

FINAL

Dissolution Plan for the Village of Keeseville, NY

Prepared by the Village of Keeseville Dissolution Study Committee
Duly Adopted by the Village of Keeseville Village Board on July 9, 2013

FINAL VERSION

This document was prepared with funds provided by the New York State Department of State under the Local Government Efficiency grant program.

This document describes in detail the plan for dissolution of the Village of Keeseville. The plan is designed to comply with all requirements of New York State law, including the requirements for the preparation of a dissolution plan under General Municipal Law, Article 17-A. The plan was developed by a committee of residents and officials of the Village of Keeseville, the Town of Chesterfield and the Town of Ausable. Public input has also been gathered and incorporated into this Final Plan. This document represents the Final Dissolution Plan as approved by the Village Board.

This plan was developed with input from the Town of Chesterfield and the Town of Ausable. While this plan has been developed by the Village of Keeseville, it is fully expected that these municipalities and their elected officials, now and in the future, will provide for and abide with the terms set forth in this plan. However, this plan does not bind either town, except in situations where a separate agreement has been executed by the town board(s).

Section 1: Name of local government entity to be dissolved

The name of the local government entity to be dissolved is the Village of Keeseville, NY.

Section 2: Territorial boundaries of the entity

The Village of Keeseville, NY is located partly in the Town of Chesterfield in Essex County, and partly in the Town of Ausable in Clinton County. The territorial boundaries are depicted in the map in Figure 1.

Section 3: Type and/or class of the entity

The Village of Keeseville is a municipal corporation duly formed under the requirements of the Laws of New York State.



FIGURE 1 - BOUNDARIES OF KEESEVILLE

Section 4: Fiscal estimate of the cost of dissolution

Based upon early estimates and figures from similar studies in other communities, it is anticipated that the cost of implementing village dissolution would be between \$20,000 and \$25,000. The major costs associated with dissolution are legal fees, accounting fees, appraisals, and costs related to termination of former employees. In the event that dissolution is approved by voters, funding to cover some or all of the costs of dissolution may be sought by the Village from the New York State Department of State's Local Government Efficiency Grant Program.

Section 5: Transfer or elimination of public employees plan

Consistent with Option 3 from the Village of Keeseville's Dissolution Study, the following defines the planned disposition of staff of the Village of Keeseville following the dissolution of the Village.

Positions to be terminated:

- Mayor
- Deputy Mayor/Trustee
- Village Trustee (3)
- Water/Sewer Operator
- Laborer (2)
- Water/Sewer Assistant/Laborer
- Clerk-Treasurer
- Deputy Clerk
- DPW Superintendent
- Seasonal Laborer

Positions to be created, pending approval by the Town Board of the Town of Chesterfield or the Town of Ausable, and filled by transfer of current Village employees, subject to civil service requirements (if applicable):

New Town of Ausable Positions:

- Sewer Operator
- Sewer Clerk
- Sewer Laborer (0.5 FTE)
- Seasonal Laborer

New Town of Chesterfield Positions:

- Water Operator
- Water Clerk
- Water Laborer
- Highway Equipment Operator

Section 6: Real and personal property assets of the entity

The following tables identify the real and personal property assets of the Village, as of the date of this plan, and provide the estimated value of these assets. For real property, assessed value is provided as an estimate of fair market value. For personal property, replacement cost (i.e. purchase price) is provided as an estimate of fair market value.

Real Property Assets

Tax map ID	Muni Location	Address	Acreage	Bare Land	Bldg w/ imprvmnts	Tot. Assess Value	Description
316.10-1-16	Village (Ausable)	1858 Rt. 9	6.90	\$ 75,900	\$ 4,812,100	\$ 4,888,000	Sewer plant
316.13-3-2		58 Liberty St.	1.90	20,900	144,100	165,000	Village office & tennis court
316.13-2-10.3		Liberty St.	1.00	11,000		11,000	Cemetery
316.13-4-6		1790 Main St.	9.00	44,500	1,401,000	1,445,500	Civic Center & garage
316.13-4-11		Pleasant St.	176' x 82'	7,900		7,900	Vac land
316.13-6-1.2		112 Ausable St.	63.40' x 43.60'	1,800		1,800	Res vac land
316.17-1-11		Pleasant St.	310' x 84'	9,400		9,400	Res vac land
316.17-1-27		Ausable St.	285' x 145'	9,100		9,100	Res vac land
316.17-2-18		Liberty St.	54' x 160'	7,300		7,300	Res vac land (Iron Stairs)
4.37-1-2.000	Village (Chesterfield)	Main St.	0.30	13,200		13,200	1 use smbldg?/Vets Pk
4.37-2-1.000		Main St.	0.10	400		400	Vacant comm
4.37-2-24.00		Mill St.	0.08	300		300	Vacant comm/pt of Riverside Pk
4.37-2-25.200		Mill St.	0.21	900		900	Vacant comm/sewer pump station
4.37-2-26.000		Mill St.	1.00	2,400		2,400	Res vac land/pt of Riverside Pk
4.37-2-27.000		Mill St.	0.30	1,400		1,400	Vaccomm/old rt of way
4.38-4-8.100		Locust Lane	1.30	3,000		3,000	Res vac land/rt of way
4.38-4-11.100		Kent St.	13.50	21,500		21,500	JayCee Park
4.45-1-6.000		River St.	0.40	900		900	Res vac land
305.-2-10.1	Ausable T/O	Grove St.	11.30	23,000		23,000	abandoned ag
4.3-1-32.200	Chesterfield T/O	Prospect Rd.	0.88	43,800	500,000	543,800	Water supply (tank)
4.3-1-34.000		Rogers Lane	0.60	37,300		37,300	Water supply
4.38-5-6.000		Soper Rd.	11.80	14,900		14,900	Rural vac< 10
4.38-5-7.000		Soper Rd.	1.00	4,200		4,200	JayCee Park
9.4-1-7.000		Frontage Rd.	1.00	46,575	2,931,333	2,977,908	Water Filtration Plant
9.4-1-7.000		Frontage Rd.			150,000	150,000	Steel Surface Reservoir (tank)
9.4-1-7.000		Frontage Rd.	5.60	3,500		3,500	Woodlands at Water Plant
Total Real Property Assets				\$ 405,075	\$9,938,533	\$10,343,608	

Personal Property Assets

Item #	Description	Est. Fair Market Value	Replacement Cost
1	Business Personal Property (in Village Office)		\$ 60,833
2	Ford 06 5350 Super		\$ 27,050
3	Ford 09 F350 Super		\$ 22,839
4	Ford 11 F250 Super		\$ 30,995
5	Ford 91 Convention		\$ 10,000
6	Ford 93 F150		\$ 14,606
7	2003 Case Backhoe		\$ 76,793
8	Bandit Chipper		\$ 4,000
9	1988 Elgin Pelican Sweeper		\$ 23,374
10	2004 Skid Steer		\$ 21,632
11	1992 International		\$ 40,000
12	1999 International		\$ 75,920
13	2003 Bri-Mar Dump Trailer		\$ 4,611
14	2008 J.D. Mower		\$ 26,996
15	Sewer Pump with Tank		\$ 20,000
16	8 ½ Fisher Extreme V Mild Steel Plow		\$ 5,209
17	2008 Ford F450 Dump with Sander and Plow		\$ 87,380
Total Equipment, Vehicles and Supplies			\$ 552,238
Total Real and Personal Property Assets			\$ 10,895,846

Section 7: Liabilities and indebtedness of the entity

The following table identifies and provides the estimated outstanding principal and annual payments of the Village's liabilities and indebtedness, as of the date of this plan. Current liabilities scheduled for payment in-full prior to 12/31/13 are not included. These values are subject to change prior to the effective date of dissolution.

Liability	Type	Est. Value (Outstanding as of 5/31/11)	Approx. Annual Principle and Interest	Maturity Date
Filtration Plant Bond (2003000001)	Water	\$1,540,395	\$143,778	11/15/2020
Water System Improvements Bond (2001000002)	Water	\$330,000	\$47,250	9/1/2021
Riverbank Project	General	\$100,000	\$28,000	5/1/2015

Bond (2006000003)				
Sewer Plant Improvements (2006000001)	Sewer	\$330,199	\$17,500	1/15/2035
Highway Vehicles Bond (2010000002)	General	\$85,000	\$13,800	9/11/2018

In addition to the above, the estimated current annual cost of benefits to retired Village staff is \$37,500. This amount is likely to decline over time and will eventually be eliminated altogether.

These and any other outstanding debts and liabilities of the Village will be assumed by either the Town of Ausable or the Town of Chesterfield if the Village is dissolved, with annual principal and interest payments levied against the properties of the former Village.

Section 8: Agreements with towns in which entity is situated in order to carry out the dissolution

To facilitate the transfer of certain services previously provided by the Village of Keeseville, it is the stated intent of the Town Board of the Town of Ausable, the Town Board of the Town of Chesterfield and the Village Board of the Village of Keeseville to enter into any intermunicipal agreements that those boards collectively deem necessary to the continued delivery of such services.

In particular, to ensure the continued provision of sewer and water services in the event that the Village of Keeseville is dissolved, the Town Board of the Town of Ausable and the Town Board of the Town of Chesterfield have affirmed their intent to enter into an Intermunicipal Agreement defining the means for furnishing continued sewer and water services to residents of the Village and to all users connected to the Village sewer and water systems.

Section 9: Providing residents with municipal services after dissolution

After dissolution, the following Village services will no longer be provided in a form or manner comparable to that currently provided by the Village:

Village Service	Est. Village Savings	Est. Additional Town Cost*
Municipal curb-side garbage collection	(\$5,844)	\$0
Audit	(\$771)	\$0
Net Change	(\$6,615)	\$0

**Note: Est. Additional Town Cost is combined cost to Ausable and Chesterfield for provision of service post-dissolution. Any additional Town costs resulting in an impact on the Towns' tax levy will also affect former-Village residents.*

The following Village services will be wholly incorporated into comparable and equivalent Town services currently provided by the Town of Ausable and the Town of Chesterfield, with such services expanded as necessary to provide a level of service consistent with that provided by the Village:

Village Service	Est. Village Savings	Est. Additional Town Cost*
Elections	(\$2,354)	\$0

Tax Collection	(\$3,906)	\$0
Human Resources Management	(\$1,953)	\$0
Licenses and Permits	(\$3,706)	\$0
Meeting Notices and Minutes	(\$7,811)	\$0
Records Management	(\$1,953)	\$0
Vital Statistics	(\$1,753)	\$186
Attorneys	(\$4,816)	\$0
Beautification	(\$10,595)	\$10,595
Historian	(\$2,889)	\$2,889
Library	(\$9,150)	\$9,150
Senior Citizen Programs	(\$4,527)	\$4,527
Street Lighting	(\$26,969)	\$26,969
Youth Programs	(\$20,969)	\$20,969
Equipment Maintenance	(\$24,103)	\$19,283
Parks Maintenance and Operations	(\$17,802)	\$14,242
Snow Removal	(\$34,027)	\$27,222
Street Sweeping	(\$29,212)	\$23,369
Streets/Highways Maint/Repairs	(\$24,264)	\$19,411
Brush and Leaf Removal	(\$6,066)	\$4,853
Budgeting	(\$13,878)	\$0
General Gov't Administration	(\$62,517)	\$0
AR/AP	(\$5,859)	\$0
Financial Management	(\$1,953)	\$0
Insurance Admin	(\$1,953)	\$0
Payroll	(\$5,859)	\$0
Governance/Legislation	(\$29,550)	\$0
Net Change	(\$360,394)	\$183,665

**Note: Est. Additional Town Cost is combined cost to Ausable and Chesterfield for provision of service post-dissolution. Any additional Town costs resulting in an impact on the Towns' tax levy will also affect former-Village residents.*

The following additional Village services will be delivered after dissolution through the establishment of one or more new Special Improvement Districts by the Town of Ausable and/or the Town of Chesterfield.

Village Service	Est. Village Savings	Est. Additional Town Cost*
Debts &Liabilites	(\$71,855)	\$71,855
Sewer Services	\$0	\$0
Water Services	(\$0)	\$0
Net Change	(\$71,855)	\$71,855

**Note: Est. Additional Town Cost is combined cost to Ausable and Chesterfield for provision of service post-dissolution. Any additional Town costs resulting in an impact on the Towns' tax levy will also affect former-Village residents.*

As presented in the Village of Keeseville's Dissolution Study and described in Attachment A of this Dissolution Plan, it is expected that the dissolution of the Village will result in net taxpayer savings for all residents of the Town of Ausable and the Town of Chesterfield, including residents of the Village. This

outcome is largely dependent on the Towns’ receipt of additional State Aid in the form of the Citizens Empowerment Tax Credit, which is awarded to municipalities that have implemented a dissolution or consolidation. Without this increased aid, taxpayers in the outside portions of Ausable and Chesterfield could see slight property tax increases (4-5%).

Section 10: Disposition of assets, liabilities and indebtedness, including levy and collection of necessary taxes

All real and personal property of the Village not otherwise disposed of prior to the effective date of the Village’s dissolution will become the property of either the Town of Ausable or the Town of Chesterfield.

The following assets will be disposed of in the manner provided below, unless otherwise determined prior to the effective date of the Village’s dissolution

Asset	Receiving Municipality
Any assets required for continued operation of the former-Village SEWER system	Town of Ausable
Any assets required for continued operation of the former-Village WATER system	Town of Chesterfield

Upon dissolution, if no other arrangement has been made, ownership of the Keeseville Civic Center will transfer to the Town of Ausable. Prior to dissolution, the Village of Keeseville may, at its discretion, choose to sell or otherwise dispose of the Keeseville Civic Center in any manner consistent with federal, state and local law.

Any remaining real and personal property assets as of the effective date of the dissolution will be distributed to either the Town of Ausable or the Town of Chesterfield based on the following principles:

- Principle of use – whichever municipality will provide a service that most closely matches that formerly provided by the Village, for which the real or personal property asset was formerly used shall receive such asset following the Village’s dissolution
- Principle of need – whichever municipality most requires the real or personal property asset for the continued provision of former Village services shall receive such asset following the Village’s dissolution

Any outstanding debts and liabilities of the Village of Keeseville shall continue to be paid by means of an annual levy against the properties of the former Village until such debts and liabilities are eliminated. Such levy shall be apportioned between the two towns based on the full equalized value of former-Village property in each of the two Towns, as may be determined annually by the assessors of the two Towns.

Section 11: The continuation of local laws, ordinances, rules or regulations after dissolution and the period specified under section 789.

All local laws, ordinances, rules and regulations of the Village in effect on the date of the dissolution of the Village shall remain in effect for a period of two years following dissolution, as if they had been duly adopted by the Town Board of the Town of Chesterfield and the Town of Ausable, and these Town

Boards shall enforce such laws within the limits of the dissolved Village. The Town Boards shall each have the power at any time to amend or repeal such local laws, ordinances, rules or regulations in the manner as other local laws, ordinances, rules and regulations of the Town.

Upon dissolution of the Village, if the Town of Ausable does not have a zoning board of appeals, the Town Board shall act in place of such board or boards until the Town Board shall have appointed such board or boards for the Town in accordance with the provisions of the town law. Such appointments may be made prior to dissolution, to become effective upon the effective date of dissolution.

Section 12: Effective date of proposed dissolution

If approved by voters through referendum at any point during the calendar year 2012, the Village of Keeseville shall be dissolved effective December 31 of 2013. If approved by voters through referendum at any point during the calendar year 2013, the Village of Keeseville shall be dissolved effective December 31 of 2014.

Section 13: Public hearing on proposed dissolution plan

The Board of Trustees of the Village of Keeseville, by endorsing this plan, does hereby affirm its intent to hold one or more public hearings to review said plan and receive public input for its consideration. In accordance with NYS General Municipal Law Article 17-A, these hearings shall be held no sooner than 35 and no later than 90 days following the endorsement of this plan, with appropriate notice given no less than 10 and no more than 20 days prior to such hearings.

The scheduled dates of these public hearings are as follows:

Public Hearing #1 (required)

Date: June 11, 2013

Time: 5:30pm

Location: Village Board Room, 58 Liberty Street, Keeseville, NY

Public Hearing #2

Date: June 19, 2013

Time: 1:07pm

Location: Village Board Room, 58 Liberty Street, Keeseville, NY

Attachment A: Estimated Impact of Dissolution on Property Taxes and Municipal Fees

For a detailed description of the estimated impact of village dissolution on property taxes and municipal fees for a property located in...

The Village of Keeseville, in the Ausable part of the Village	Turn to page A-2
The Village of Keeseville, in the Chesterfield part of the Village	Turn to page A-3
The Town of Ausable, outside of the Village of Keeseville	Turn to page A-4
The Town of Chesterfield, outside of the Village of Keeseville	Turn to page A-5

Additional information about how village dissolution could be expected to affect property taxes and municipal fees is available in the Final Dissolution Study. For a table that shows expected tax increases/decreases at various levels of assessment, see page 22.

This page shows the estimated impact on municipal taxes and fees for a taxpayer in the Ausable part of the Village of Keeseville, whose property is assessed at \$100,000. NOTE: These estimates are for the typical Village household. Some Village taxpayers whose assessed value is very low, whose water/sewer usage is very high, or who use less than 2 garbage stickers per week could experience an increase in total cost after dissolution. See page 23 of the Dissolution Study for more information.

Before Dissolution		Village of Keeseville, Ausable part			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid</i>	
Village General		\$ 100,000	\$ 7.50	\$ 750	
Ausable Townwide General			\$ 3.35	\$ 335	
Ausable Townwide Highway			\$ 2.25	\$ 225	
Total Property Taxes				\$ 1,310	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.71	\$ 284	
	Water	\$ 60.59	\$ 5.17	\$ 313	
Garbage Stickers	3.00	\$ 156.00	\$ 3.00	\$ 468	
Total Municipal Fees				\$ 1,065	
Total Annual Property Taxes and Fees				\$ 2,375	
After Dissolution		Village of Keeseville, Ausable portion			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid/(Credited)</i>	<i>Difference from Current</i>
Ausable Townwide General		\$ 100,000	\$ 3.96	\$ 396	Property tax Savings without CETC: \$453 or with CETC: \$554
Ausable Townwide Highway			\$ 3.96	\$ 396	
Ausable-Keeseville Sidewalk District			\$ 0.65	\$ 65	
Re-levy of Keeseville Debt Service Costs					
Total Property Taxes				\$ 857	
Citizens Empowerment Tax Credit (CETC)		\$ 100,000	\$ 1.01	\$ (101)	
Total Property Taxes After CETC				\$ 756	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.81	\$ 290	Municipal fees increase: \$110
	Water	\$ 60.59	\$ 6.69	\$ 405	
Garbage Collection (no longer provided by municipality; contract with private hauler or self-service required)		\$ 12.00	\$ 40.00	\$ 480	
Total Municipal Fees				\$ 1,175	
Total Annual Property Taxes and Fees (without CETC)				\$ 2,032	\$343 savings
Total Annual Property Taxes and Fees (with CETC)				\$ 1,931	\$444 savings

This page shows the estimated impact on municipal taxes and fees for a taxpayer in the **Chesterfield part of the Village of Keeseville**, whose property is assessed at \$100,000. NOTE: These estimates are for the typical Village household. Some Village taxpayers whose assessed value is very low, whose water/sewer usage is very high, or who use less than 2 garbage stickers per week could experience an increase in total cost after dissolution. See page 23 of the Dissolution Study for more information.

Before Dissolution		Village of Keeseville, Chesterfield part			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid</i>	
Village General		\$ 100,000	\$ 7.50	\$ 750	
Chesterfield Townwide General			\$ 2.26	\$ 226	
Chesterfield Townwide Highway			\$ 1.32	\$ 132	
Total Property Taxes				\$ 1,108	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.71	\$ 284	
	Water	\$ 60.59	\$ 5.17	\$ 313	
Garbage Stickers	3.00	\$ 156.00	\$ 3.00	\$ 468	
Total Municipal Fees				\$ 1,065	
Total Annual Property Taxes and Fees				\$ 2,173	
After Dissolution		Village of Keeseville, Chesterfield part			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid/(Credited)</i>	<i>Difference from Current</i>
Chesterfield Townwide General		\$ 100,000	\$ 2.67	\$ 267	Property tax Savings without CETC: \$492
Chesterfield Townwide Highway			\$ 2.83	\$ 283	
Chesterfield-Keeseville Sidewalk District			\$ 0.66	\$ 66	
Re-levy of Keeseville Debt Service Costs					
Total Property Taxes				\$ 616	
Citizens Empowerment Tax Credit (CETC)		\$ 100,000	\$ 0.77	\$ (77)	or with CETC: \$569
Total Property Taxes After CETC				\$ 539	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.81	\$ 290	Municipal fees increase: \$110
	Water	\$ 60.59	\$ 6.69	\$ 405	
Garbage Collection (no longer provided by municipality; contract with private hauler or self-service required)		\$ 12.00	\$ 40.00	\$ 480	
Total Municipal Fees				\$ 1,175	
Total Annual Property Taxes and Fees (without CETC)				\$ 1,791	\$382 savings
Total Annual Property Taxes and Fees (with CETC)				\$ 1,714	\$459 savings

The tables on this page show the estimated impact on municipal taxes and fees for a taxpayer in the **Town of Ausable outside the Village of Keeseville**, whose property is assessed at \$100,000. See the Dissolution Study for additional information.

Before Dissolution		Town of Ausable, Outside Village			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid</i>	
Ausable Townwide General	\$ 100,000	\$	3.35	\$ 335	
Ausable Outside General		\$	0.32	\$ 32	
Ausable Townwide Highway		\$	2.25	\$ 225	
Ausable Outside Highway		\$	1.69	\$ 169	
Total Property Taxes				\$ 761	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 10.48	\$ 632	
	Water	\$ 60.59	\$ 11.76	\$ 713	
Total Municipal Fees				\$ 1,344	
Total Annual Property Taxes and Fees				\$ 2,105	
After Dissolution		Town of Ausable, Outside Village			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid/(Credited)</i>	<i>Difference from Current</i>
Ausable Townwide General	\$ 100,000	\$	3.96	\$ 396	Property tax increase without CETC: (\$31)
Ausable Townwide Highway		\$	3.96	\$ 396	
Total Property Taxes				\$ 792	
Citizens Empowerment Tax Credit (CETC)	\$ 100,000	\$	1.01	\$ (101)	or savings with CETC: \$70
Total Property Taxes After CETC				\$ 691	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.81	\$ 290	Municipal fees decrease: \$649
	Water	\$ 60.59	\$ 6.69	\$ 405	
Total Municipal Fees				\$ 695	
Total Annual Property Taxes and Fees (without CETC)				\$ 1,487	\$618 savings
Total Annual Property Taxes and Fees (with CETC)				\$ 1,386	\$719 savings

The tables on this page show the estimated impact on municipal taxes and fees for a taxpayer in the **Town of Chesterfield outside the Village of Keeseville**, whose property is assessed at \$100,000. See the Dissolution Study for additional information.

Before Dissolution		Town of Chesterfield, Outside Village			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid</i>	
Chesterfield Townwide General		\$ 100,000	\$ 2.26	\$ 226	
Chesterfield Outside General			\$ 0.17	\$ 17	
Chesterfield Townwide Highway			\$ 1.32	\$ 132	
Chesterfield Outside Highway			\$ 1.47	\$ 147	
Total Property Taxes				\$ 522	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 9.17	\$ 553	
	Water	\$ 60.59	\$ 10.74	\$ 651	
Total Municipal Fees				\$ 1,204	
Total Annual Property Taxes and Fees				\$ 1,726	
After Dissolution		Town of Chesterfield, Outside Village			
<i>Property Taxes</i>		<i>Assessed Value</i>	<i>Rate (per \$1000 assessed)</i>	<i>Annual Taxes Paid/(Credited)</i>	<i>Difference from Current</i>
Chesterfield Townwide General		\$ 100,000	\$ 2.67	\$ 267	Property tax increase without CETC: (\$28) or savings with CETC: \$49
Chesterfield Townwide Highway			\$ 2.83	\$ 283	
Total Property Taxes				\$ 550	
Citizens Empowerment Tax Credit (CETC)		\$ 100,000	\$ 0.77	\$ (77)	
Total Property Taxes After CETC				\$ 473	
<i>Other Municipal Fees</i>		<i>Avg. Units Consumed</i>	<i>Cost Per Unit</i>	<i>Annual Fees Paid</i>	
Water/Sewer Charges (only applies to users connected to Village water/sewer)	Sewer	\$ 60.29	\$ 4.81	\$ 290	Municipal fees decrease: \$508
	Water	\$ 60.59	\$ 6.69	\$ 405	
Total Municipal Fees				\$ 695	
Total Annual Property Taxes and Fees (without CETC)				\$ 1,245	
Total Annual Property Taxes and Fees (with CETC)				\$ 1,168	\$557 savings