.20
WA	Whatcom	Lynden	City			$2,000.00		$1,700.00		
WI	Brown	De Pere	City							
WI	Dane	Cottage Grove	Village			$544.00		$731.00		
WI	Dane	Waunakee	Village							
WI	Dodge	Mayville	City							
WI	Milwaukee	Franklin	City	$248.00						
WI	Milwaukee	Oak Creek	City	$65.00						
WI	Ozaukee	Cedarburg	City	$1.63		$434.20				
WI	Ozaukee	Grafton	Town							
WI	Waukesha	New Berlin	City	$23.00						

Single-Family Home Impact Fees

State	County	Place	Place Type	ıool		Public Facilities		Stormwater	Admin	EMS	Jail
					High	Low	High				
WA	King	Carnation	City								
WA	King	Duvall	City								
WA	King	Federal Way	City								
WA	King	Kenmore	City								
WA	King	Kirkland	City								
WA	King	North Bend	City								
WA	Kitsap	Bainbridge	City								
WA	Pierce	Gig Harbor	City								
WA	Pierce	Milton	City								
WA	Skagit	Mount Vernon	City						$140.00		
WA	Skagit	Sedro-Woolley	City								
WA	Snohomish	Snohomish	City								
WA	Whatcom	Lynden	City					$200.00			
WI	Brown	De Pere	City								
WI	Dane	Cottage Grove	Village								
WI	Dane	Waunakee	Village								
WI	Dodge	Mayville	City								
WI	Milwaukee	Franklin	City								
WI	Milwaukee	Oak Creek	City							$42.00	
WI	Ozaukee	Cedarburg	City								
WI	Ozaukee	Grafton	Town								
WI	Waukesha	New Berlin	City								