

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING THE CITY OF MORENO VALLEY 2024 DEVELOPMENT IMPACT FEE SCHEDULE BASED ON THE FINDINGS SET FORTH IN THE CITY OF MORENO VALLEY DEVELOPMENT IMPACT FEE STUDY UPDATE (FINAL) DATED JANUARY 31, 2024

WHEREAS, the City of Moreno Valley (“City”) is a General Law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, a Development Impact Fee is a monetary exaction that is charged to a developer/applicant in connection with the approval of a development project; and

WHEREAS, the purpose of Development Impact Fees is to defray all or a portion of the cost of public facilities related to various development projects; and

WHEREAS, “Public facilities” include public improvements, public services and community amenities; and

WHEREAS, Development Impact Fees are not considered “taxes” or “special assessments” and do not include fees for processing development entitlement applications or fees collected under development agreements; and

WHEREAS, in summary, Development Impact Fees are fees imposed on specific development projects to defray the cost of new or additional public facilities that are needed to serve those developments; and

WHEREAS, the process for establishing Development Impact Fees typically involve the adoption of a Development Impact Fee Program (via an Ordinance) that sets forth the procedures for adopting, imposing, collecting and accounting of the City’s Development Impact Fees, which the City has adopted and codified in the Moreno Valley Municipal Code as Chapter 3.38 (Residential Development Impact Fees) and Chapter 3.42 (Commercial and Industrial Impact Fees); and

WHEREAS, Section 3.38.160 of Chapter 3.38 (Residential Development Impact Fees) and Section 3.42.130 of Chapter 3.42 (Commercial and Industrial Impact Fees) authorizes the City Council to periodically review and adjust to the applicable Development Impact Fees via a resolution, in accordance with the procedures and based upon the findings set forth in the Mitigation Fee Act, as set forth in California Government; and

WHEREAS, Section 3.38.160 of Chapter 3.38 (Residential Development Impact Fees) and Section 3.42.130 of Chapter 3.42 (Commercial and Industrial Impact Fees) further authorizes the City Council to provide annual adjustments to the applicable Development Impact Fee via a resolution to account for the escalation in construction costs, based upon the figures published in the Engineering News Record’s Building Cost

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Index—20 Cities Annual Average; and

WHEREAS, in addition to an ordinance, a resolution is usually needed to set forth the actual amounts of each Development Impact Fee (i.e., Development Impact Fee Schedule), which the City has adopted on several occasions to memorialize the adoption of the City's Development Impact Fee Schedules throughout the years; and

WHEREAS, in 2021, Assembly Bill 602 ("AB 602") amended the Mitigation Fee Act of the California Government Code which governs Development Impact Fees; and

WHEREAS, AB 602 emphasized the need to adopt a Development Impact Fee Nexus Study at a public hearing prior to the adoption of any new or increased Development Impact Fees; and

WHEREAS, on April 2, 2024, at a duly noticed public hearing, the City Council adopted Resolution No. 2024-15, the City of Moreno Valley Development Impact Fee Study Update (Final) Dated January 31, 2024 and the City of Moreno Valley Capital Improvement Plan For Fiscal Years 2023-2024 and 2024-2025 and

WHEREAS, on April 2, 2024, at a duly noticed public hearing, the City Council adopted Resolution No. 2024-16, the City Of Moreno Valley 2024 Development Impact Fee Schedule based on the findings set forth in the City of Moreno Valley Development Impact Fee Study Update (Final) dated January 31, 2024; and

WHEREAS, while the City is authorized by law to immediately increase fees to capture one hundred percent of new developments' share of facility costs, staff instead recommends providing a gradual implementation schedule with automatic adjustment to such fees on January 1, 2028 and January 1, 2030, as set forth in more detail in this Resolution; and

WHEREAS, staff recommends that the automatic adjustments occur in 2028, and 2030 to account for the escalation in construction costs, based upon the figures published in the Engineering New Record's Building Cost Index – 20 Cities Annual Average, but that in no event shall any adjustment exceed the costs associated with the City's Development Impact Fee Program; and

WHEREAS, staff further recommends that a temporary reduction be put in place for Affordable Residential Single-Family, Residential Multi-Family and Residential Mobile/Senior categories until such time as the City Council deems it appropriate to amend the Resolution and applicable development impact fees further; and

WHEREAS, a temporary reduction for Affordable Residential Single-Family, Residential Multi-Family and Residential Mobile/Senior categories will assist in the City's Housing Element compliance; and

WHEREAS, staff has determined that the adoption of the City of Moreno Valley 2024 Development Impact Fee Schedule based on the finding set forth in 2024 DIF Nexus Study and 2024 Capital Improvement Plan is exempt from CEQA pursuant to Sections

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15061(b)(2), 15061(b)(3), and 15306 of the CEQA Guidelines.

NOW, THEREFORE, the City Council of the City of Moreno Valley does hereby resolve as follows:

Section 1. Recitals

That the Recitals set forth above are true and correct, and are hereby incorporated herein by this reference, and adopted as findings in support of this Resolution.

Section 2. Exhibits

That the Exhibits attached to this Resolution, which include the City of Moreno Valley Development Impact Fee Schedule, attached hereto as Exhibit A.

Section 3. Evidence

That the City Council has considered all evidence submitted into the Administrative Record for the proposed adoption of the 2024 Development Impact Fee Schedule, including, but not limited to, the following:

- a) Moreno Valley General Plan and all relevant provisions contained therein;
- b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all relevant provisions referenced therein;
- c) 2024 DIF Nexus Study and City of Moreno Valley Capital Improvement Plan For Fiscal Years 2023-2024 and 2024-2025, and all documents, records, and references contained therein;
- d) Staff Report prepared for the City Council's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing; and
- e) Testimony, and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

That based on the foregoing Recitals, Exhibits and all other evidence contained in the Administrative Record for this matter, the City Council finds as follows:

- a) That the 2024 DIF Nexus Study adopted by the City Council identifies the purpose of each Development Impact Fee;
- b) That the 2024 DIF Nexus Study adopted by the City Council identifies the use to which each Development Impact Fee is to be put;
- c) That the 2024 DIF Nexus Study adopted by the City Council identifies all

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public facilities that will be financed by the respective Development Impact Fee with some public facilities referenced in the Capital Improvement Plan contained therein and other City documents;

d) That the 2024 DIF Nexus Study adopted by the City Council determines how there is a reasonable relationship between each Development Impact Fee's use and the type of development project on which the respective Development Impact Fee will be imposed;

e) That the 2024 DIF Nexus Study adopted by the City Council determines how there is a reasonable relationship between the need for each public facility and the type of development project on which the particular Development Impact Fee will be imposed;

f) That the 2024 DIF Nexus Study adopted by the City Council includes all the requisite information to support the adoption of the 2024 DIF Nexus Study as required under subdivision (a) of Section 66001 of the California Government Code;

g) That the 2024 DIF Nexus Study adopted by the City Council supports all increases of existing Development Impact Fees and the assumptions contained in the 2024 DIF Nexus Study supporting the original fees were properly reviewed and the amount of the fees collected under the original fee were properly evaluated pursuant to subdivision (a)(4) of Section 66016.5 of the California Government Code;

h) That pursuant to subdivision (a)(5)(A) of Section 66016.5 of the California Government Code, since the 2024 DIF Nexus Study adopted by the City Council calculates the Development Impact Fees imposed on housing based on the square footage of the proposed number of units, it is deemed to be a valid method of establishing a reasonable relationship between the Development Impact Fee charged and the burden imposed by housing development;

i) That a temporary reduction for Affordable Residential Single-Family, Residential Multi-Family and Residential Senior Mobile Home categories will assist the City with complying with the policies, goals, and objectives of the City's Housing Element as set forth in the City's General Plan;

j) That the 2024 Capital Improvement Plan adopted by the City Council indicates the approximate location, size, time of availability, and estimates of cost for all facilities or improvements to be financed with the City's Development Impact Fees;

k) That proper notice of the April 2, 2024 and April 15, 2025, Public Hearing was provided pursuant to Sections 66002 and 66016.5 of the California Government Code for the 2024 Capital Improvement Plan and 2024 DIF Nexus Study, respectively;

l) That a 2 percent administrative fee reflects the City's estimated costs to administer the establishment, imposition, collection, and analysis of the fees set forth in the 2024 Development Impact Fee Schedule; and

m) That the calculation of all Development Impact Fees contained in the 2024 DIF Nexus Study adopted by the City Council comply with Chapter 5 (commencing with Section 66000) of the California Government Code, the California Constitution, and

applicable case law, as set forth in the findings set forth herein and described in Section 16 of the 2024 DIF Nexus Study.

Section 6. Definitions

That the words, terms and phrases of this Resolution shall have the same meanings and definitions ascribed to them in Chapter 3.38 (Residential Development Impact Fees) and Chapter 3.42 (Commercial and Industrial Impact Fees) of the Moreno Valley Municipal Code, unless otherwise set forth herein.

Section 7. Affordable Housing Reduction

That a temporary reduction for Affordable Residential Single-Family, Residential Multi-Family and Residential Senior Mobile Homes categories shall be provided until such time as the City Council deems it appropriate to adjust the applicable Development Impact Fees set forth in the 2024 Development Impact Fee Schedule.

Section 8. Application of Affordable Housing Reduction

That affordable housing projects shall comply with the required Area Median Income levels to ensure affordability and record the appropriate affordability covenants, as approved by the City.

Section 9. 2024 Development Impact Fee Schedule

That in accordance with Section 3.38.160 of Chapter 3.38 (Residential Development Impact Fees) and Section 3.42.130 of Chapter 3.42 (Commercial and Industrial Impact Fees), based on the 2024 DIF Nexus Study and 2024 Capital Improvement Plan, the City Council hereby adopts the 2024 Development Impact Fee Schedule which includes a 2% administrative fee, attached hereto as Exhibit A.

Section 10. Automatic Biennial Adjustments

That the total fee amounts set forth in the 2024 Development Impact Fee Schedule, attached hereto as Exhibit A, shall automatically increase, without further action by the City, on January 1, 2028, and January 1, 2030, to account for the escalation in construction costs, based upon the figures published in the Engineering News Record's Building Cost Index—20 Cities Annual Average, as described in Chapter 3.38 (Residential Development Impact Fees) and Chapter 3.42 (Commercial and Industrial Impact Fees) of the Moreno Valley Municipal Code.

Section 11. Phased Schedule

That the imposition of the Development Impact Fees in the amounts set forth in

the 2024 Development Impact Fee Schedule shall take effect commencing June 1, 2024 and continue through December 31, 2027, with the Automatic Biennial Adjustment being applied to said amounts on January 1, 2028, with another Automatic Biennial Adjustment being applied on January 1, 2030.

EFFECTIVE DATE
June 1, 2024

DEVELOPMENT	TYPE	AMOUNT	PER
Residential Subdivisions	Single-Family Market Rate	\$15,269.50	Dwelling Unit
	Single-Family Affordable	\$7,634.75	Dwelling Unit
	Multi-Family Market Rate	\$10,025.50	Dwelling Unit
	Multi-Family Affordable	\$5,012.75	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$6,178.75	Dwelling Unit
	Senior Mobile Home Park Affordable	\$3,089.37	Dwelling Unit
Residential Infill	Single-Family Market Rate	\$15,046.00	Dwelling Unit
	Single-Family Affordable	\$7,523.00	Dwelling Unit
	Multi-Family Market Rate	\$9,883.25	Dwelling Unit
	Multi-Family Affordable	\$4,941.62	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$6,071.75	Dwelling Unit
	Senior Mobile Home Park Affordable	\$3,035.87	Dwelling Unit
Commercial	General Commercial	\$14,339.00	1,000 Square Foot
	Regional Commercial	\$14,516.00	1,000 Square Foot
	High Cube Commercial	\$1,227.00	1,000 Square Foot
Office	Office	\$7,340.25	1,000 Square Foot
Industrial	General Industrial	\$3,760.50	1,000 Square Foot

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**EFFECTIVE DATE
JANUARY 1, 2028***

DEVELOPMENT	TYPE	AMOUNT	PER
Residential Subdivisions	Single-Family Market Rate	\$20,002.00	Dwelling Unit
	Single-Family Affordable	\$10,001.00	Dwelling Unit
	Multi-Family Market Rate	\$13,321.00	Dwelling Unit
	Multi-Family Affordable	\$6,660.50	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$8,144.50	Dwelling Unit
	Senior Mobile Home Park Affordable	\$4,072.25	Dwelling Unit
Residential Infill	Single-Family Market Rate	\$19,555.00	Dwelling Unit
	Single-Family Affordable	\$9,777.50	Dwelling Unit
	Multi-Family Market Rate	\$13,036.50	Dwelling Unit
	Multi-Family Affordable	\$6,518.25	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$7,930.50	Dwelling Unit
	Senior Mobile Home Park Affordable	\$3,965.25	Dwelling Unit
Commercial	General Commercial	\$24,205.00	1,000 Square Foot
	Regional Commercial	\$25,001.25	1,000 Square Foot
	High Cube Commercial	\$1,652.25	1,000 Square Foot
Office	Office	\$10,874.50	1,000 Square Foot
Industrial	General Industrial	\$5,164.00	1,000 Square Foot

**The total fee amounts set forth in the 2024 Development Impact Fee Schedule, attached hereto as Exhibit A, shall automatically increase, without further action by the City, on January 1, 2028, to reflect any changes in costs for those capital improvements described in the 2024 Capital Improvement Plan, using the City Council approved figures published in the Engineering News Record's Building Cost Index –20 Cities Annual Average, but in no event shall such fees exceed the costs associated with the fee program.

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**EFFECTIVE DATE
JANUARY 1, 2030****

DEVELOPMENT	TYPE	AMOUNT	PER
Residential Subdivisions	Single-Family Market Rate	\$24,734.50	Dwelling Unit
	Single-Family Affordable	\$12,367.12	Dwelling Unit
	Multi-Family Market Rate	\$16,616.50	Dwelling Unit
	Multi-Family Affordable	\$8,308.22	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$10,122.25	Dwelling Unit
	Senior Mobile Home Park Affordable	\$5,061.10	Dwelling Unit
Residential Infill	Single-Family Market Rate	\$24,064.00	Dwelling Unit
	Single-Family Affordable	\$12,031.96	Dwelling Unit
	Multi-Family Market Rate	\$16,189.75	Dwelling Unit
	Multi-Family Affordable	\$8,094.85	Dwelling Unit
	Senior Mobile Home Park Market Rate	\$9,801.25	Dwelling Unit
	Senior Mobile Home Park Affordable	\$4,900.60	Dwelling Unit
Commercial	General Commercial	\$32,651.00	1,000 Square Foot
	Regional Commercial	\$34,222.00	1,000 Square Foot
	High Cube Commercial	\$2,133.00	1,000 Square Foot
Office	Office	\$14,450.75	1,000 Square Foot
Industrial	General Industrial	\$6,585.50	1,000 Square Foot

** The total fee amounts set forth in the 2024 Development Impact Fee Schedule, attached hereto as Exhibit A, shall automatically increase, without further action by the City, on January 1, 2030, to reflect any changes in costs for those capital improvements described in the 2024 Capital Improvement Plan, using the City Council approved figures published in the Engineering News Record's Building Cost Index –20 Cities Annual Average, but in no event shall such fees exceed the costs associated with the fee program.

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Section 12. DIF PAYMENT

That payment of required Development Impact Fees shall be paid at the times set forth in Chapter 3.38 (Residential Development Impact Fees) and Chapter 3.42 (Commercial and Industrial Impact Fees) of the Moreno Valley Municipal Code.

Section 13. CEQA Exemption

That the City Council hereby finds that the adoption of the 2024 Development Impact Fee Schedule is exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines for the following reasons:

1) The adoption of the 2024 Development Impact Fee Schedule is not a “project” as defined by 14 California Code of Regulations Section 15378(b)(4) since the purpose of the 2024 Development Impact Fee Schedule is to create a funding mechanism for certain public facilities which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment;

2) The adoption of the 2024 Development Impact Fee Schedule is exempt from CEQA pursuant to 14 California Code of Regulations Section 15061(3) since it can be seen with certainty that there is no possibility that the adoption of the 2024 Development Impact Fee Schedule may have a significant effect on the environment, since the purpose of 2024 Development Impact Fee Schedule is to create a funding mechanism for certain public facilities which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and

3) The adoption of the 2024 Development Impact Fee Schedule is exempt from CEQA pursuant to 14 California Code of Regulations Section 15306 since it does not result in a serious or major disturbance to an environmental resource since the preparation of the 2024 Development Impact Fee Schedule consisted of basic data collection regarding the funding of public facilities by future development and research to establish whether there is a reasonable relationship between the Development Impact Fee charged and the burden imposed by future development.

Section 14. Effective Date

That pursuant to Section 66017 of the Government Code, the development impact fees herein shall not take effect until sixty (60) following adoption of this Resolution.

Section 15. Severability

That should any provision, section, paragraph, sentence or word of this Resolution or Nexus Study be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution and/or Nexus Study as hereby adopted shall remain in full force and effect.

Section 16. Repeal of Conflicting Provisions

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That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 17. Certification

That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

APPROVED and **ADOPTED** this ____day of _____, 2025.

Ulises Cabrera, Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits

Exhibit A: 2024 Development Impact Fee Schedule

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Exhibit A

CITY OF MORENO

VALLEY 2024

**DEVELOPMENT IMPACT FEE
SCHEDULE**

Moreno Valley Development Impact Fee Update - Phase in Schedule

	Residential		Regional	General		High Cube		
Fee Category	Residential	(Affordable)	Commercial	Commercial	Office	Industrial	Warehouse	
Phase in 2024								
Police	\$ 0.53	\$ 0.26	\$ 0.24	\$ 0.24	\$ 0.31	\$ 0.12	\$ 0.07	
Fire	0.80	0.40	0.66	0.66	0.78	0.34	0.21	
Libraries	0.39	0.20	0.04	0.04	0.05	0.02	0.01	
Recreation Centers	0.47	0.24	0.05	0.05	0.07	0.02	0.02	
Arterial Streets	3.44	1.72	14.00	14.23	6.39	3.05	0.85	
Traffic Signals	0.52	0.26	1.99	1.84	0.97	0.45	0.13	
Interchange Improvements	2.21	1.10	15.48	15.42	4.70	2.19	0.62	
City Hall	0.24	0.12	0.11	0.11	0.12	0.06	0.02	
Animal Shelter	0.05	0.02	-	-	-	-	-	
Corporate Yard	0.58	0.29	0.24	0.24	0.30	0.11	0.07	
Maintenance Equipment	0.12	0.06	0.05	0.05	0.06	0.02	0.02	
Parks - Land	0.78	0.39	0.14	0.14	0.18	0.07	0.04	
Parks - Improvements	3.02	1.51	0.44	0.44	0.57	0.21	0.13	
Workforce Development	0.15	0.08	0.26	0.26	0.34	0.13	0.08	
Total - per Square Foot	\$ 13.30	\$ 6.65	\$ 33.68	\$ 33.71	\$ 14.86	\$ 6.79	\$ 2.28	
Phase in 2028								
Police	\$ 0.63	\$ 0.31	\$ 0.26	\$ 0.26	\$ 0.34	\$ 0.13	\$ 0.08	
Fire	0.98	0.49	0.81	0.81	1.01	0.41	0.25	
Libraries	0.51	0.26	0.06	0.06	0.07	0.03	0.02	
Recreation Centers	0.59	0.30	0.08	0.08	0.11	0.04	0.03	
Arterial Streets	3.87	1.93	16.35	15.88	7.21	3.38	0.96	
Traffic Signals	0.64	0.32	2.64	2.43	1.20	0.55	0.16	
Interchange Improvements	3.05	1.52	21.94	21.91	6.54	2.99	0.85	
City Hall	0.27	0.13	0.11	0.11	0.14	0.06	0.03	
Animal Shelter	0.06	0.03	-	-	-	-	-	
Corporate Yard	0.76	0.38	0.30	0.30	0.39	0.15	0.09	
Maintenance Equipment	0.12	0.06	0.05	0.05	0.07	0.02	0.02	
Parks - Land	1.28	0.64	0.23	0.23	0.30	0.11	0.07	
Parks - Improvements	3.77	1.88	0.61	0.61	0.79	0.29	0.19	
Workforce Development	0.17	0.09	0.30	0.30	0.39	0.14	0.09	
Total - per Square Foot	\$ 16.69	\$ 8.35	\$ 43.74	\$ 43.02	\$ 18.55	\$ 8.31	\$ 2.82	
Phase in 2030								
Police	\$ 0.72	\$ 0.36	\$ 0.29	\$ 0.29	\$ 0.37	\$ 0.14	\$ 0.08	
Fire	1.16	0.58	0.97	0.97	1.23	0.48	0.30	
Libraries	0.64	0.32	0.07	0.07	0.10	0.04	0.02	
Recreation Centers	0.71	0.36	0.12	0.12	0.16	0.05	0.04	
Arterial Streets	4.29	2.15	18.70	17.52	8.02	3.72	1.06	
Traffic Signals	0.76	0.38	3.30	3.01	1.43	0.66	0.19	
Interchange Improvements	3.88	1.94	28.41	28.39	8.38	3.79	1.09	
City Hall	0.29	0.15	0.12	0.12	0.15	0.06	0.03	
Animal Shelter	0.08	0.04	-	-	-	-	-	
Corporate Yard	0.95	0.48	0.37	0.37	0.47	0.18	0.11	
Maintenance Equipment	0.13	0.06	0.05	0.05	0.07	0.02	0.02	
Parks - Land	1.77	0.88	0.32	0.32	0.41	0.16	0.09	
Parks - Improvements	4.51	2.26	0.78	0.78	1.02	0.38	0.24	
Workforce Development	0.19	0.10	0.33	0.33	0.43	0.16	0.10	
Total - per Square Foot	\$ 20.09	\$ 10.04	\$ 53.81	\$ 52.32	\$ 22.23	\$ 9.82	\$ 3.37	

Equivalent Fees per Residential Square Foot

	Fee per Single Family Unit (Current)	Assumed Residents or Trips per Single Family Unit (2022 Study)	Fee per Resident or per Trip	Residents or Trips per Average DU (2024 Study)	Equivalent Fee per Average DU (2024)	Square Feet per Average DU	Equivalent Fee per Square Foot	Equivalent Affordable Fee per Square Foot
Police	\$ 909.50	4.17	\$ 218.11	3.41	\$ 743.74	1,729	\$ 0.43	\$ 0.22
Fire	1,313.50	4.17	314.99	3.41	1,074.11	1,729	0.62	0.31
Libraries	568.50	4.17	136.33	3.41	464.89	1,729	0.27	0.13
Rec Centers	753.00	4.17	180.58	3.41	615.76	1,729	0.36	0.18
Arterial Streets	5,673.50	10.47	541.88	9.61	5,207.48	1,729	3.01	1.51
Traffic Signals	748.00	10.47	71.44	9.61	686.56	1,729	0.40	0.20
Interchange	2,583.50	9.43	273.97	8.66	2,372.55	1,729	1.37	0.69
City Hall	450.00	4.17	107.91	3.41	367.99	1,729	0.21	0.11
Animal Shelter	77.00	4.17	18.47	3.41	62.97	1,729	0.04	0.02
Corporate Yard	819.50	4.17	196.52	3.41	670.14	1,729	0.39	0.19
Maintenance Equipment	239.50	4.17	57.43	3.41	195.85	1,729	0.11	0.06
Parkland - Infill	618.50	4.17	148.32	3.41	505.78	1,729	0.29	0.15
Park Improvements - Infill	<u>4,801.00</u>	4.17	1,151.32	3.41	<u>3,926.00</u>	1,729	<u>2.27</u>	<u>1.14</u>
TOTAL - INFILL	\$ 19,555.00				\$16,893.81		\$ 9.77	\$ 4.89