

CITY OF GAINESVILLE

STATEMENT OF SERVICES for the URBAN RESERVE AREA



Submitted as a requirement of the Alachua County Boundary Adjustment Act, as part of the Urban Reserve Area re-authorization

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INTRODUCTION

The Alachua County Boundary Adjustment Act, Section 7, requires that the Urban Reserve Area be updated every five years. This updated Statement of Services includes changes in service provision, title changes, and Departmental reorganizations that have occurred in the last five years. It also contains maps detailing the City's proposed changes to the Urban Reserve Area boundaries.

SERVICE: BUILDING INSPECTION

INTRODUCTION

The City of Gainesville Building Inspection Department is responsible for issuing building permits and performing inspections for all new and remodeled construction performed in the City of Gainesville. Offices are located at 306 NE 6th Ave., Building B on the first floor level. Permit applications are accepted between 7:00am and 4:00pm. Calls for inspections are received between 8:00am and 4:00pm with the inspection being scheduled for the next working day. Inspections are performed between 8:00am and 4:00pm. Office hours for inspectors are 4:00pm to 5:00pm. Codes in effect in the City of Gainesville jurisdiction are:

- a. Current edition of the Florida Building Code
- b. Current edition of the International Mechanical Code
- c. Current edition of the International Plumbing Code
- d. Current edition of the International Fuel Gas Code
- e. Current edition of the National Electric Code
- f. Current edition of all of the NFPA standards
- g. Current edition of the Florida Fire Prevention Code and associated codes.

As required by these Codes, the City of Gainesville Building Inspections Department will provide the same level of service currently provided within the city limits to newly annexed areas.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any services or associated facilities for the purpose of enforcing the Codes in the unincorporated reserve area prior to annexation, with the exception of Kanapaha Wastewater Treatment Plant, and the Wacahoota Archery Range, which are city-owned facilities.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any funding or facilities for building permitting for the unincorporated area prior to annexation, with exception of related expenses for Kanapaha Wastewater Treatment Plant and Wacahoota Archery Range.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not plan to provide any additional services for building permitting in the unincorporated urban reserve area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

See above introduction for Building Inspection.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville Building Inspection Department is funded primarily from permit fees through the City's General Fund.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

There are no known plans for additional building inspection services and associated facilities after annexation other than those that are currently provided.

SERVICE: COMMUNITY DEVELOPMENT

INTRODUCTION

The Community Development Department provides long-range strategies for the City's growth management and revitalization, and the preservation of its character, neighborhoods, and natural environment. The department aids area businesses through assistance programs, review of zoning proposals, and creating GIS maps of the area.

The Community Development Department includes the City's Planning, Housing, Redevelopment, Code Enforcement and Block Grant functions. (NOTE: Please see Housing Section of this document for information on City Housing Services.)

The Comprehensive Plan/Land Use Regulations

The existing Alachua County Comprehensive Plan and Land Use Regulations shall be applied to the Urban Reserve Area prior to its being annexed. The City will provide the County with written comments and recommendations on all proposed land use amendments to the County's Comprehensive Plan, in the Urban Reserve Area.

Administrative Procedures

The County shall enforce and administer the County's Comprehensive Plan and Land Development Regulations in the Reserve Area. The County shall levy and collect all fines and fees in the Urban Reserve Area. All proceeds collected by the County from fines and fees shall be used by the County.

The existing Alachua County Comprehensive Plan and Land Use Regulations shall remain enforced within newly annexed areas until the City of Gainesville amends its Comprehensive Plan to include annexed areas. City shall provide all planning services during the Comprehensive Plan amendment process using Alachua County Regulations.

No services will be provided in the Urban Reserve Area by Community Development staff. The City's Comprehensive Plan and Land Development Regulations only regulate development within the City limits.

PLANNING

INTRODUCTION

The Planning Division, the Department's largest division, includes comprehensive planning, neighborhood planning, current planning, historic preservation, GIS map preparation and graphic services.

The Comprehensive Planning section updates the City's Comprehensive Plan, prepares Special Area Plans and Corridor Plans, and updates the City's Land Development Code. The Comprehensive Planning staff also reviews any proposed land use and zoning changes.

The Neighborhood Planning Program staff works with individual neighborhoods to prepare neighborhood action plans and assists in implementing them. The Neighborhood Planning staff also administers neighborhood grants for participating neighborhoods and maintains a registry of all neighborhoods choosing to register with the City.

The Current Planning section reviews development petitions, site plans and variances.

The Historic Preservation staff provides staffing for the City's five historic districts.

The GIS/Graphics staff provides mapping, data and analysis.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide land planning services to the unincorporated urban reserve area prior to annexation.

All municipalities and the County have entered into interlocal agreements providing for a Countywide Visioning and Planning process which is underway to develop joint plans for land use and urban reserve designations.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any funding or facilities for land planning services for the unincorporated area prior to annexation.

Through an interlocal agreement, the City of Gainesville has provided \$40,000 towards the cost of the Countywide Visioning and Planning process, which began in 2003.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not plan to provide any additional services for land planning services in the unincorporated urban reserve area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

See above introduction to Planning, The Comprehensive Plan/Land Use Regulations, Administrative Procedures section detailed above.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville Planning Division is funded partially by application fees, in addition to other sources from the City's General Fund.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

There are no known plans for additional planning services and associated facilities after annexation other than those that are currently provided.

REDEVELOPMENT

INTRODUCTION

The City of Gainesville's redevelopment projects are carried out by the Community Redevelopment Agency (CRA). The City has four redevelopment districts, where increases in the property tax base (tax increment) are invested in the districts.

- Downtown Redevelopment District
- Fifth Avenue/Pleasant Street Redevelopment District
- College Park/University Heights Redevelopment District
- Eastside Redevelopment District

Redevelopment projects are coordinated in these districts by the CRA and implemented by a team of partners that includes other City departments and private citizens.

The City of Gainesville established the CRA in 1981 to create a redevelopment framework in which the Central City District will evolve into a more dynamic office, service, financial, entertainment, residential, and governmental area. The authority to establish the CRA is enabled by Sections 163.330-163.45 Florida Statutes.

Four Redevelopment Advisory Boards, one for each redevelopment district, provide guidance on project plans to the CRA. Members of the City Commission comprise the CRA Board, which adopts redevelopment plans, budgets and provides direction to staff. Three full-time City staff

provide a variety of services including working with the redevelopment boards, planning projects, coordinating initiatives, and managing redevelopment funding.

The CRA also oversees the SPROUT (Brownfields) Project, which includes the Depot Avenue Stormwater Park development.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide redevelopment services to the unincorporated urban reserve area prior to annexation.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any funding or facilities for redevelopment services for the unincorporated area prior to annexation.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not plan to provide any additional services for redevelopment services in the unincorporated urban reserve area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

See above introduction for Redevelopment. Additional redevelopment areas will be considered on a case-by-case basis.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville Redevelopment Division is funded through the tax increment funds.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

Additional redevelopment areas will be considered on a case-by-case basis.

CODE ENFORCEMENT

INTRODUCTION

The Code Enforcement Division is responsible for enforcing the Land Development Code Regulations for the city, and administering and assisting with the Landlord License program and the Parking Permit program. Frequent Code Enforcement activities include enforcing yard maintenance standards, addressing abandon vehicles, eliminating junk/trash and such debris on property, condition of structures, controlling prohibited businesses, illegal dwelling units, and outdoor storage facilities.

The City requires any landlord of property being rented in single-family zoned districts to obtain a landlord permit. The enforcement of this ordinance is handled through the Code Enforcement Division.

In addition, the Gainesville Code Enforcement Board has jurisdiction to hear and decide cases filed by the City's Code Enforcement Officers regarding violations of the City of Gainesville Code of Ordinances relating to buildings, electrical code, fire protection, housing code, licenses, plumbing, signs and street graphics, ventilation, heating, air conditioning, refrigeration, and zoning. The Board meets once a month at City Hall.

Code Enforcement Officers are assigned to zones, and may work nights and weekends depending on need.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide code enforcement services to the unincorporated urban reserve area prior to annexation.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any funding or facilities for code enforcement services for the unincorporated area prior to annexation.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not plan to provide any additional services for code enforcement services in the unincorporated urban reserve area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

See above introduction for Code Enforcement

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville Code Enforcement Department is funded through the City's General Fund.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

There are no known plans for additional services and associated facilities to be provided by the City of Gainesville after annexation.

BLOCK GRANT FUNCTIONS

INTRODUCTION

The Block Grant Office works with other City departments and community-based non-profit organizations to improve the quality of life for Gainesville's low and moderate-income residents and neighborhoods.

The Block Grant Division provides overall management, oversight, coordination, and monitoring and evaluation of the federal Community Development Block Grant (CDBG) and federal HOME Programs to ensure compliance with national objectives, federal grant regulations and local plans and policies.

The objectives of the CDBG and HOME Programs are to develop a viable urban community by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate income.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide Block Grant services to the unincorporated urban reserve area prior to annexation.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not provide any block grant funding or services for the unincorporated area prior to annexation.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville does not plan to provide any additional services for Block Grant services in the unincorporated urban reserve area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The Block Grant Division will provide newly annexed residents with the same services existing residents receive based on qualification. These services may include improved housing, down-payment assistance, economic development opportunities, and human services.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The Block Grant Division is funded through federal entitlement dollars under the Community Development Block Grant Program, HOME Program and American Dream Downpayment Initiative (ADDI) program in addition to other short-term grant awards.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

Additional services and associated facilities will be addressed on a case-by-case basis depending on the area annexed. Otherwise, there are no known plans for additional services and associated facilities to be provided by the City of Gainesville after annexation.

SERVICE: CULTURAL AFFAIRS

INTRODUCTION

In 1979, the City of Gainesville formed the Department of Cultural Affairs under the mandate of providing a strong cultural presence to build and support the arts in the community.

The Department of Cultural Affairs, designated as the Local Arts Agency for Alachua County, works in liaison with the Gainesville-Alachua County Cultural Affairs Board. Five members of this board are appointed by the Alachua County Commission, with the remaining board membership appointed by the City Commission. The Board's services include cultural planning and arts advocacy, as well as economic impact studies and developing the local cultural action plan in liaison with the Florida Department of State's Division of Cultural Affairs. The Department also serves as the City liaison to the Gainesville-Alachua County Art in Public Places Trust, a five member Trust (three members are appointed by the City, and two by the County) that oversees the public art programs of the City and County.

In addition, the Department of Cultural Affairs provides artist services to the region, including 5 grants programs including administration of the County's Destination Enhancement funding for cultural and eco-heritage organizations, technical assistance for grants, workshops and marketing. Programs include the Thomas Center Galleries programs that include art exhibits in conjunction with the Alachua County School Board, guided tours of the historic Thomas Center for all third grades in the County, and discounted youth passes for school tours from 13 surrounding counties to the annual Hoggetowne Medieval Faire. The ARTSREACH program places art exhibits at the Gainesville Regional Airport, the County Administration Building and City Hall. These services and programs are provided at no or low cost to the participants.

The Department organizes City support services for all major annual civic events and special events, including the services of fire/rescue, law enforcement, and administrative agencies/departments. The Department also interacts with the State of Florida's Department of Transportation, for State road closings

The Department produces several major festivals and public events that include the Downtown Festival and Arts Show with the Jazz Fest component, the 5 day Hoggetowne Medieval Faire,

and the annual New Year's Eve Celebration, as well as a regular Friday Night series at the Downtown Plaza. All of these events are open to the general public.

Services Provided by Municipality Before Annexation

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The City of Gainesville Department of Cultural Affairs currently provides services to all cultural and eco-heritage agencies in the entire County. Events and programs are open to all residents and visitors.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The Department of Cultural Affairs is funded through a variety of sources including the City's General Fund, user fees, grants and state funding.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

There are no plans for additional services in the unincorporated area prior to annexation.

Services Provided by Municipality After Annexation

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City is currently providing services to all cultural and eco-heritage agencies in the entire County. Department events and programs are open to all residents and visitors.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

Currently the department operates three facilities, Thomas Center A, the Tench Building Artist Studios, and the Wilhelmina Johnson Resource Center, and programs the Downtown Community Plaza. There are no plans for additional capital facilities.

The Department of Cultural Affairs is funded through a variety of sources including the City's General Fund, user fees, grants and state funding.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

There are no plans for additional services in the unincorporated area prior to annexation.

SERVICES: GAS SERVICE, COMMUNICATION SERVICE

GAS SERVICE

INTRODUCTION

Gainesville Regional Utilities (GRU) currently provides natural gas service to customers within the service area as shown in Map 1. The service area shown includes areas generally within one-quarter mile of existing gas distribution facilities. Approximately 6,200 customers are currently served in the Urban Reserve Area, or approximately 25 percent of total gas customers. Customers are provided natural gas primarily for water heating, space heating, and cooking purposes. Gas is presently purchased from the Florida Gas Transmission Company. Four different pressures are maintained in the various subsystems comprising the gas distribution system depending on subsystem design and materials of construction.

Activities performed in providing gas service include the following:

Planning: System planning is performed to ensure that gas service desired by customers is provided safely and reliably. GRU's Gas System meets all requirements of the Federal Office of Pipeline Safety and the Florida Public Service Commission. Facilities are planned to maintain or enhance safety and reliability to existing customers as well as serve additional customers. A six-year capital budget is updated on an annual basis.

Engineering: GRU performs engineering services for all gate stations, regulator stations, gas distribution mains, services, and meter installations.

Construction: GRU constructs all gas distribution mains. GRU maintains construction drawings and documents for the life of all projects. GRU tests all newly constructed facilities prior to placing the facility in service.

Maintenance: GRU maintenance activities include line location as part of the No Cuts utility location system, a leak detection program, a corrosion control program, a valve-exercising program, and a meter changeout and calibration program.

Operation: Safety inspections are performed prior to activating gas service. Mandatory load management is enforced during periods of curtailment, and meters are read monthly for billing purposes.

Conservation: Customers are provided with incentives and information to promote gas conservation.

Identification of Capital Facilities

GRU owns and operates four gate stations where gas is purchased from the Florida Gas Transmission Company for distribution using GRU's gas distribution system. Three of the gate stations are in the City and one is in the proposed Urban Reserve Area. In addition, GRU owns and maintains 10 regulator stations where pressure is reduced to the appropriate distribution pressure for the particular subsystem. Of the 10 regulator stations, four are in the proposed Urban Reserve Area.

GRU owns and operates approximately 485 miles of gas distribution mains ranging from 1.25 inches to eight inches in diameter. The system is looped when possible and divided into subsystems for the four different distribution pressures. Major gas distribution mains are shown in Map 2.

SERVICES PROVIDED BY MUNICIPALITY BEFORE ANNEXATION

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

Approximately 6,200 customers are currently served in the Urban Reserve Area, or approximately 25 percent of total gas customers. Customers are provided natural gas primarily for water heating, space heating, and cooking purposes. Gas is presently purchased from the Florida Gas Transmission Company. Four different pressures are maintained in the various subsystems comprising the gas distribution system depending on subsystem design and materials of construction.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

GRU's capital projects are funded by a combination of equity and proceeds from revenue bonds. Other services are provided from revenues derived from bases rates and customer charges. A feasibility study is performed on every extension request. Developers must make a commitment to ensure that at least 80 percent of the houses in the development use gas for heating and water heating purposes. A financial analysis is performed to determine the rate of return over a 30-year period; if that return meets corporate objectives (currently 14 percent), then gas service is extended and fully paid for by GRU.

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

The FY 2005 GRU budget contains \$8.5 million in proposed capital expenditures. A feasibility study is performed on every extension request. Developers must make a commitment to ensure that at least 80 percent of the houses in the development use gas for heating and water heating purposes. A financial analysis is performed to determine the rate of return over a 30-year period; if that return meets corporate objectives (currently 14 percent), then gas service is extended and fully paid for by GRU.

SERVICES PROVIDED BY MUNICIPALITY AFTER ANNEXATION

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville will provide gas services and gas system extensions to newly annexed residents in the same manner services are currently provided to GRU customers in the City of Gainesville and the unincorporated area.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

GRU's capital projects are funded by a combination of equity and proceeds from revenue bonds. Other services are provided from revenues derived from bases rates and customer charges. A feasibility study is performed on every extension request. Developers must make a commitment to ensure that at least 80 percent of the houses in the development use gas for heating and water heating purposes. A financial analysis is performed to determine the rate of return over a 30-year period; if that return meets corporate objectives (currently 14 percent), then gas service is extended and fully paid for by GRU.

C. PLANS FOR ADDITIONAL SERVICES AND ASSOCIATED FACILITIES PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

Additional gas services and capital investments will be evaluated upon annexation.

COMMUNICATIONS

INTRODUCTION

The GRUCom fiber optic network is utilized to provide Private Line and Special Access Internet transport circuits. Private Line circuits are point-to-point, unswitched channels connecting two or more customer locations with a dedicated communications path. Special Access circuits are also unswitched and provide a dedicated communications path, but these circuits connect a customer

location to the Point of Presence of another telecommunications company. GRUCom transport services are provided at various levels ranging from 1.5 megabits per second (Mbps) to 2.5 gigabits per second (Gbps).

GRUCom also uses the fiber optic network to provide high-speed, dedicated Internet access services. Business connections to the Internet are offered at access speeds ranging from 256 kilobits per second (Kbps) to 45 Mbps. Dedicated Internet access is also offered to residential customers in participating multi-dwelling complexes as a shared 10 Mbps Ethernet service. Additionally, GRUCom offers dial-up and ISDN Internet access services under the domain names GRU.Net, Gator.Net, and SFCC.Net. The dial-up access speeds available are 56 Kbps and 128 Kbps. Various value added Internet related services, such as e-mail and roaming, are also available to GRUCom Internet access customers.

GRUCom operates eleven communications towers in the Gainesville area and leases antenna space on these towers as well as on two of the GRU system's water towers. Two of the five antenna sites for the countywide public safety radio system are also located on these communications towers. Wireless communications service providers lease space on the towers and, in most cases, also purchase fiber transport services from GRUCom to receive and deliver traffic at the towers.

The newest line of business for GRUCom is public safety radio. These services are provided over Federal Communications Commission (FCC)-licensed 800 Mhz frequencies utilizing a trunked radio system that is fully compliant with the FCC's long-term plan to restructure its frequency allocations, and meets current industry standards for interagency operability. The system consists of 22 trunked voice frequencies and 6 wireless data frequencies. Antenna sites are linked to the network controller and various dispatch centers utilizing GRUCom's transport services.

GRUCom's customer base is growing as the fiber optic network is expanded and new product offerings are introduced. Customer types vary for each GRUCom business activity.

GRUCom's fiber transport customers include other telecommunications companies, commercial and industrial businesses, governmental agencies, schools, and hospitals. As of September 2004, GRUCom had approximately 118 transport customers with 687 circuits provisioned.

Dedicated Internet access services are provided to other Internet service providers, local businesses and organizations, and participating multi-dwelling complexes. Dial-up Internet access services are provided to the general public in the local calling area. As of September 2004, GRUCom had 1,850 dedicated Internet access customers while dial-up customers totaled 3,351.

GRUCom tower-space-leasing services are used primarily by wireless service providers, which include cellular telephone and personal communication services companies. As of September 2004, GRUCom had executed 38 tower leases, for space on 13 antenna sites with 7 different wireless communications service providers including, in alphabetical order, Alltel, ATT, Cingular, Nextel, Sprint, T-Mobile, and Verizon.

Public safety radio customers consist solely of government entities due to restrictions on the use of the frequencies allocated to the system under licenses issued by the Federal Communications Commission. The primary radio system users include: the System, City of Gainesville Police, Fire Rescue, and Public Works departments, the University of Florida's Police Department, Santa Fe Community College's Police Department, and the Alachua County Sheriff, Fire Rescue, and Public Works departments. These users have entered into a service agreement through 2014, with minimum commitments for the number of users and monthly fees per user established for voice, data, and dispatch subscriber units. The public safety radio system is operated by GRUCom on an enterprise basis, but an interagency Radio Management Board has been established to govern user protocols, monitor system service levels, and review system changes that could increase rates. The system was designed to accommodate additional participants, and the contract with each participating agency provides incentives to allow the system to expand. Currently, all users have been activated, and the system is in full operation. As of September 2004, GRUCom had activated 2,483-voice radio and 30 mobile data radio services, and 26 dispatch consoles on the public safety radio system.

Identification of Capital Facilities

As of September 2004, GRUCom had 216 miles of fiber optic cable installed throughout Gainesville and Alachua County. The fiber strand count included in the cable depends in service requirements for the particular area and ranges from 12 to 144 strands. The fiber is installed in a ringed topology consisting of a backbone loop and several subtending rings. Service is provisioned with optical equipment manufactured by Nortel Network (primarily) using the Synchronous Optical Network (SONET) standard protocol. Additionally, GRUCom can provision services on the fiber utilizing the Ethernet standard protocol, and for these services equipment manufactured by Cisco Systems is primarily used. The maximum transport speed currently utilized in the fiber optic network is 2.5 Gbps, which is enough bandwidth to deliver more than 32,000 simultaneous phone calls (as an illustration). Bandwidth on this network is a function of the electronic equipment utilized and, with technologies such as dense wave division multiplexing, expansion of the transport capability of the network is virtually unlimited.

GRUCom has a 3,900 square foot Central Office located in downtown Gainesville that serves as the main equipment node on the fiber network. This carrier class facility has dual fiber entry, redundant air conditioning systems, battery and diesel generated backup power, a fire suppression system, and a high-level security system. From this facility GRUCom interconnects to exchange network traffic with the other major telecommunications companies serving the Gainesville area, including AT&T, BellSouth, MCI, Interstate Fibernet and Progress Telecom. Rack space is also available for lease in the Central Office by other telecommunications companies, Internet service providers and GRUCom customers for the co-location of their equipment. This provides these entities with the highest level of operational reliability possible and easy access to the GRUCom fiber network. As of September 2004, GRUCom had 6 co-location customers.

GRUCom has two separate backbone connections into the Internet. One connection is at 155 Mbps and the other is at 45 Mbps. The 155 Mbps connection is picked up by GRUCom on its fiber at the AT&T access node in Gainesville while the 45 Mbps connection is delivered by

Sprint to Gainesville from their access node in Tallahassee, Florida. These facilities are combined and resold either as dedicated access or retail dial-up services.

The public radio system employs a Motorola 821 MHz simulcast system configured with five (5) transmit and receive tower sites including 22 simulcast voice, 6 data frequencies, and 2 additional mutual aid channels.

SERVICES PROVIDED BY MUNICIPALITY BEFORE ANNEXATION

A. IDENTIFICATION OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

GRUCom Services and associated facilities are described in the Introduction above.

B. FINANCING OF CURRENT SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

GRU's capital projects are funded by a combination of equity and proceeds from revenue bonds. Other services are provided from revenues derived from bases rates and customer charges

C. PLANS FOR ADDITIONAL SERVICES TO BE PROVIDED BY CITY OF GAINESVILLE TO ITS UNINCORPORATED RESERVE AREA BEFORE ANNEXATION

Additional Services Planned for the Urban Reserve Area are outlined in the GRU 2004-2005 Budget Capital Budget Detail. This detail includes expansion of GRUCom's fiber optic network.

SERVICES PROVIDED BY MUNICIPALITY AFTER ANNEXATION

A. IDENTIFICATION OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION

The City of Gainesville will provide communications services and system extensions to newly annexed residents in the same manner services are currently provided to GRU customers in the City of Gainesville and the unincorporated area.

B. FINANCING OF SERVICES AND ASSOCIATED FACILITIES (IF ANY) PROVIDED BY CITY OF GAINESVILLE AFTER ANNEXATION