



Capital Improvements Element Evaluation and Appraisal

Major Issues Assessment

Issue 4: Fund Transportation Choice.

The current Comprehensive Plan does not contain adopted level of service (LOS) standards for transit, pedestrians, and bicyclists. As a result, it is difficult to determine at what level the City should be providing those services and whether the City is adequately funding the transportation modifications and operations needed to provide multi-modal transportation choice. According to the Regional Transit System, transit service cannot be expanded in terms of additions of standard buses or articulated buses for bus rapid transit (BRT) without a new bus maintenance facility, which is currently not a fully funded project. At the same time, revenue collections from property taxes, gas taxes and TCEA Agreements are lower than in previous years, which creates challenges to funding transportation choice even at existing levels.

Analysis of Existing Objectives and Policies

The 5-Year Schedule of Capital Improvements is related to Issue 4, as shown in the Major Issues Evaluation Matrix for this Element. See Table 1. The 5-Year Schedule is annually updated. The recommendation is that the 5-Year Schedule continue to be updated annually as required by State law and that new transportation choice revenues and projects should be included as they are identified during the Comprehensive Plan update process.

Issue 8: Strengthen Natural Resource Protection.

The Comprehensive Plan includes numerous policies with respect to the protection of natural resources, but the Uplands map in the Environmentally Significant Land & Resources map series merits review for inclusion of additional significant uplands. Assessment should be made in the EAR regarding the need for comprehensive plan amendments pertaining to the protection of other natural resources, particularly considering that additional environmental protections have been proposed for the City's land development regulations. Similarly, determination should be made in the EAR as to the need to amend the comprehensive plan to provide protection for annexed land with Alachua County Strategic Ecosystem designation.

There is considerable concern about the long-term water supply for our region. The St. Johns River Water Management District conducts water supply assessments to identify

areas where projected future uses cannot be sustained by proposed water resources without unacceptable impacts to water resources and related natural systems of the region. Such areas are designated as Priority Water Resource Caution Areas (PWRCA).

Prior to the Water Management District's draft 2008 Water Supply Assessment (WSA), the City and Alachua County were not identified as a Priority Water Resource Caution Areas. However, the draft WSA identifies most of the District, including the Gainesville area, as a *Potential* PWRCA. As of September 2009 the District was continuing to refine the groundwater flow simulation models used in the WSA. Once model review/refinement model is complete, the District will publish the final 2008 WSA, which will include PWRCA designations. It is not certain at this time whether or not the Gainesville area will be in a PWRCA, but the determination is expected to be made. The PWRCA designation would require amendments to Gainesville's comprehensive plan within 18 months after the District approves (expected in December 2010) the 2010 Water Supply Plan. Such amendments could include increased water conservation measures, greater expansion of reclaimed water service, and possibly development of alternative water supplies.

Whether or not the City is designated as a Priority Water Resource Caution Area, assessment should be made in the EAR as to whether current policies in the Comprehensive Plan need to be amended to meet updated statutory requirements pertaining to water supply. In addition, assessment should be made in the EAR as to whether current comprehensive plan policies need to be updated regarding water conservation, including the use of reclaimed water. Assessment should also be made in the EAR as to whether the comprehensive plan should address Low-impact development (LID), which is a set of stormwater management features and practices that mimic natural hydrologic functions on developed land and that are intended to conserve natural systems. LID addresses both water quantity and water quality.

LID is a method of land development that works with nature to manage stormwater in a way that reduces the amount of stormwater generated or the amount of nutrients that pollute the stormwater. This can reduce the impact on built areas and promote the natural movement of water within an ecosystem or watershed. The Florida Department of Environmental Protection (DEP) and the State's five water management districts are in the process of formulating a revised statewide stormwater rule to reflect current conditions that show that current design and performance criteria do not properly address nutrient loadings from typical stormwater runoff conditions. As part of this rulemaking, a menu of LID concepts is to be developed, including establishing credits for compliance with certain LID features. The City will have to comply with these practices once they are finalized.

Analysis of Existing Objectives and Policies

There are currently no policies in the Capital Improvements Element that address the water supply concurrency requirements.

Unforeseen or Unanticipated Changes in Circumstances

The severe economic downturn and financial crisis that have occurred since late 2007 were not anticipated in the 2000-2010 Comprehensive Plan. Foreclosures, falling property values, reduced development activity, and rising unemployment have all resulted in declining property tax revenues and reduced sales tax collections. In addition, Florida legislative actions during the decade also reduced property tax revenues. These events have impacted the City's financial situation and its ability to fund capital improvements.

Another unforeseen change was the adoption of the Local Option Fuel Tax (5-cents). This has resulted in a new revenue source for funding transportation projects. However, collections have not been as high as originally projected due to the recession.

The passage of the Wild Spaces, Public Places (WSPP) half-cent sales tax in November 2008 was an unanticipated new funding source for recreation/parks capital projects. The sales tax expires on 12/31/10.

While the City has an active annexation policy, the addition of 13.41 square miles (a 27.3% increase in land area) since 2000 was not anticipated by the 2000-2010 Comprehensive Plan. As a result of the various annexations, the City has been required to fund additional capital improvements (especially stormwater projects) in the annexed areas.

Recommended Changes

The recommended change that is needed to address Issue 4, Fund Transportation Choice, is:

- Update the 5-Year Schedule as new funding sources for transportation choice are identified.

The recommended change that is needed to address Issue 8, Strengthen Natural Resource Protection, is:

- Add a new policy to address water supply concurrency. As a cross-reference, this will also require a new policy in the Potable Water/Wastewater Element concerning a water supply level of service.

Table 1
Major Issues Evaluation Matrix – Capital Improvements Element
Issue 4 – Fund Transportation Choice

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
5-Year Schedule of Capital Improvements	Annual update submitted to the Department of Community Affairs for review.	Yes, and ongoing. The City annually submits updates to the 5-Year Schedule.	Update the 5-Year Schedule as new funding sources for transportation choice are identified.

Table 1
Major Issues Evaluation Matrix – Capital Improvements Element
Issue 8 – Strengthen Natural Resource Protection

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
New Policy		N/A	Add a new policy under Objective 1.2 concerning concurrency requirements that adequate water supplies be available to serve new development no later than the certificate of occupancy issuance date per Ch. 163.3180(2)(a), F.S.
1.2.6	Listing of adopted LOS standards in Elements	Yes, and ongoing.	Add the new LOS standard policy number for adequate water supply when it is created in the Potable Water/Wastewater Element.

Capital Improvements Element Evaluation and Appraisal

Element Assessment

Key findings for the Capital Improvements Element

1. The City of Gainesville has substantially met the goals, objectives, and policies of the Capital Improvements Element, and it continues to do so on an ongoing basis.
2. As revenue sources are identified to fund transportation choice, these should be added to the 5-Year Schedule of Capital Improvements during the annual update process.
3. The Capital Improvements Element needs to be updated to reflect Ch. 163.3180 concurrency changes related to public schools and water supply concurrency.

Successes

1. The City has maintained a financially feasible Comprehensive Plan during the 2000-2010 planning period.
2. New revenue sources (Local Option Fuel Tax and Wild Spaces, Public Places) have funded transportation and recreation capital improvements during recent years.

Shortcomings

1. Funding opportunities and revenue sources will continue to be a challenge as government budgets at all levels continue to be restricted. This may delay several projects that have been identified and planned.
2. Reduced development activity in recent years has limited collection of Transportation Concurrency Exception Area (TCEA) funds to pay for transportation mobility projects.
3. The lack of funding for a new bus maintenance facility limits the ability of the Regional Transit System to purchase new buses using Federal Transit Administration grants and also excludes maintenance of articulated buses that will form the backbone of a Bus Rapid Transit system.

Recommended Changes

The recommended changes that are needed to update the Capital Improvements Element and that are unrelated to Major Issues are:

- Policy 1.1.1 should be amended to add public schools to the list of facility types with required LOS standards. Amend the 9J-5, F.A.C. citation to instead reference Chapter 163.3180 because 9J-5 is not being updated in a timely fashion and does not reflect current State law. Amend the language to clarify what facility expenditure information will be included in the 5-Year Schedule of Capital Improvements.
- Policy 1.1.10 should be amended to state that annexed areas should be analyzed for existing level of service to determine existing and projected deficiencies.
- Policy 1.2.4 should be amended to change sub-paragraphs b. and d. to reflect that Florida Statutes require the facilities to be in place no later than the issuance of a certificate of occupancy.
- Policy 1.2.5 should be amended to change sub-paragraphs a. and b. to reflect that recreation facilities must be in place no later than 1 year after the issuance of a certificate of occupancy; and the acreage for such facilities shall be dedicated or acquired by the local government prior to the issuance of a certificate of occupancy.
- Policy 1.2.6 may need to be amended if policy numbers change during the update of each LOS-related Element.
- Policy 1.3.6 should be amended to include the phrase “transportation mobility impacts” instead of “traffic circulation impacts”.

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 1.1: The City shall use, in its biennial budget process, the 5-Year Schedule of Capital Improvements to set funding levels for the provision, renewal or replacement of public facilities necessary to meet and maintain the adopted Level of Service (LOS) standards for existing and future populations.</p>	<p>Implementation of policies 1.1.1 through 1.1.12.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.1.1 The Capital Improvements Element shall only include facility expenditure information for the facility types with required LOS standards mandated by Chapter 9J-5, Florida Administrative Code (Transportation Mobility, Potable Water, Wastewater, Recreation and Stormwater Management). Existing and projected facility needs identified in those Elements are included in this Element. Other capital expenditures are listed in the biennial budget and the City's 5-Year Capital Improvement Plan or Gainesville Regional Utilities' (GRU) 6-Year Capital Improvement Plan.</p>	<p>Listing of which facility types are included in the Capital Improvements Element.</p>	<p>Yes, and ongoing.</p>	<p>Add public schools to the list of facility types with required LOS standards because of changes in State law (Ch. 163.3180(1)(a), F.S.). Amend the 9J-5, F.A.C. citation to instead reference Chapter 163.3180 because 9J-5 is not being updated in a timely fashion and does not reflect current State law. Amend the language to clarify what facility expenditure information will be included in the 5-Year Schedule of Capital Improvements.</p>
<p>1.1.2 The Capital Improvements Element shall define a capital improvement as land, non-structural improvements to land and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more. The improvement shall have an expected life of at least 2 years.</p>	<p>Definition of a capital improvement for the element.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.1.3 The City shall schedule and fund City capital projects shown in the 5-Year Schedule of Capital Improvements included in this Element.</p>	<p>Scheduling and funding of capital projects in the 5-Year Schedule of Capital Improvements.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.1.4 The City shall annually review and update the Capital Improvements Element and 5-Year Schedule of Capital Improvements during the regular budget planning and adoption process.</p>	<p>Annual review and update of the 5-Year Schedule of Capital Improvements during the budget planning and adoption process.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.1.5 The City and GRU shall continue their policies of annually including capital projects and capital equipment as part of their adopted budgets.</p>	<p>Annual inclusion of capital projects and capital equipment in the adopted City and GRU budgets.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2
Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.1.6 The City's Capital Improvements Element shall be considered a component of the City's overall Capital Improvements Program (CIP) in the annual budget appropriations and the 5-Year Capital Improvement Plan (5-YR CIP) and items listed in the CIP and 5-YR CIP shall reflect the priorities and needs set in the Capital Improvements Element.</p>	<p>Annual inclusion of the priorities set in the 5-Year Schedule of Capital Improvements in the City's CIP.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.1.7 The Potable Water and Wastewater sections of the City's Capital Improvements Element shall be considered a subset of GRU's capital budget and 6-Year Capital Improvements Plan (6-YR CIP) and the capital budget and 6-YR CIP shall reflect the priorities and needs set in the Capital Improvements Element.</p>	<p>Inclusion of the Potable Water and Wastewater priorities from the 5-Year Schedule of Capital Improvements in the GRU 6-Year CIP.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.1.8 The Capital Improvements Element and 5-Year Schedule of Improvements shall reflect the policies and needs set in other Elements of the Comprehensive Plan.</p>	<p>Capital Improvements Element reflects capital needs shown in other Elements.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2				
Evaluation Matrix – Capital Improvements Element				
Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes	
1.1.9 The City shall replace or renew capital facilities required to maintain adopted LOS standards when deemed necessary by prudent engineering and utility practices. These improvements shall be included in the 5-Year Schedule of Capital Improvements.	Replacement or renewal of capital facilities to maintain LOS standards by the City.	Yes, and ongoing.	None.	
1.1.10 The City shall evaluate all annexation proposals to determine its ability to provide facilities at adopted LOS standards for the residents in the area(s) to be annexed.	Evaluation of all annexation proposals relative to adopted LOS.	Partially. Urban service reports are prepared for each annexation, but LOS standards have not been explicitly evaluated.	Amend the policy to state that annexed areas should be analyzed for existing level of service to determine existing and projected deficiencies.	
1.1.11 The City's Capital Improvements Element 5-Year Schedule of Improvements shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.	Annual update of the 5-Year CIE by the City based on receipt of proportionate fair-share contributions.	Yes, and ongoing.	None.	
1.1.12 The City shall ensure the financial feasibility, as defined by state law, of all capital improvements in the adopted 5-Year Schedule of Capital Improvements.	Capital improvements shown in the 5-Year Schedule must meet the State definition of financial feasibility.	Yes, and ongoing.	None.	

Table 2 Evaluation Matrix – Capital Improvements Element			
Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 1.2: The City shall continue to ensure the provisions of services and facilities needed to meet and maintain the LOS standards adopted in this Plan.</p>	<p>Implementation of policies 1.2.1 through 1.2.6.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.2.1</p> <p>The City shall continue to use the concurrency management system to issue final development orders conditioned on the following:</p> <ul style="list-style-type: none"> a. The availability of existing public facilities associated with the adopted LOS standards; b. The funding of public facilities (based on existing or projected funding sources) listed in the 5-Year Schedule of Capital Improvements that are needed to maintain adopted LOS standards. 	<p>Use of the concurrency management system for the issuance of final development orders conditioned on the availability and funding of public facilities related to adopted LOS standards.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.2.2</p> <p>If the projected revenues to support capital improvements become unavailable, the City shall amend the relevant LOS standards in the Comprehensive Plan or prohibit any development that would lower the adopted LOS standards.</p>	<p>Amendment of LOS standards or denial of development orders if revenues to support capital improvements needed to maintain LOS standards are unavailable.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2
Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.2.3</p> <p>The City shall continue operation of its Concurrency Management System. The Concurrency Management System is used to determine whether adequate facilities exist, when the impacts of development are expected to occur, to maintain adopted LOS standards set in the Comprehensive Plan. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.</p>	<p>Continued operation of the Concurrency Management System to make determinations of whether adequate public facilities exist at adopted LOS standards.</p>	<p>Yes, and ongoing.</p>	<p>Land Development Code update is needed to reflect changes in the Concurrency Management System related to: the citywide TCEA; the addition of public schools concurrency; and adequate water supplies.</p>
<p>1.2.4</p> <p>The concurrency requirements for potable water, solid waste, stormwater management, and wastewater shall be met by any one of the following standards:</p> <ul style="list-style-type: none"> a. The necessary facilities and services are in place at the time a final development order is issued; b. A final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; 	<p>Listing of how concurrency requirements can be met for potable water, solid waste, stormwater management, and wastewater.</p>	<p>Yes, and ongoing.</p>	<p>Amend sub-paragraphs b. and d. to reflect that Ch. 163.3180(2)(a) F.S. specifies that the facilities must be in place no later than the issuance of a certificate of occupancy.</p>

Table 2
Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>c. The necessary facilities are under construction and bonded for completion at the time a final development order is issued;</p> <p>d. The necessary facilities and services are guaranteed in an enforceable development agreement, that includes the provisions listed in Policy 1.2.4 (a-c), which guarantee is secured by a completion bond, letter of credit, or other security acceptable to the City Attorney. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.</p>			
<p>1.2.5 The concurrency requirement for recreation shall be met by any one of the standards listed in Policy 1.2.4 or by either of the following standards:</p> <p>a. The necessary facilities and services are the subject of an executed binding contract, bonded for completion and which is acceptable to the City Attorney which provides for the start of construction of the required facilities, or provision of the services, within one year of the issuance of the final development order;</p>	<p>Listing of how concurrency requirements can be met for recreation</p>	<p>Yes, and ongoing.</p>	<p>Amend sub-paragraphs a. and b. to reflect that Ch. 163.3180(2)(b) F.S. specifies that the recreation facilities must be in place no later than 1 year after the issuance of a certificate of occupancy. And, add the requirement that the acreage for such facilities shall be dedicated or acquired by the local government prior to the issuance of the certificate of occupancy or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction (which would be the building permit stage).</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>b. The necessary facilities and services are guaranteed in an enforceable development agreement requiring commencement of actual construction of the facilities or provision of services within one year from issuance of the applicable development order, which guarantee is secured by a completion bond, letter of credit, or other security acceptable to the City Attorney.</p>			
<p>1.2.6 The City shall adopt the following LOS standards for public facilities within its jurisdiction as indicated in the relevant Elements of its Comprehensive Plan: Transportation Mobility: Policies 3.2.3, 7.1.6, 7.1.7, 7.1.8, 7.1.11 Stormwater: Policy 1.1.1 Potable Water: Policy 1.1.1 Wastewater: Policy 1.1.2 Recreation: Policy 1.1.1 Solid Waste: Policy 1.4.1 Concurrency Management: Policies 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13, 1.1.14, 1.1.15 Public School Facilities: Policy 2.2.1</p>	<p>Listing of adopted LOS standards in Elements.</p>	<p>Yes, and ongoing.</p>	<p>May need amendment if policy numbers change during each Element's update or if new LOS standards are added (e.g., for adequate water supply in the Potable Water Element).</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 1.3: The City shall continue to require future development to pay for its capital improvements that are required to maintain adopted LOS standards.</p>	<p>Implementation of policies 1.3.1 through 1.3.6.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.3.1 Development shall pay the full cost of stormwater management facilities required by it to maintain the stormwater LOS standards set in the Comprehensive Plan.</p>	<p>Requirement that development pay full cost of stormwater management facilities to maintain adopted LOS.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.3.2 The City shall continue the adopted Land Development Regulations that establish stormwater quantity and quality standards for the development of existing sites with substandard on-site stormwater facilities. Such development shall pay the proportional cost of meeting those standards that it requires.</p>	<p>Adoption of stormwater quality and quantity standards for the development of existing sites in the Land Development Code.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.3.3 The City shall continue its policy of having all new water and wastewater service connections pay the fully allocated cost of the treatment facilities required to serve them in the form of plant connection fees, and the cost of distribution or collection facilities unless the service is on a developer-installed system.</p>	<p>Water/wastewater connections pay the fully allocated cost of required treatment facilities.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.3.4 The City shall continue its policy of having development contribute the water and wastewater distribution and collection system internal to a development. Contributions in aid of construction must be paid if the City does not project an adequate return on investment for water distribution or wastewater collection system extensions.</p>	<p>Requirement that development contribute the water/wastewater distribution and collection systems internal to a development.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.3.5 The City shall continue its policy of having development provide all road improvements within subdivisions as per the City's subdivision regulations.</p>	<p>Requirement that developments provide all road improvements within subdivisions.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.3.6 The City shall adopt Land Development Regulations that require that development provide the roadway facilities and/or improvements external to a development that are necessary to mitigate the development's expected traffic circulation impacts.</p>	<p>Adoption of Land Development Regulations that require roadway facilities and/or improvements external to the development to mitigate traffic impacts.</p>	<p>Yes, and ongoing. Also adopted in the Concurrency Management Element as related to the City's TCEA.</p>	<p>Amend the policy to change the phrase "traffic circulation impacts" to "transportation mobility impacts" to more correctly reflect the City's philosophy and practice concerning transportation. Amendments to the Land Development Code to fully reflect the City's updated TCEA requirements as shown in the Comprehensive Plan.</p>
<p>Objective 1.4: The facilities necessary to maintain the adopted LOS standards required to serve vested developments shall be available when the impacts of development occur consistent with Objective 1.2 and its policies.</p>	<p>Implementation of policies 1.4.1 through 1.4.3.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.4.1 Vested developments shall be defined as developments that have been issued final development orders that have not expired under the regulations of the City's Code of Ordinances, were issued prior to adoption of the Comprehensive Plan, and such developments have commenced and are continuing in good faith.</p>	<p>Definition of a vested development.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.4.2 The City shall continue its tracking of the number of developments with vested development rights that must be served by public facilities at adopted LOS standards through the Concurrency Management System.</p>	<p>Tracking of vested developments through the Concurrency Management System.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.4.3 Vested developments must provide or pay for the capital improvements that they were required to provide under the development regulations that existed when they were permitted.</p>	<p>Requirement that vested developments provide or pay for required capital improvements under the Code regulations when they were permitted.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>Objective 1.5: The City shall continue to schedule General Government Capital Improvements necessary to meet and maintain the LOS standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacement of worn out or obsolete facilities prior to the extension of new facilities.</p>	<p>Implementation of policies 1.5.1 through 1.5.7.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.5.1 The capital improvement must be within the financial capability of the City (either through debt capacity or ability to fund the improvement outright). The operating costs associated with it shall be identified and shall not exceed the City's ability to annually fund those costs.</p>	<p>Requirement that capital improvements be within the financial capability of the City including the associated annual operating costs.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.5.2 The City shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.</p>	<p>Requirement that City capital improvements projects consider plans of state agencies and water management districts.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.5.3 First priority shall be given to correcting existing facility deficiencies in adopted LOS standards, elimination of public hazards and meeting regulatory requirements or Federal and/or State mandates. First priority shall also be given to capital improvements that are fully funded by development and that will not cause operating cost deficits for the City.</p>	<p>Statement of first priority for capital improvements (related to correction of facility deficiencies).</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.5.4 Second priority shall be given to replacement of obsolete or worn-out facilities that are projected to cause facility deficiencies in LOS prior to expanding other facilities.</p>	<p>Statement of second priority for capital improvements being replacement of obsolete or worn-out facilities projected to cause LOS deficiencies.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.5.5 Third priority shall be given to adding or expanding facilities to serve vested developments.</p>	<p>Third priority for capital improvements based on facilities to serve vested development.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.5.6 Fourth priority shall be given to adding or expanding facilities to serve development needs in designated redevelopment areas that increase the use of existing facilities and promote infill development.</p>	<p>Fourth priority for capital improvements is adding or expanding facilities to serve designated redevelopment areas.</p>	<p>Yes, and ongoing. Capital improvements in designated redevelopment areas funded primarily by the Community Redevelopment Agency.</p>	<p>None.</p>
<p>1.5.7 Fifth priority shall be given to adding or expanding facilities for new development in currently unserved areas. Expansions of facilities to unserved areas shall be based on projected growth patterns found in the Future Land Use Element.</p>	<p>Fifth priority for capital improvements is adding or expanding facilities for new development based on projected growth patterns.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>Objective 1.6: The City, through GRU, shall continue to schedule and fund water/wastewater capital improvements necessary to meet the standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacing worn out or obsolete facilities prior to the extension of new facilities.</p>	<p>Implementation of policies 1.6.1 through 1.6.4.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2
Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>1.6.1 The capital improvement must be within the financial capability of GRU (either through debt capacity or ability to fund the improvement outright) and the operating costs associated with it shall be identified and shall not exceed GRU's ability to annually fund those costs.</p>	<p>Requirement that capital improvements be within the financial capability of GRU including the associated annual operating costs.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.6.2 GRU shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.</p>	<p>Requirement that GRU capital improvements projects consider plans of state agencies and water management districts.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.6.3 First priority shall be given to projects that correct existing facility deficiencies in adopted LOS standards, eliminate or mitigate public hazards, meet regulatory requirements or Federal and/or State mandates, or promote the reuse and conservation of resources.</p>	<p>Statement of first priority for GRU capital improvements (related to correction of facility deficiencies; elimination of public hazards; Federal/State mandates; or promoting reuse and conservation of resources).</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2 Evaluation Matrix – Capital Improvements Element			
Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
1.6.4 Second priority shall be given to projects to correct projected deficiencies in adopted LOS standards or projects to accommodate new development and redevelopment needs.	Statement of second priority for GRU capital improvements being to correct projected facility deficiencies.	Yes, and ongoing.	None.
Objective 1.7: The City General Government shall use the following policies to manage debt in such a way that General Government revenues available to fund on-going operating expenditures are maximized.	Implementation of policy 1.7.1 and 1.7.3.	Yes, and ongoing.	None.
1.7.1 Debt pledged as a general obligation of the City shall not exceed 3% of the non-exempt property valuation within the corporate boundaries.	Debt pledged as general obligation cannot exceed 3% of non-exempt property valuation within city limits.	Yes, and ongoing.	None.
1.7.2 Revenue bond debt can be as high as 100% of total debt.	Maximum cap on revenue bond debt can be as high as 100% of total debt.	Yes, and ongoing.	None.
1.7.3 The maximum ratio of total debt service to total revenue shall not exceed 10%.	Maximum ratio of total debt service to total revenue cannot exceed 10%.	Yes and ongoing.	None.

Table 2

Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 1.8: GRU shall continue to use the following policy to manage debt.</p>	<p>Implementation of policy 1.8.1.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.8.1 In order to issue additional bonds. GRU shall establish and collect rates, fees and other charges for the use or the sale of the output, capacity or services of the Water/Wastewater Systems sufficient so that the revenues of the Systems are expected to yield net revenues that shall be at least equal to 1.4 times the annual debt service on outstanding revenue bonds for each 12-month period within any prospective 60-month period.</p>	<p>Additional bond issuance based on GRU having revenue collections that yield 1.4 times the annual debt service on outstanding revenue bonds for each 12-month period within any prospective 60-month period.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>Objective 1.9: The City shall continue to use the Stormwater Management Utility funds allocated for capital improvements to pay for the Stormwater Projects needed to maintain LOS standards. These projects shall be shown in the 5-Year Schedule of Capital Improvements.</p>	<p>Implementation of policy 1.9.1.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.9.1 The City shall provide at least \$200,000 annually for Stormwater Projects.</p>	<p>The City providing at least \$200,000 annually for Stormwater Projects.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>

Table 2
Evaluation Matrix – Capital Improvements Element

Objective or Policy	Measurable Target	Objective or Policy Achieved?	Recommended Changes
<p>Objective 1.10 The City shall coordinate with Alachua County on the Alachua County Forever program.</p>	<p>Implementation of policy 1.10.1.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>1.10.1 The City shall seek to maximize the protection of environmentally sensitive lands through the nomination of properties for acquisition with Alachua County Forever funds.</p>	<p>Nomination of environmentally sensitive land for acquisition with Alachua County Forever funds.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p>5-Year Schedule of Capital Improvements</p>	<p>Annual submittal.</p>	<p>See Table 1, Major Issue 4</p>	