

**Town of Little Italy
Business Plan
2015-2016**

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INTRODUCTION

Little Italy, or “Alta Villa” as it was originally called, has existed as an unincorporated town since it was first settled by the Italian immigrants on December 23rd, 1915. Little Italy was the last Catholic immigrant colony in Arkansas and is situated both in eastern Perry and northern Pulaski Counties near Little Rock.

The decision to pursue incorporation is a *grassroots effort* started by the descendants of the first Italian settlers to the area and long-time residents of Little Italy with the purpose of preserving the 100-year history and rural character of the area and improving services.

In order to chart a direction for a newly created town, a business plan is needed to describe the particulars of what will be required to run a successful incorporated Little Italy.

Specifically, the business plan is intended to do the following:

- State clearly the mission of the town of Little Italy.
- Set the direction and priorities that a Mayor and Town Council will follow.
- Act as a basis for determining resource management of the Town.
- Serve as an accountability framework for the Mayor and Town Council.
- Detail what the Mayor and Town Council will be held accountable for and how each requirement will be measured.
- Provide a clear direction to ensure a strong and protected future for the town of Little Italy.

INCORPORATION PROCESS

The following information was gleaned from various sources including several in-person conversations with the current Executive Director of the Arkansas Municipal League and from the website Encyclopedia of Arkansas:

The State of Arkansas recognizes its incorporated communities in three separate categories: cities of the first class (or first-class cities), cities of the second class (or second-class cities), and towns. These categories are mostly determined by the population of the communities and the size of the city or town government. According to the Arkansas Municipal League, there are 500 incorporated cities and towns in Arkansas as of December 2013. These consist of 119 first-class cities, 199 second-class cities, and 182 towns.

A town will have fewer than 500 residents, and therefore an incorporated Little Italy will be proposed to be a town.

It is anticipated the newly incorporated town of Little Italy will NOT collect taxes from its residents; however incorporated cities and towns can collect taxes, if so desired, from their residents, but usually only by an approved vote by the people of the town.

It is expected that the newly incorporated town of Little Italy will continue to use the police, fire, emergency services, and current utilities; however, towns can offer their own city services, including police and firefighter protection and the maintenance of roads.

A town has a mayor, a board of five aldermen, and a recorder-treasurer. A town may also elect or appoint a marshal. Cities are divided into wards, with one or more aldermen elected by each ward, but the five aldermen of a town are elected by all the voters of the town, as will be the case with Little Italy.

A group of people in Arkansas not living in an incorporated city or town may seek to become incorporated, provided that they are at least five miles from the nearest incorporated city or town and not within the area in which that existing municipal corporation is exercising its planning territorial jurisdiction, unless the governing body of the municipal corporation has affirmatively consented to the incorporation by written resolution.

A five mile resolution was required both from Bigelow and Fourche, since they are within the five mile limit of the proposed Little Italy boundary and Little Italy is within the area in which they are exercising their planning territorial jurisdiction. These have been obtained and acknowledged before a notary public. (See Appendix D)

The group seeking incorporation must present a petition signed by at least two-hundred qualified voters living in that community to the clerk of the county in which they live. The county clerk will verify the signatures, make the petition public, announce that a hearing will be held before the county court, and publicize the date of that hearing. Any citizens opposing the incorporation may then make their objections known to the county judge. On the date of the

hearing, the county judge will weigh the petition and any objections given toward incorporation. If the judge determines that the incorporation should proceed, an order will be issued by the judge, with a copy given to the petitioners and a copy sent to the Arkansas Secretary of State's office. Receipt of that copy of the judge's order at the Secretary of State's office is the final step in the process of incorporation, so the date that order arrives (rather than the date it was issued in the county court) is the official date of incorporation for the city or town. The first election for city officials can be held one month after the incorporation is official.

In summary:

- Incorporation process has 2 Kickers:
 - The court shall not approve the incorporation of any municipality if any portion of the territory proposed to be embraced in the incorporated town shall lie within five (5) miles of an existing municipal corporation and within the area in which that existing municipal corporation is exercising its planning territorial jurisdiction, unless the governing body of the municipal corporation has affirmatively consented to the incorporation by written resolution. This has already been accomplished by receiving the resolutions from the cities of Bigelow and Fourche.
 - A petition must be signed by the greater of either two hundred (200) or a majority of the qualified voters residing within the described territory, to the county court of the proper county. Given the number of voters in the proposed boundary of Little Italy, 200 was required to sign. This has been accomplished.

- Little Italy will be in the category of a town.

- No new taxes will be collected, unless approved by voters.

- It is expected that current services such as police, fire, emergency, and all utilities will continue as they are now.

- Little Italy will have a Mayor, Recorder/Treasurer, and 5 Council Members.

- Incorporation doesn't happen unless the voters in the area of the proposed town want it to.

MISSION STATEMENT

The town of Little Italy will establish and maintain an honest, fair and transparent system of self-governance for its people, grounded in the inalienable rights of civic participation and equality for all citizens to freely choose what is most appropriate to ensure their rights of life, liberty and property, while preserving the cultural and historical heritage of our area's founders.

LOCAL SITUATION ANALYSIS

LITTLE ITALY ADVANTAGES

- Rich and proud 100 year history
- Strong community spirit
- Beautiful views of Maumelle Reservoir, natural and unspoiled wooded areas, wildlife
- Close proximity to Little Rock, Roland, Bigelow
- Safe, secure water supply from Thornburg/Perryville Water and the city of Little Rock's Central Arkansas Water
- Safe community with existing county's police, fire, and emergency services
- Utility services such as Electric, Telephone, Internet
- Committed volunteers who are deeply rooted in the community
- Historic Catholic Church of St. Francis of Assisi, the spiritual center of the original Italian settlers, their descendants, and the community for over 90 years; as well as a community gathering place for their well-known annual spaghetti dinners and bazaars
- Martindale Baptist Church, Soul's Anchor Church, Fellowship Assembly, Wye United Methodist Church – all providing spiritual and community enrichment

LITTLE ITALY OPPORTUNITIES

- Prevent annexation by any city
- Protect property rights
- Establish own police, fire, and public works departments
- Clearly define Little Italy objectives and expectations by people who live in Little Italy and not bigger city government
- Make decisions about town planning/development of the area with a Little Italy Planning Board and not by the Pulaski County Planning Board by adopting own municipal zoning plan by following the legal statutory process (note: While Lake Maumelle is a watershed, it is expected the town council will adopt an ordinance that exactly mirrors the language (germane to the proposed area of incorporated Little Italy) of Pulaski County's current Lake Maumelle Watershed Zoning Code)
- Revenue potentials from State Turnback funding, highway, franchise fees, grants
- Encourage active participation in local and national politics through voter registration drives and involvement
- Enhanced tourism potential (nature trails, museum shop)
- If desired, join the Arkansas Municipal League which provides services to towns in the state of Arkansas (i.e. legal protection services, consulting, benefits services etc.)
- Advocate against changes to the Pegasus pipeline to protect the community
- Advocate for protections of the Lake Maumelle Watershed

LITTLE ITALY OBJECTIVES

This document states several objectives or priorities, identifies results for each, and then defines how to reach the objective.

Based on the directions determined in this Business Plan, the Little Italy town officials will develop a series of strategies to address reaching the objectives.

After incorporation, the new town of Little Italy's initial objectives are:

Objective 1: To hold elections for Mayor, Recorder/Treasurer, and five (5) Aldermen.

Objective 2: To hold a Special Census.

Objective 3: Secure signed contracts with Patrol Services (Pulaski County/Perry County Sheriff), Emergency Services (fire), Public Works (water, waste management), Utilities (electrical, telephone, Internet). Please note: This cannot be done until the town has become officially incorporated and after elections are held.

Objective 4: To become a member of the Arkansas Municipal League.

Objective 5: For the newly elected Town Council to update this business plan document with a strategy for the future (bylaws, budget, communication, headquarters, maintaining incorporated status). (See Appendix B for a sample Budget for Little Italy.)

Objective 6: To annex the Perry County side of Little Italy via vote of the people being annexed. (See Appendix C for a proposed map of the Perry County side of Little Italy to be annexed.)

OBJECTIVE ONE

To hold elections for Mayor, Recorder/Treasurer, and five (5) Aldermen.

Results:

- Newly elected and installed Mayor, Recorder/Treasurer, and 5 Town Council Members one month after the incorporation is official.

Reaching the Objective:

- Contact the Secretary of State's office and the Municipal League for details on holding a first election.

OBJECTIVE TWO

To hold a Special Census.

Results:

- Once a municipality, Little Italy will hold a special census to determine an accurate count of the population, which will be needed to receive Sales & Use Tax Revenue and other state turnback money based on population.

Reaching the Objective:

- Contact Jeff Hawkins, Director of Northwest Arkansas Regional Planning and Development, who has offered to assist in the process.
- Contact the United States Census Bureau to start the cost estimate process for a special census, which will cost the town \$200. The process may take 9 months to complete, but can take as little as 2-3 months.
- Contact the United States Census Bureau to certify the 2010 census using the Geographically Updated Population Certification Program (GUPCP) in order to expedite State Municipal Aid.

OBJECTIVE THREE

Secure signed contracts with Patrol Services (Pulaski County/Perry County Sheriff), Emergency Services (fire), Public Works (water, waste management), Utilities (electrical, telephone, Internet).

Results:

Obtain signed contracts with the following to continue services:

- Pulaski County Sheriff's Office/Perry County Sheriff's Office
- West Pulaski County Fire/Emergency
- Thornburg/Perryville Water
- Central Arkansas Water
- First Electric
- Entergy
- Windstream
- Waste Management Services

Reaching the Objective:

- Contact each service by phone, letter, or email.
- Establish and maintain a good relationship with each service.
- Ask an attorney to draw up a contract to be signed for each service needed.
- Keep accurate and up-to-date contracts and records in a safe location.

OBJECTIVE FOUR

To become a member of the Arkansas Municipal League.

Results:

- Join the other cities and towns in Arkansas who benefit from the Arkansas Municipal League's services such as training, publications, optional benefits programs including legal defense.

Reaching the Objective:

- Contact the Arkansas Municipal League to determine conditions and annual fee.
- If the town can afford the fee through revenue that doesn't include raising taxes and the Town Council determines that joining the League would be beneficial to the town of Little Italy, then to pursue membership.

OBJECTIVE FIVE

For the newly elected Town Council to update this business plan document with a strategy for the future (bylaws, budget, communication, headquarters, maintaining incorporated status). (See Appendix B for a sample Budget for Little Italy.)

Results:

- Establish a headquarters to keep all records of the town of Little Italy, a phone number, a mailing address.
- Establish a budget as data becomes available.
- Establish a means for communicating effectively with the town via letter, email, phone, website, Facebook.
- Establish a set of bylaws for the town council to follow as a guiding document for all activities related to effectively running a town.
- Hold elections locally and participate in state elections in order to maintain incorporated status.

Reaching the Objective:

- Determine a centrally accessible and agreed upon location for council members to be able to gather and keep records.
- Collect data from various sources that identify Little Italy's needs and what is required to achieve those needs by way of revenue that does not include raising taxes.
- Collect and maintain the accurate contact information of the Little Italy residents in order to effectively communicate events or announcements that they will need to know.
- Compare bylaws from similarly sized towns and economy to modify in order to suit the town of Little Italy.
- Contact the Arkansas Secretary of State's office and the Arkansas Municipal League to find out all the procedures and forms required in order to maintain Little Italy's incorporated status including the holding elections.

OBJECTIVE SIX

To annex the Perry County side of Little Italy via vote of the people being annexed.

Results:

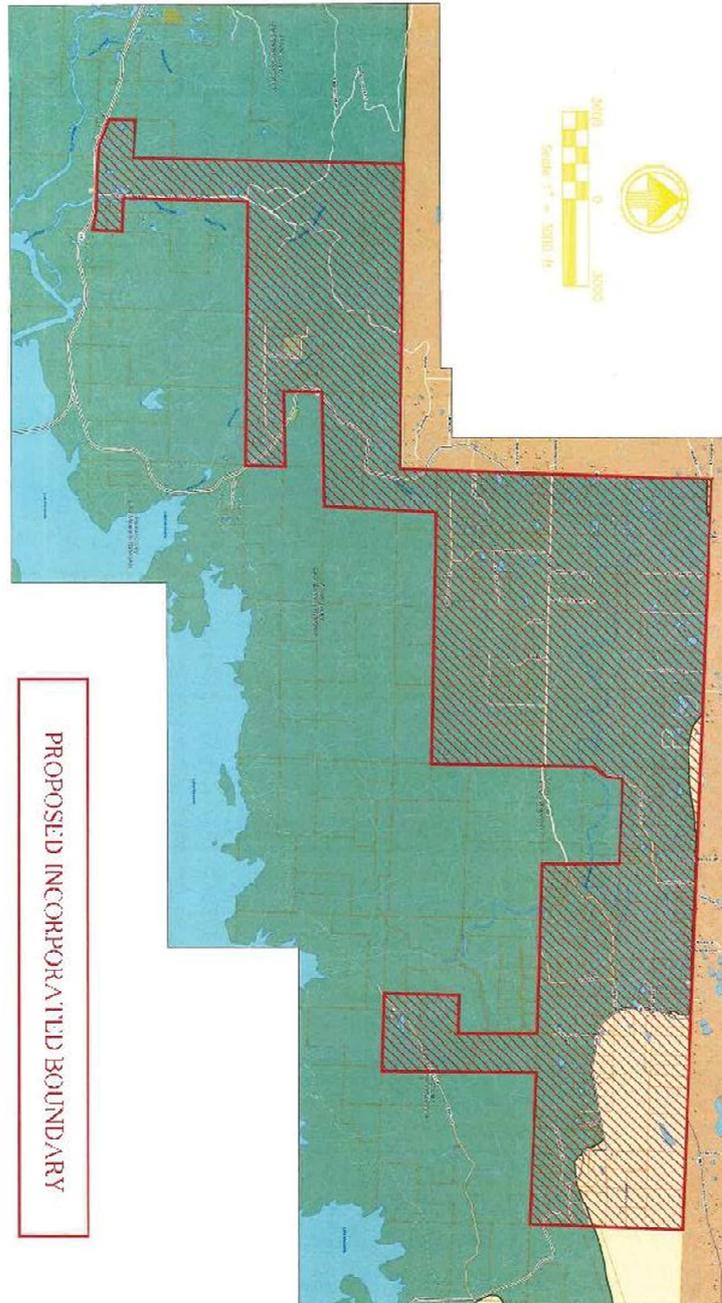
- The incorporation process comes full circle after the annexation of the Perry County side of Little Italy.

Reaching the Objective:

- Contact the Secretary of State's office and the Arkansas Municipal League for the detailed process of annexation.
- Draw a map and have a legal description ready of the proposed boundary of the Perry County side of Little Italy to be annexed. (See Appendix C.)
- Hold a town hall meeting to discuss the proposed map and plan for annexation.
- Hold an election for the Perry County side of Little Italy residents in order to complete the annexation process. Annexation must be approved by these voters before it can happen.

APPENDIX A

Proposed Little Italy Boundary.



APPENDIX B

ESTIMATED Budget for Little Italy 2016

The proposed 2016 budget is reflective of a new town's capability. An immigrant's frugality is at the heart of the Little Italy approach to spending, especially for added improvements which will be funded primarily through access to grant programs available to municipalities. Without the presence of an actual town council elected by the citizens of the town, this remains an ESTIMATED/DRAFT BUDGET until elections are held and the town council is in place.

Please see attached explanations of Major Revenue and Expense Sources.

Amounts with an asterisk (*) are estimates only based upon similarly sized towns in terms of population with similar economy to the proposed Little Italy incorporated town. (See Appendix E)

2016 GENERAL BUDGET

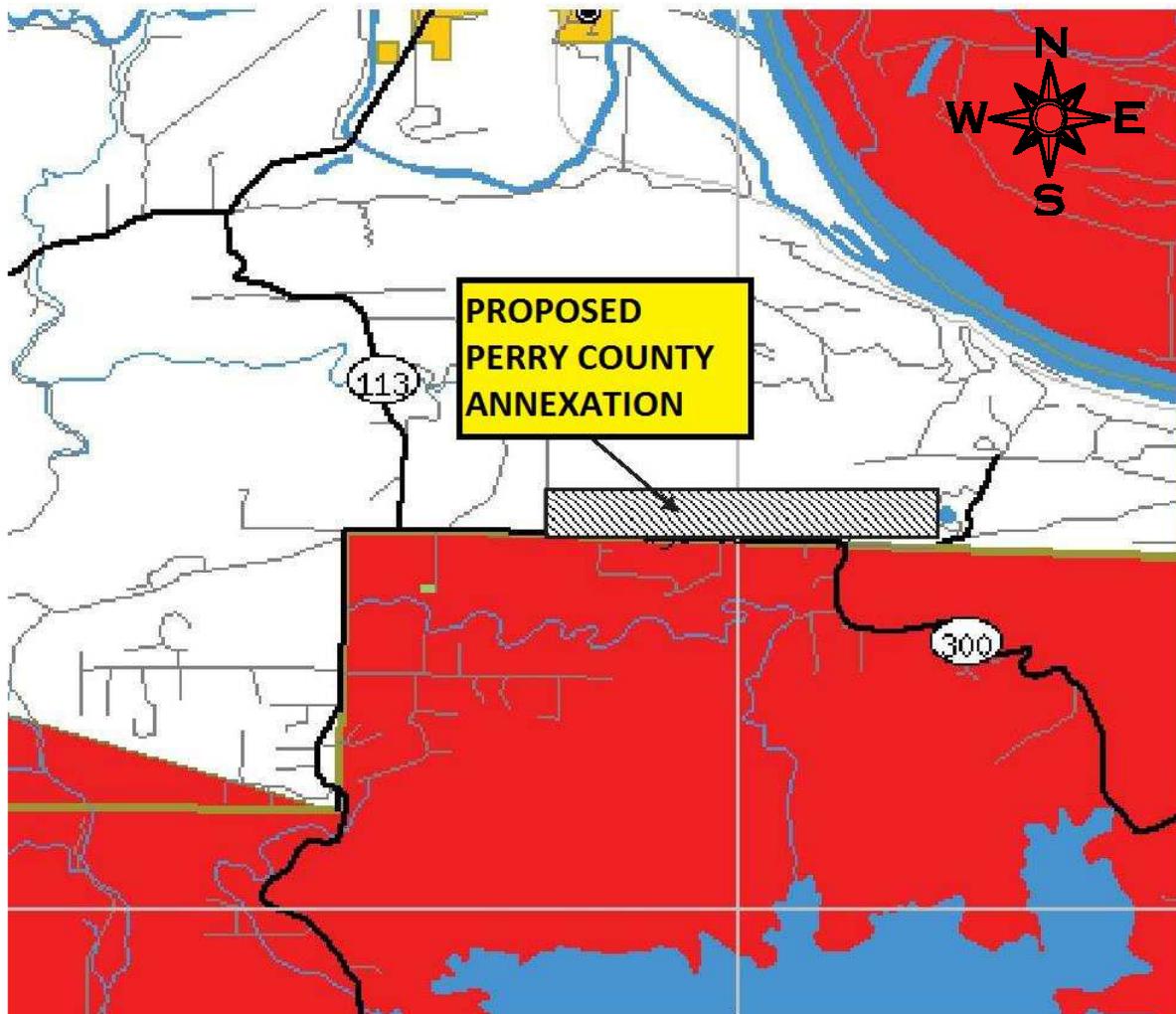
<i>Estimated Cash Balance Dec. 31, 2015 (Seed money from founding families)</i>	<u>\$4,500</u>
ESTIMATED INCOME:	
County Sales & Use Tax (\$18.91x350 est. population x 12 months)	\$79,422
State Tax Turnback (\$16.40x350 est. population)	\$5,740
Utility Franchise Fees (To Be Determined)	\$0
Grant Programs (Ex. USDA Community Facilities Direct Loan & Grant Program)	\$0
TOTAL ESTIMATED INCOME AVAILABLE FOR 2016	<u>\$89,662</u>
TOWN START-UP EXPENSES:	
GUPCP Census (Expedited & Certified)	\$1,934
First Election	\$8,100
TOTAL ESTIMATED START-UP EXPENSES FOR DEC. 31, 2015	<u>\$10,034</u>
ONGOING EXPENSES:	
Salary/Labor/Payroll Taxes (Volunteers: Mayor, Recorder/Treasurer, Aldermen)	N/A
Municipal League Workers' Compensation Trust (for Volunteer officers)	\$3
Municipal League Workers' Compensation Trust (for Marshal)	\$67
Central Arkansas Risk Management Association – CARMA	\$2,000
Contract Labor (Police-on-call arrangement with Perry County Sheriff plus Marshal)	\$10,000
Contract Labor (Fire-subscription fee with residents WPPFD to continue)	\$5,000
Contract Labor (Fire-subscription fee with Williams Junction Fire Department to continue)	\$0
Contract Labor (Waste Management contract with residents to continue)	\$0
Contract Labor (Waste Management Recycling To Be Determined)	TBD
Utilities/Phone	*\$ 2,500
Supplies/Other Expenses	*\$ 6,500
Municipal League Member Fees (\$40 + .35x350 est. population)	\$163
Municipal League Legal Defense Program	*\$1,400
Metroplan	*\$707
Jail Contribution	*\$700
Court & Recorder Dues	*\$150
City Hall Rental	\$1
Bond on city officials (auto deducted from state turnback ACA § 21-2-701)	\$0
TOTAL ESTIMATED ONGOING EXPENSES FOR DEC. 31, 2016	<u>\$29,191</u>
ESTIMATED CASH BALANCE Dec.31, 2016	<u>\$50,437</u>

2016 STREET FUND BUDGET

<i>Estimated Cash Balance Dec. 31, 2015</i>	<u>\$0</u>
INCOME:	
County Road Tax (One-half of collections from 2.9 mill road tax)	\$8,087
Street Gas Tax Turnback (\$66x 350 est. population)	\$23,100
Fines (To be determined)	\$0
Grant Programs	
State Aid for City Streets Program – up to \$250,000	\$0
USDA Community Facilities Direct Loan & Grant Program	\$0
Short-term financings permitted by Amendment 78 to the Arkansas Constitution	\$0
Urban Service District for Streets AR Code Ann. §§ 14-95-101 through 14-95-610	\$0
TOTAL ESTIMATED INCOME AVAILABLE FOR 2016	<u>\$31,187</u>
EXPENSES:	
Mowing (2 times a year, 5.36 miles of 7 county roads)	\$3,600
Repairs/Supplies/Misc.	*\$ 3,000
Labor	*\$ 1,000
Insurance	*\$ 3,500
Utilities	*\$ 4,600
Fuel	*\$ 800
TOTAL ESTIMATED EXPENSES FOR DEC. 31, 2016	<u>*\$ 16,500</u>
ESTIMATED CASH BALANCE Dec. 31, 2016	<u>\$14,687</u>

APPENDIX C

Proposed Perry County side of Little Italy to be annexed.



APPENDIX D

5-mile Resolutions:

BIGELOW:

RESOLUTION NO. 2012-03
CITY OF BIGELOW, ARKANSAS

WHEREAS, the inhabitants of a community known as "Little Italy" desire to form a municipal corporation, city or incorporated town and such inhabitants do not live within an existing limits of any existing city or incorporated town, as described with Ark. Code Ann. 14-38-101, et seq.; and

WHEREAS, pursuant to a regularly called meeting of the City of Bigelow, it is determined to be in the best interests of the City of Bigelow to consent to the formation of an Arkansas municipal corporation, city or incorporated town to be known as "Little Italy, Arkansas"; and

BE IT RESOLVED that on March 12, 2012 the City Council of Bigelow, AR did motion and pass Resolution No. 2012-03.

Brad Abidge
MAYOR

Diana Clemente
ATTEST

VOTES:
FOR 3
AGAINST 0



FOURCHE:

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RESOLVED

WHEREAS, the inhabitants of a community known as "Little Italy" desire to form a municipal corporation, city or incorporated town and such inhabitants do not live within an existing limits of any existing city or incorporated town, as described within Ark. Code Ann. §§14-38-101, et seq.; and

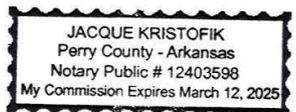
WHEREAS, pursuant to a regularly called meeting of the [city council][~~board of directors~~][~~quorum court~~], it was determined to be in the best interests of [insert city or county name] to consent to the formation of an Arkansas municipal corporation, city or incorporated town to be known as "Little Italy, Arkansas"; and *TOWN OF FOURCHE*

BE IT RESOLVED:

1. By [unanimous][majority] vote of the [city council][~~board of directors~~][~~quorum court~~], all consent required by Ark. Code Ann. §14-38-101(b)(1) is hereby unconditionally given to the formation and continued existence of "Little Italy, Arkansas" as a city, municipal corporation or incorporated town.
2. This Resolution shall be effective on this 22 day of JUNE, 2012 and shall remain in full force and effect and may be relied upon until and only if such Resolution has been revoked by further proceedings.

Clyde West Jr 5-11-2015
[Mayor][~~County Judge~~]

Clerk



Jacque Kristofik

APPENDIX E

Budgets from towns similar in population and economy to a newly incorporated Little Italy.

BIGELOW (General and Street Budgets):

INCORPORATED TOWN OF BIGELOW, ARKANSAS

2013 CITY GENERAL BUDGET

Estimated Balance Dec. 31, 2012	\$	4,500.00
INCOME:		
County Tax Collected	\$	8,500.00
State Municipal Aid	\$	5,400.00
District Court	\$	1,400.00
Franchise Tax Collected	\$	14,000.00
Sales Tax Collected	\$	14,000.00
Misc.	\$	2,000.00
TOTAL ESTIMATED AVAILABLE FOR 2013	\$	49,800.00
EXPENSES:		
Salary/Labor/Payroll Taxes	\$	20,000.00
Utilities/Phone	\$	2,500.00
Supplies/Misc.	\$	6,500.00
Insurance	\$	15,000.00
TOTAL ESTIMATED EXPENSES FOR 2013	\$	44,000.00
ESTIMATED BALANCE DEC. 31, 2013	\$	5,800.00

Diana Clements

1-8-13

MAYOR
TREASURER
DATE
APPROVED



INCORPORATED TOWN OF BIGELOW, ARKANSAS

2013 STREET FUND BUDGET

Estimated Balance Dec., 31, 2012	\$ 5,800.00
County Road Tax Collected	\$ 2,328.85
Municipal Aid	\$ 15,500.00
TOTAL ESTIMATED AVAILABLE FOR 2013	\$ 23,628.85
EXPENSES:	
Repairs/Supplies/Misc.	\$ 3,000.00
Labor	\$ 1,000.00
Insurance	\$ 3,500.00
Utilities	\$ 4,600.00
Fuel	\$ 800.00
TOTAL ESTIMATED EXPENSES FOR 2013	\$ 12,900.00
ESTIMATED BALANCE DEC., 31, 2013	\$ 10,728.85

MAYOR

TREASURER

DATE
APPROVED

Diana Clements
1-8-13



CAMMACK VILLAGE (Street Budget):

STREET FUND	2014 Budgeted	2014 Forecast	2015 Budgeted
CASH RECEIPTS			
STATE HIGHWAY REVENUE	38,000.00	48,232.63	45,000.00
COUNTY ROAD TAX	23,000.00	22,968.84	23,000.00
INTEREST EARNED	250.00	159.48	150.00
OTHER		0.00	
TOTAL RECEIPTS	61,250.00	71,360.95	68,150.00
EXPENSES			
SALARIES	7,500.00	6,134.22	7,500.00
F.I.C.A.	200.00	86.76	200.00
HEALTH INSURANCE		0.00	
RETIREMENT CONTRIBUTIONS	200.00	1,432.19	1,500.00
WORKMANS COMP.		0.00	
STREET LIGHTING	7,500.00	6,606.72	7,500.00
VEH REPAIR/MAINT	750.00	767.42	1,000.00
GASOLINE	100.00	0.00	100.00
FIXED ASSETS		0.00	
SUPPLIES/SIGNS	5,000.00	1,292.82	2,500.00
UNEMPLOYMENT INSURANCE	50.00	0.00	50.00
VEHICLE INSURANCE	250.00	195.00	250.00
CONTRACTORS	30,000.00	60,910.30	30,000.00
EQUIPMENT RENT/DUMPSTER	5,000.00	72.66	5,000.00
OTHER	500.00	210.34	500.00
TOTAL EXPENSES	57,050.00	77,708.43	56,100.00

CAMMACK VILLAGE (Administration):

Administration	2014 Budgeted	2014 Forecast	2015 Budgeted
Salaries			
Administrative Assistant	38,000.00	38,400.04	39,140.00
Building Inspector	10,000.00	3,392.50	5,000.00
Part-Time Office/Dispatchers	2,500.00	2,765.30	3,000.00
Total Salaries	50,500.00	44,557.84	47,140.00
FICA	3,900.00	3,443.18	3,771.00
Benefits			
Health Insurance	4,500.00	4,026.00	4,500.00
Retirement	5,654.00	5,631.60	5,871.00
Insurance			
Unemployment	400.00	254.52	300.00
Workmen's Comp.	100.00	81.94	100.00
Property	700.00	360.00	500.00
Total Insurance	1,200.00	696.46	900.00
Supplies	1,700.00	2,308.74	2,500.00
Utilities			
Gas	500.00	869.05	1,000.00
Water	1,500.00	1,759.84	2,000.00
Electric	2,200.00	1,983.10	2,200.00
Telephones	3,500.00	3,232.22	3,500.00
Total Utilities	7,700.00	7,844.21	8,700.00
City Officials			
Salaries	29,010.00	28,230.00	29,010.00
Expenses	500.00	0.00	500.00
FICA	2,100.00	1,881.84	2,000.00
AD & D Insurance		0.00	
Various Supplies	100.00	0.00	
Total Officials	31,710.00	30,111.84	31,510.00
Fixed Assets		0.00	
Building Repair & Maintenance	1,150.00	1,480.89	1,500.00
Dues & Subscriptions			
Municipal League		0.00	
Legal Defense Fund	1,400.00	1,192.00	1,400.00
Metroplan	707.00	707.00	707.00
Jail Contribution	700.00	699.00	700.00
Sam's Club	75.00	0.00	75.00
Law Journal Updates		0.00	
Court & Recorder Dues	150.00	0.00	150.00
Seminars		0.00	
Total Dues & Subscriptions	3,032.00	2,598.00	3,032.00
Postage/Printing/Etc.			
General Postage	100.00	64.39	100.00
Legal Notices/Budgets	750.00	2,179.46	2,000.00
Receipt Books		645.00	645.00
Stationery	100.00	0.00	100.00
Periodicals		0.00	
Other	50.00	50.00	50.00
Total Postage/Printing/Etc.	1,000.00	2,938.85	2,895.00
Contracts			
Clear Mountain Water		0.00	
Pest Control	500.00	400.00	500.00
Copier Maintenance	750.00	697.89	750.00
Termite Control	150.00	109.00	150.00
Website		100.00	100.00
Total Contracts	1,400.00	1,306.89	1,500.00
Street Tax Transfer			
Other	1,000.00	760.69	1,000.00
Total Administration	114,446.00	107,705.19	114,819.00

APPENDIX F

Comparisons of towns with a similar population and economy to Little Italy. These were towns used in the budget samples.

LITTLE ITALY

Est. Population (Pulaski County side only)	350
Registered voters	329
Roads maintained by the county	7
no sales tax	

BIGELOW

Population 2010 census	315
------------------------	-----

CAMMACK VILLAGE

Population 2010 census	768 (may be closer to 900 in 2015)
Roads maintained by the town	10
no sales tax	