

Committee-of-the-Whole Agenda

6:30 p.m.

Tuesday, July 22, 2014

Mayor's Board Appointments

Mayor's appointment of Sue Erickson to the Park Board to fill the expired term of Deb Peterson to expire May 31, 2019.

Questions on the Agenda

Agenda Items

1. **Preliminary Plat – Calvary Church Addition.** (Shawn Christ, Land Development Manager)
2. **Contract with Environmental Management Services of Iowa, Inc.** (Maureen Riggs, City Attorney)
3. **Sale of surplus vehicles to the City of Sherrard.** (JD Schulte, Fleet Services Manager)
4. **Purchase of three all-electric vehicles.** (JD Schulte, Fleet Services Manager)
5. **Other**

Explanation

1. **Preliminary Plat – Calvary Church Addition.** (Shawn Christ, Land Development Manager)

Explanation: Calvary Church, 4700 53rd Street, has submitted a subdivision application for its property which would extend 53rd Street to 52nd Avenue. The subdivision plat would also dedicate public right-of-way for future extensions of 49th Avenue and 52nd Avenue eastward to Green Valley Park. The application includes a variance request to delay construction of the water main loop, sanitary sewer extension, and sidewalk on the east side of 53rd Street until Lot 2 is developed (planned worship center/auditorium). Representatives from Calvary have stated they will install all infrastructure when they raise funds for the worship center and second phase of this project.

The subdivision and street extension further Moline's Comprehensive Plan for the Deere Valley planning district. The Plan Commission reviewed at its July 9, 2014 meeting and recommends approval with variances as proposed, but also recommends some form of assurance that the public improvements will be completed, such as a deed restriction or other recorded document.

Staff Recommendation: Concur with Plan Commission

Fiscal Impact: N/A

Public Notice/Recording: N/A

Goals Impacted: Improved City Infrastructure & Facilities, A Great Place to Live

2. Approval of a Contract with Environmental Management Services of Iowa, Inc. for the removal and disposal of asbestos in the building located at 1217, 1219 & 1221 5th Avenue, Moline, formerly Ray's Appliance. (Maureen Riggs, City Attorney)

Explanation: The City recently purchased this 5th Avenue property with the intention of demolishing the building. Prior to the demolition, it is necessary to remove the environmental hazards in the structure. Bids were solicited for the work and Environmental Management Services of Iowa, Inc. was the lowest responsible and responsive bidder. The cost of the remediation is \$19,660.00 with an Illinois EAP Notification Fee of \$150.00 for a total of \$19,810.00.

Staff Recommendation: Approval
Fiscal Impact: \$19,810.00 from the TIF #1 Fund
Public Notice/Recording: N/A
Goals Impacted: A Great Place to Live, Financially Strong City

3. Sale of surplus vehicles to the City of Sherrard. (JD Schulte, Fleet Services Manager)

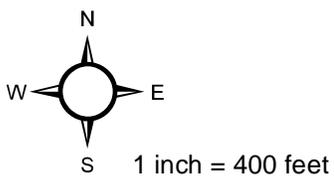
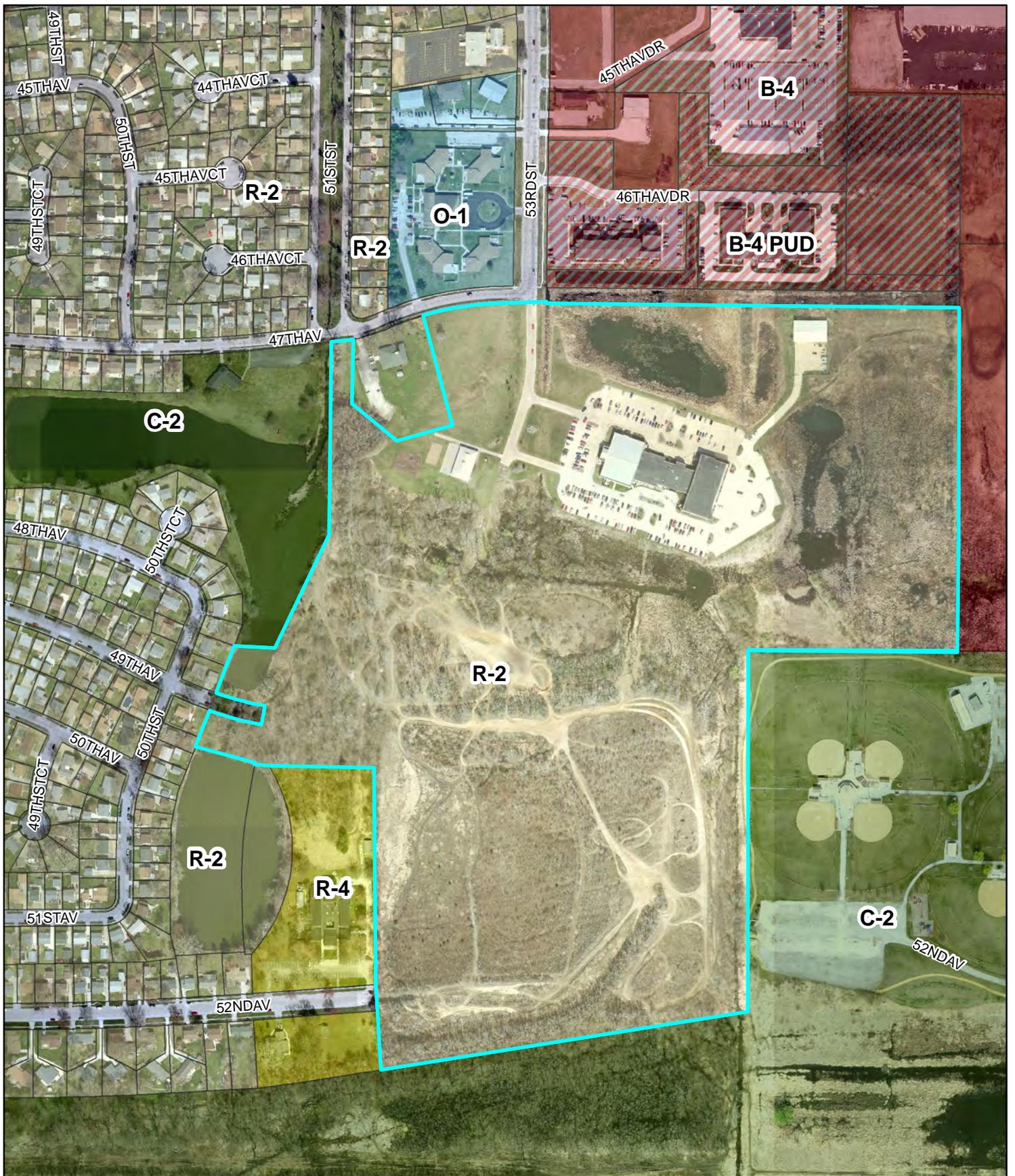
Explanation: The Fleet Division has previously sold the majority of the City's former Police Department Crown Victoria Police Interceptor patrol cars through internet auctions. The City of Sherrard has inquired about purchasing two of the remaining surplus units for use in its community. Fleet Services has analyzed the proceeds of comparable units sold. Units with comparable mileage and condition sold at an average sale price of \$4,183.67. Fleet Services staff recommends the sale of two surplus Crown Victoria Police Interceptors to the City of Sherrard for \$8,367.34.

Staff Recommendation: Approval
Fiscal Impact: Deposit Proceeds in Fleet Surplus Account #448-0000-392.20-00
Public Notice/Record: N/A
Goal Impacted: Financially Strong City

4. Purchase of three all-electric vehicles. (JD Schulte, Fleet Services Manager)

Explanation: The Fleet Services staff has been evaluating vehicle assignments that only operate in the community and have an average daily use between 50 and 60 miles. For the past two years, there are three units that are consistently meeting these conditions. These assignments are an ideal application for all-electric vehicles. The State of Illinois has been purchasing all-electric units for similar assignments, and the Ford Focus all-electric is available on a joint purchase contract with discounted pricing. Using lifecycle costing for the all-electric unit compared to a fossil fuel sedan and hybrid unit, the all-electric is the lowest cost option for these applications. Staff recommends a joint purchase of three all-electric Ford Focus sedans from Green Wheels Limited, Chicago, IL for \$96,990.00.

Staff Recommendation: Approval
Fiscal Impact: \$114,430 budgeted in Fleet Services Account #448-0867-437.07-03.
Public Notice/Recording: N/A
Goals Impacted: Financially Strong City.



ZONING AND TAX PARCEL MAP
PC 14-03

City of Moline, Illinois
Planning & Development Department
Land Development Division

STAFF REPORT
Department of Planning and Development
PC 14-03
June 25, 2014

GENERAL INFORMATION

Owner/Applicant: Calvary Church of the Quad Cities

Requested Action: Approve Preliminary Plat of Calvary Church Addition

Location: 4700-5100 block of 53rd Street

Size of Tract: 80 acres

Existing Land Use: Vacant (partial wetland and floodplain)

Existing Zoning: R-2 (One-Family Residence District)

Surrounding Land Uses: Residential, park, open space

BACKGROUND

Calvary Church, 4700 53rd Street, has approached the City with a request to extend 53rd Street through their property and connect it to 52nd Avenue. The church has said this would provide secondary access for their congregation and also prepare the site for construction of a future auditorium and worship center on the site. A copy of the conceptual master plan is attached.

The proposed preliminary plat includes three lots and two outlots ranging in size from 5 acres to 35 acres. The plat provides for construction and dedication of right-of-way for 53rd Street. It also dedicates right-of-way for a future extension of 49th Avenue and 52nd Avenue eastward, but does not include construction at this time.

ANALYSIS

The developer/owner is aware this is a sensitive area. Any disturbance of regulatory wetlands must be approved by the US Army Corps of Engineers. This is also a flood hazard area so the street and property cannot block, divert, or alter flood flows; and any new buildings must be elevated to at least one foot above base flood elevation in accordance with state and local standards. These conditions substantially limit the developable area within the subdivision.

Proposed lot sizes and layout meets subdivision and zoning requirements. The width of the proposed 53rd Street will match the existing width of 31 feet. The developer has applied for the following three (3) variances:

1. Sidewalks. Sidewalks are required on both sides of all streets at the time the lot is developed. The church proposes to construct a sidewalk on the west side of 53rd Street extended south and connect to existing sidewalk on the north side of 52nd Avenue. The church also proposes to defer construction of a sidewalk on the east side of 53rd Street until such time that Lot 2 is developed. At that time, the church will construct a sidewalk on the east side of 53rd Street from 47th Avenue southward and connect to the existing sidewalk on the south side of 52nd Avenue.
2. Water facilities. A complete water system adequate to serve all lots within the subdivision is required. The church requests to delay installation of water main until Lot 2 is developed and water service is needed for the development. At that time, the church will construct a new water main to complete the loop from existing dead-ends at 4700 53rd Street and the easterly end of 52nd Avenue.
3. Sanitary sewer. Sewer is required to all lots within the subdivision. The church requests to delay installation of sanitary sewer along 52nd Avenue until such time that 52nd Avenue is extended eastward along the southerly portion of the subdivision. The development on Lot 2 can be served by the existing sanitary sewer line on church property located in the proposed right-of-way for 49th Avenue.

Sec. 29-1105 of the subdivision code allows the Plan Commission to recommend a variance or modification to the City Council when there is an unnecessary hardship or topographical or other conditions peculiar to the site. A departure may be made without destroying the intent of such provision(s). City Administrator Lew Steinbrecher recommends approval of such variances in his letter dated June 4, 2014, and staff concurs. This is a large street extension with little area that can be developed to help recover costs from infrastructure. The intent of the subdivision code requirements is preserved because construction of the remaining sidewalk, water, and sewer mains is merely postponed and will occur when the property (Lot 2) is developed.

The most recent department comments are attached. All items have been addressed and/or agreed upon by the reviewing individuals.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

This property is located within the Deere Valley Planning District as identified by the Comprehensive Plan. The Future Land Use Plan at Chapter 10 recommends 'public and semi-public' land use on the subject property. This recommendation seems to anticipate an expansion of the Calvary Church facilities on this site. The Plan also recommends an extension of 53rd Street to 52nd Avenue. The proposal seems consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

Recommend approval of the Preliminary Plat for Calvary Church Addition, including temporary variances to delay construction of the remaining sidewalk, water main, and sanitary sewer main.

ATTACHMENTS

Zoning and Tax Parcel map, Preliminary Plat, Staff comments, Subdivision application form, Interested Parties Disclosure, Variance request letter



June 18, 2014

Mr. Shawn Christ

619 16th Street
Moline, IL 61265
309-524-2030

Re: Calvary Church of the Quad Cities
Preliminary Plat – Calvary Addition

Mr. Christ:

Please find two (2) full-size and one (1) half-size revised copies of the preliminary plat for Calvary Addition on 53rd Street in Moline, IL. The plat has been revised based on your emailed comments from the multiple City departments and the meeting with City staff on 6/2/14. This submittal also includes the formal request for variance discussed at said meeting. I will address the comments below:

Planning and Development

1. Minimum 15-foot curve radii were added to the intersections of rights-of-way lines at corner lots.
2. A note was added to Outlot B on the lot stating said Outlot will be reserved for wetland management and drainage easement.
3. The owner is completing the interested Party Disclosure Form.
4. A sidewalk was added to the west side of 53rd Street extending southerly to the north side of 52nd Avenue, providing a connection to the existing sidewalk on 52nd Avenue. We are requesting a variance to defer the installation of sidewalk on the east side of the street until Lot 2 is developed per the submitted variance request and the “Agreement to Recommend Variance to Plan Commission and City Council as to Construction of 53rd Street Extension” dated June 4, 2014.
5. We are requesting a variance to defer the installation of water main per the submitted variance request and the “Agreement to Recommend Variance to Plan Commission and City Council as to Construction of 53rd Street Extension” dated June 4, 2014.
6. We are requesting a variance to defer the installation of sanitary sewer per the submitted variance request and the “Agreement to Recommend Variance to Plan Commission and City Council as to Construction of 53rd Street Extension” dated June 4, 2014.
7. Storm water will be handled through a 10’ wide bio-swale on each side of the road between the back of curb and sidewalk, or future sidewalk as the case may be. The swale will allow for infiltration and provide emergency overflow perpendicular to the road. This design was made based on feedback from Erica Williams and Jonathon Clark.



8. The floodplain boundaries have been shown with a thicker linetype. We have placed several culverts perpendicular to the road to allow free flow of water through the road grade. Generally the road has been raised to allow for passage during high water.
9. We are in the process of completing a Joint Application for US Army Corps and IL DNR approval. We have completed wetland delineation and designed the road alignment to avoid marked wetland as much as possible. An archaeological survey has been conducted on the site and no potentially significant archaeological resources were located.
10. We have thickened and darkened the lines showing the wetland boundary.
11. We have merged the sheets into a single plat.
12. We have thickened the 572' contour and labelled it more clearly in addition to hatching the boundary.
13. We have added to the notes referring to the development agreement and the request for variance.

Engineering

1. The right-of-way alignment has been revised per Scott Hinton's email of 5-14-14.

Engineering - Environmental

1. Please see Items #7 and #9 above.

Public Works Water

1. Please see items #5 and #6 above. The owner is requesting a variance to defer the installation of water main and sanitary sewer until development proceeds in Lot 2 and 52nd Avenue is extended east.

Please let me know if you have any questions or require additional information regarding the revisions. Thank you.

Sincerely,

Chris Townsend



Mr. Shawn Christ

619 16th Street
Moline, IL 61265
309-524-2030

Re: Request for Subdivision Code Variance
53rd street and 52nd Avenue Extension

Mr. Christ:

This letter serves as a formal application for a Request for Subdivision Code Variance for the Calvary Church Addition to the City of Moline, Rock Island County, Illinois. The request is being made on behalf of the Owner, Calvary Church of the Quad Cities. Specifically we are requesting a variance from the following subdivision code:

a. Sec 29-3119. SIDEWALKS

Sidewalks are required on both sides of the streets, at the time the lot is developed or prior to an occupancy permit.

The Owner requests that the installation of sidewalk on the east side of proposed 53rd Street be deferred until Lot 2, located on the east side of the proposed road, is developed. It is the Owner's opinion that the requirement for a sidewalk on the east side of the proposed road is cost prohibitive at this time. Further, the sidewalk on the east side will not serve to facilitate pedestrian traffic as Lot 2 will not be developed for the foreseeable future and the sidewalk will have no destination. The owner will, however, construct sidewalk along the west side of 53rd Street and the north side of 52nd Avenue, providing a pedestrian connection from 47th Avenue to 52nd Avenue. The west sidewalk will be completed in conjunction with the construction of 53rd Street and 52nd Avenue Extensions.

b. Sec 29-3127. Water FACILITIES

A complete water distribution system adequate to serve all lots within the subdivision is required.

The Owner requests to delay the installation of water main for Calvary Addition until new building construction is started on Lot 2. At this time the extension of water main from the existing church south to 52nd Avenue is cost prohibitive for the owner and will not serve any buildings within the subdivision. When the Owner proceeds with construction of any new buildings within the subdivision, the water main will be extended from its existing dead end at 4700 53rd Street to the dead end at the westerly end of 52nd Avenue.



- c. Sec 29-3129. SANITARY SEWERS and Sec. 29-3130 WHEN PUBLIC SYSTEM AVAILABLE.

Shall provide sewer to all lots within the subdivision.

The Owner requests to delay the installation of sanitary sewer until such time that 52nd Avenue is extended to the east along the southerly portion of Calvary Addition. Installation of said sanitary sewer is cost prohibitive to the Owner. In addition there are no immediate plans to extend 52nd Avenue paving to the east.

It is the Owner's opinion that the variances requested above do not significantly alter the code provisions referenced above given the fact that the owner agrees to adhere to the provisions as outlined as development progresses in the subdivision. We have attached a copy of "Agreement to Recommend variance to Plan Commission and City Council as to Construction of 53rd Street Extension" dated June 4, 2014 for your reference.

Sincerely,

Chris Townsend
Professional Engineer



Lewis J. Steinbrecher
City Administrator

619 16th Street
Moline, Illinois 61265

Phone: 309.524.2004
Email:
lsteinbrecher@moline.il.us

June 4, 2014

Pastor Tim Bowman
Senior Pastor
Calvary Church of the Quad Cities
4700 53rd Street
Moline, Illinois 61265

Re: Agreement to Recommend Variance to Plan Commission and City Council as to Construction of 53rd Street Extension

Dear Pastor Bowman:

Thank you for meeting with me and City staff on Tuesday, June 3, 2014. We understand and appreciate your concerns about the cost of installing sanitary sewer and water utilities in the new street that you wish to build. We are also aware that you plan to construct the street before there is a need for such utilities since you do not plan to build on the property being served by the new street for some time and until additional funds are raised. At the same time, as you understand and appreciate, it is important to ensure land development that meets City standards and requirements and provides for quality growth and sufficient infrastructure. Therefore, I am writing to memorialize the agreement we reached today as to your project. I have also incorporated information as to how to apply for a variance as there is no formal variance application for a subdivision variance.

1. You will proceed with your request to extend 53rd Street south to 52nd Avenue. You will install sidewalk on the west side of the new extension of 53rd Street and connect it with the sidewalk on the north side of 52nd Avenue. The street extension will be built to City standards, which will be at the same width (31 feet) as the existing street to the north to 47th Avenue. The street construction will also include installation of storm sewer.
2. You will apply for a variance to delay the installation of sidewalk on the east side of 53rd Street and to delay installation of water main along 53rd Street until you proceed with construction of any new buildings, likely a new worship center, on the site. All plans for that construction must include installation of a sidewalk on the east side of 53rd Street as well as water main connected from the current dead end location to the connection at 52nd Avenue. Additionally, you will request to delay installation of sanitary sewer until such time that 52nd Avenue is extended across the Church's property.
3. The variance request shall be submitted in writing in letter form to Land Development Manager Shawn Christ along with a preliminary plat and the application fee of \$360.00. The preliminary plat should specifically reference the requested permanent and temporary variances. This will be included as part of Plan Commission's recommendation to the City Council.

4. The variance request shall ask for a variance to the following specific subdivision code requirements:

a. Sec. 29-3119. SIDEWALKS

Sidewalks are required on both sides of all streets, at the time the lot is developed or prior to an occupancy permit.

b. Sec. 29-3127 WATER FACILITIES

A complete water distribution system adequate to serve all lots within the subdivision is required.

c. Sec. 29-3129 SANITARY SEWERS and Sec. 29-3130 WHEN PUBLIC SYSTEM AVAILABLE

Shall provide sewer to all lots within the subdivision.

Sec. 29-1105 of the Code of Ordinances discusses variances to the subdivision code. A "departure" may be made *without destroying the intent of such provision because of topographical or other conditions peculiar to the site*. It is my opinion that the conditions surrounding this project would meet the intent of the variance and, subject to the terms in this letter, it will be staff's recommendation to the Plan Commission and to City Council that your request be approved. Ultimately, however, it is the Plan Commission's recommendation and the City Council's decision to approve or deny your request.

Furthermore, as we discussed on June 3rd, in accordance with the existing Development Agreement between the City and Calvary Church, there will be no additional tap-on fees charged for any future connections to the water and sanitary sewer systems as the original tap-on fees for the first building covered the entire parcel (that was later split into two parcels).

If you agree to request the variance under the above terms, please sign below and return the letter to me. The City will then await receipt of your variance application. You may wish to attach a copy of this letter to your application.

Very truly yours,

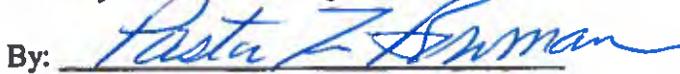
CITY OF MOLINE, ILLINOIS

By: 

Lewis J. Steinbrecher
City Administrator

Calvary Church of the Quad Cities agrees to request a variance subject to the terms contained in this letter.

Calvary Church of the Quad Cities

By: 

Tim Bowman, Senior Pastor

Dated: June 4, 2014

PROPOSAL ENVIRONMENTAL MANAGEMENT SERVICES OF IOWA, INC.

5170 WOLFF ROAD, #2
 DUBUQUE, IOWA 52002-2563
 PHONE: (563) 583-0808 FAX: (563) 583-2206

PROPOSAL TO: City of Moline Attn: Ms. Erica K. Williams	PHONE: (309) 524-2363 ewilliams@moline.il.us	DATE: June 17, 2014
STREET: 619 - 16th Street	JOB: Asbestos Removal	
CITY, STATE, ZIP: Moline, IL 61265	JOB LOCATION: Commercial Building, 1217, 1219, & 1221 5th Avenue, Moline, IL	

We hereby submit specifications and estimates for:

Removal and disposal of approximately 300 sq. ft. of asbestos 9" X 9" floor tile, 200 sq. ft. of asbestos 9" X 9" floor tile and mastic, 2,650 sq. ft. of asbestos 12" X 12" floor tile, 50 sq. ft. of asbestos linoleum, 2 expansion joints, 550 ln. ft. of asbestos pipe insulation, 200 sq. ft. of asbestos boiler insulation, and 15 sq. ft. of asbestos transite.

Price Complete \$19,660.00
 IL EPA Notification Fee \$150.00

NOTES: The price does not include any roofing or roof flashing removal.
 This project could be scheduled to start approximately the first or second week of August 2014.

NOTE: The prices are based on Prevailing Wage Rates.

***WI JOBS ONLY:** If awarded this project, there will be an additional notification fee, if applicable, added to the price quoted as this fee is required by the WI DNR. The fees range from \$50.00 to \$1,325.00 depending on the type of project.

***IL JOBS ONLY:** If awarded this project, there will be an additional \$150.00 notification fee, if applicable, added to the price quoted as this fee is required by the IL EPA. Price does not include the cost of required air clearance samples.

***SCHOOL PROJECTS ONLY:** Prices do not include the cost of project management, if applicable, or air clearance samples that are required to be taken by an Independent Air Sampling Professional at the end of a school project. Schools will be billed directly by the Project Manager and/or Air Sampling Professional.

All work will be performed in accordance with OSHA asbestos standard for construction industry, 29 CFR 1926.1101 and USEPA National Emissions Standard for Hazardous Air Pollutants (NESHAPS). Asbestos Regulations, 40 CFR 61 Subpart A & M. All work will be performed by AHERA licensed individuals regularly engaged in asbestos removal.

We propose

Hereby to furnish materials, equipment and labor, complete in accordance with the above specifications, for the sum of Asbestos Removal: Nineteen thousand six hundred sixty dollars and 00/100
 IL EPA Notification Fee: One hundred fifty dollars and 00/100

Payment to be made as follows:

Net 10 days from receipt of invoice / 1.5% Past Due

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Iowa Contractors License No. 2357
 IL Asbestos Contractor Permit No. 500-0482
 WI Contractor Permit No. CAP-13150

Authorized Signature:



Mark Hogan, President

NOTE: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above.

Signature: _____

Date Accepted: _____

Signature: _____

2015 Ford Focus Electric
Illinois State Bid Joint Purchase

Options ↓↓↓↓

Unit →→→→ 115 121 304 Option Totals

		2015	2015	2015	
Ford Focus All Electric Contract #4017541	\$32,105.00	X	X	X	\$96,315.00
Light Stone Interior	\$0.00	X	X	X	\$0.00
Silver Exterior	\$0.00	X			\$0.00
Light Green Exterior	\$0.00			X	\$0.00
Blue Exterior	\$0.00		X		\$0.00
Delivery Charge	\$225.00	X	X	X	\$675.00
					\$96,990.00

Total Cost per vehicle \$32,330.00

A	B	C	D	E	F	G
1	Lifecycle Cost Analysis Compact Sedan, Hybrid & All Electric					
2	Universal Variable Data			Derived Values		FORMULA/SOURCE:
3	Target Months in Service:	120	Actual Months:	120	Actual Months in Service given the Maximum Replacement Mileage and Mileage-per-Month set by policy	
4	Target Replacement Mileage:	100,000	Actual Mileage:	99,960	Actual Miles at Replacement given the Maximum Service Months and Mileage-per-Month set by policy	
5	Expected Mileage-per-Month:	833	Daily Mileage:	27.4	Expected Average Miles-per-Month driven; Average Daily Miles driven given the Mileage-per-Month entered	
6	Entity Annual Interest Rate:	3.50%	Monthly Interest:	0.292%	Annual Interest Rate/12-months	
7	Office Overhead Fee (%):	0.05%			Figured from office overhead costs (salaries, administrative, etc.) (enter either a % or flat rate--enter "0" in the one not used)	
8	Office Overhead Fee (Flat Rate):	\$ -			Figured from office overhead costs (salaries, administrative, etc.) (enter either a % or flat rate--enter "0" in the one not used)	
9	Book Depreciation Rate:	1.67%			Rate set by government entity for all capital/rolling stock items.	
10	Fuel Cost-per-Gallon:	\$ 3.45			Average price of fuel per gallon	
11	Estimated Personal Use:	0%			Percentage of personal use for which the employee reimburses the employer (enter 0 if you will not charge for personal use)	
12	Current Running Cost-per-Mile	\$ 0.33			Vehicle cost-per-mile, either from leasing companies or from actual experience	
13						
14		Focus 4 Cyl	Fusion Hybrid	Focus Electric	Enter the vehicle models being analyzed	
15	Acquisition Cost					
16	Factory Invoice Price	\$ 14,996.00	\$ 25,335.00	\$ 32,754.00	Obtained from lessor, dealer or alternate source	
17	Dealer Holdback Adjustment				Obtained from lessor, dealer or alternate source - incentive portion normally given to dealer	
18	AFV Incentive/Credit	\$ -	\$ -	\$ (3,210.00)	Tax credit or incentive (AFV's, Clean Air Credits, etc.) - enter only if appears on invoice.	
19	Mfg. Additional Incentive				Obtained from lessor, dealer or alternate source - added incentive for early order, etc.	
20	Fleet Incentive				Obtained from lessor, dealer or alternate source - special fleet discounts	
21	Net Acquisition Cost	\$ 14,996.00	\$ 25,335.00	\$ 29,544.00	Factory Invoice Price - Dealer Holdback Adjustment - Mfg.. Additional Incentive - Fleet Incentives [or value from leasing company]	
22	Fixed Costs					
23	Effective Depreciation	\$ 12,296.00	\$ 19,235.00	\$ 24,044.00	Net Acquisition Cost - Projected Resale Price, OR Net Acquisition Cost - Price by Month Adjustment	
24	Projected Resale Price	\$ 2,700.00	\$ 6,100.00	\$ 5,500.00	Value from a finance or lease guide or actual fleet history for months in service with mileage adjustment (Month of September)	
25	Number of Months Past September	0	0	0	Number of months past optimum September replacement month	
26	Price by Month Adjustment	\$ -	\$ -	\$ -	Amended projected resale value based on number of months past optimum replacement month of September	
27	Cost of Money	\$ 1,436.62	\$ 2,427.10	\$ 2,830.32	Cost of Money not invested for rate of return. (Year 1 interest + Year 2 interest + Year 3 interest + Year 4 interest + Year 5 interest)	
28	Year 1	\$ 476.65	\$ 805.28	\$ 939.06	(Net Vehicle Cost * Year 1 Interest Factor) * Year 1 Total Months [see table in lower left of sheet]	
29	Year 2	\$ 371.47	\$ 627.58	\$ 731.84	(Net Vehicle Cost * Year 2 Interest Factor) * Year 2 Total Months [see table in lower left of sheet; subtract all months from previous years]	
30	Year 3	\$ 266.29	\$ 449.88	\$ 524.62	(Net Vehicle Cost * Year 3 Interest Factor) * Year 3 Total Months [see table in lower left of sheet; subtract all months from previous years]	
31	Year 4	\$ 161.11	\$ 272.18	\$ 317.40	(Net Vehicle Cost * Year 4 Interest Factor) * Year 4 Total Months [see table in lower left of sheet; subtract all months from previous years]	
32	Year 5	\$ 161.11	\$ 272.18	\$ 317.40	(Net Vehicle Cost * Year 5 Interest Factor) * Year 5 Total Months [see table in lower left of sheet; subtract all months from previous years]	
33	Fleet Administrative Expenses	\$ 899.76	\$ 1,520.10	\$ 1,772.64	Vehicle Replacement and Overhead Management Fee	
34	Build Time Delay Cost	\$ -	\$ -	\$ 91.61	The current cost of owning and maintaining a vehicle anyway until new unit comes in based on cost per mile, daily mileage, and days over least delivery time.	
35	Days Over Least Delivery Time	0	0	10	Calendar days over least amount of delivery time of any of the three selected vehicles.	
36	Delivery Days	60	60	70	Calendar days for guaranteed delivery (enter "0" if does not apply or there is no added cost to provide transportation while awaiting delivery)	
37	AFV TAX CREDIT	\$ -	\$ -	\$ -	IRS Tax Credit	
38	Mfg.. Additional Incentive	\$ -	\$ -	\$ -	Incentive paid directly to the fleet	
39	Total Fixed Cost:	\$ 14,632.38	\$ 23,182.20	\$ 28,738.57	Actual Depreciation + Interest + Management Fee + Build Time Delay Cost	
40	Operating Costs					
41	Total Fuel Cost	\$ 17,243.10	\$ 9,853.20	\$ 3,483.45	(Actual Miles/Estimated Miles-per-Gallon) * Fuel Cost-per-Gallon	
42	Estimated Miles-per-Gallon	20	35	99	Value from EPA Estimated City Mileage or actual experience	
43	Total Maintenance Cost	\$ 12,694.92	\$ 11,695.32	\$ 4,998.00	Actual Mileage * Estimated Maintenance Cost-per-Mile	
44	Estimated Maintenance Cost-per-Mile	\$ 0.1270	\$ 0.1170	\$ 0.0500	Value from leasing company or actual experience [may add separate lines for Collision Loss/Insurance, prorated license, and rental costs while vehicle is down]	
45	Total Operating Cost:	\$ 29,938.02	\$ 21,548.52	\$ 8,481.45	Total Fuel Cost + Total Maintenance Cost	
46	Personal Use Costs					
47	Fixed Cost for Personal Use	\$ -	\$ -	\$ -	Total Fixed Cost * Estimated Personal Use	
48	Operating Cost for Personal Use	\$ -	\$ -	\$ -	Total Operating Cost * Estimated Personal Use	
49	Total Personal Use Cost	\$ -	\$ -	\$ -	Fixed Cost for Personal Use + Operating Cost for Personal Use (amount to be reimbursed to employer by employee)	
50						
51	Total Lifecycle Cost:	\$ 44,570.40	\$ 44,730.72	\$ 37,220.02	Total Fixed Cost + Total Operating Cost - Total Personal Use Cost	
52	Lifecycle Cost-per-Mile:	\$ 0.4459	\$ 0.4475	\$ 0.3723	Total Lifecycle Cost / Actual Miles	
53						
54	Lease Summary					
55	Book Depreciation (Reserve)	\$ 30,051.98	\$ 50,771.34	\$ 59,206.18	Actual Purchase Price * (Book Depreciation Rate * Actual Months)	
56	Total of Lease Payments	\$ 32,388.36	\$ 54,718.54	\$ 63,809.14	Reserve For Depreciation + Interest + Management Fee (total cash outlay to leasing company to cover capitalized cost)	
57	Depreciation Adjustment (TRAC)	\$ (17,755.98)	\$ (31,536.34)	\$ (35,162.18)	Net Acquisition Cost - Book Depreciation - Projected Resale Price (Terminal Rental Adjustment Clause)	
58						
59	Annual Cost of Money Calculations - Step Rate Formula				Cost of Money that entity loses by paying in cash for vehicle vs. investing total amount and paying monthly for a lease.	
60	Holding Period	Total Months	Book Value	Interest Factor		
61	Year 1	12	0.90815	0.2649%	Book Value=1-(((1-1)+(12-1))/2)*Book Depreciation Rate; Interest Factor=Book Value*Monthly Interest	
62	Year 2	24	0.70775	0.2064%	Book Value=1-(((13-1)+(24-1))/2)*Book Depreciation Rate; Interest Factor=Book Value*Monthly Interest	
63	Year 3	36	0.50735	0.1480%	Book Value=1-(((25-1)+(36-1))/2)*Book Depreciation Rate; Interest Factor=Book Value*Monthly Interest	
64	Year 4	48	0.30695	0.0895%	Book Value=1-(((37-1)+(48-1))/2)*Book Depreciation Rate; Interest Factor=Book Value*Monthly Interest	
65	Year 5	60	0.10655	0.0311%	Book Value=1-(((49-1)+(60-1))/2)*Book Depreciation Rate; Interest Factor=Book Value*Monthly Interest	