



CITY OF GAINESVILLE
Office of the City Attorney

Legistar No. 080080
Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commission

SECONDFIRST READING
DATE: July 16, 2008
July 14, 2008

FROM: Marion J. Radson, City Attorney

SUBJECT: Ordinance No. 0-08-40
URBAN SERVICES REPORT – AREA AROUND S.W. 20th AVENUE, EAST
OF AND INCLUDING I-75

An Ordinance of the City of Gainesville, Florida, adopting an Urban Services Report which sets forth the plans to provide urban services to an area generally located south of the City limits and north of Butler Plaza and Windmeadows Apartments, west of S.W. 34th Street and the City limits up to and including I-75, and north of the vicinity of S.W. Archer Road and the City limits; the area is proposed for annexation by the City of Gainesville pursuant to Chapter 90-496, as amended, Special Act, Laws of Florida, known as the Alachua County Boundary Adjustment Act; providing directions to the City Manager, the City Attorney and the Clerk of the Commission; providing a repealing clause; providing a severability clause; and providing an immediate effective date.

Recommendation: The City Commission adopt the proposed ordinance.

The City Commission, at its meeting of June 9, 2008, authorized the preparation and advertisement of ordinances commencing the process of annexing the area described in this Ordinance. The proposed annexation meets the thresholds that require the City and County to discuss the transition of services under the Interlocal Agreement between Alachua County and the City of Gainesville for the Transition of Services Upon an Annexation by the City of Gainesville Within Its Municipal Reserve Area. The annexation is subject to referendum approval of the voters at the general election scheduled for November 4, 2008.

The Alachua County Boundary Adjustment Act requires a municipality to prepare and adopt by nonemergency ordinance a report setting forth plans to provide urban services to any reserve area to be annexed prior to commencing the annexation procedures under the Act.


The report must generally include the following information:

- 1) a map or maps of the City and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer


- 2) a statement indicating to what extent services to existing residents would need to be reduced within the next five years because of the annexation; to what extent taxes would need to be adjusted within the next five years to provide services to the areas to be annexed, including services required by the comprehensive plan of the municipality; and to what extent the area to be annexed meets the criteria of Section 9 of the Alachua County Boundary Adjustment Act;
- 3) a statement setting forth the plans of the City for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation, including:
 - a) plans for extending urban services on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation.
 - b) plans for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect for extending water and sewer lines to individual lots or subdivisions.
 - c) if extensions of major trunk water mains and sewer mains into the area to be annexed are necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.
 - d) set forth the method under which the City plans to finance extension of services into the area to be annexed.

If adopted on first reading, this ordinance shall be heard on second reading on July 16, 2008. After final adoption by the City Commission, a copy of this Report will be filed with the Alachua County Board of County Commissioners.

Prepared by:


Natalie McKellips
Assistant City Attorney

Approved and
Submitted by:


Marion J. Radson
City Attorney

MJR:NM:sw

PASSED ON FIRST READING BY A VOTE OF 7-0

D R A F T

6-24-08

ORDINANCE NO. _____
0-08-40

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2
3
4 **An Ordinance of the City of Gainesville, Florida, adopting an**
5 **Urban Services Report which sets forth the plans to provide**
6 **urban services to an area generally located south of the City**
7 **limits and north of Butler Plaza and Windmeadows**
8 **Apartments, west of S.W. 34th Street and the City limits up to**
9 **and including I-75, and north of the vicinity of S.W. Archer**
10 **Road and the City limits; the area is proposed for annexation**
11 **by the City of Gainesville pursuant to Chapter 90-496, as**
12 **amended, Special Act, Laws of Florida, known as the Alachua**
13 **County Boundary Adjustment Act; providing directions to the**
14 **City Manager, the City Attorney and the Clerk of the**
15 **Commission; providing a repealing clause; providing a**
16 **severability clause; and providing an immediate effective date.**
17
18

19 **WHEREAS**, Chapter 90-496, Special Act, Laws of Florida, created the "Alachua
20 County Boundary Adjustment Act" which sets forth procedures for establishing municipal
21 reserve areas and for adjusting the boundaries of municipalities through annexations; and

22 **WHEREAS**, Chapter 90-496 was amended by Chapter 91-382 and Chapter 93-347,
23 Special Acts, Laws of Florida, (hereinafter collectively referred to as "the Act") which
24 requires a municipality to prepare and adopt by nonemergency ordinance, a report setting
25 forth the plans to provide urban services to any reserve area prior to commencing the
26 annexation procedures under the Act; and

27 **WHEREAS**, the City of Gainesville is planning to commence the annexation of
28 certain unincorporated areas, as more specifically described in this Ordinance, that are

DRAFT

6-24-08

1 located within its Reserve Area as defined in the Act and as redesignated by the Board of
2 County Commissioners of Alachua County; and

3 **WHEREAS**, pursuant to law, at least ten days notice has been given prior to
4 adoption by publication in a newspaper of general circulation notifying the public of this
5 proposed Ordinance and of a Public Hearing to be held in the City Commission meeting
6 room, First Floor, City Hall, in the City of Gainesville; and

7 **WHEREAS**, Public Hearings were held pursuant to law, at which hearings the
8 parties in interest and all others had an opportunity to be and were, in fact heard.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**
10 **THE CITY OF GAINESVILLE, FLORIDA:**

11 **Section 1.** The Urban Services Report, a copy of which is attached as Exhibit "A"
12 and incorporated herein as if set forth in full, which sets forth the plans to provide urban
13 services to an area generally located south of the City limits and north of Butler Plaza and
14 Windmeadows Apartments, west of S.W. 34th Street and the City limits up to and
15 including I-75, and north of the vicinity of S.W. Archer Road and the City limits, is
16 approved and adopted for that certain area as more specifically described in the Urban
17 Services Report.

18 **Section 2.** The City Manager is directed to commence the annexation of the area
19 defined in the Urban Services Report, and the City Attorney and Clerk of the Commission
20 are authorized to prepare and advertise the appropriate ordinance(s).

D R A F T

6-24-08

1 **Section 3.** The Clerk of the Commission is directed to file a copy of this Ordinance
2 and the accompanying Urban Services Report with the Board of County Commissioners of
3 Alachua County.

4 **Section 4.** If any section, sentence, clause or phrase of this Ordinance is held to be
5 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
6 no way affect the validity of the remaining portions of this Ordinance.

7 **Section 5.** All ordinances, or parts of ordinances, in conflict herewith are to the
8 extent of such conflict hereby repealed.

9 **Section 6.** This Ordinance shall become effective immediately upon adoption.

10 **PASSED AND ADOPTED** this ____ day of _____, 2008.

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PEGEEN HANRAHAN, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt Lannon
Clerk of the Commission

Marion J. Radson, City Attorney

This ordinance passed on first reading this ____ day of _____, 2008.

This ordinance passed on second reading this ____ day of _____, 2008.

CITY OF GAINESVILLE URBAN SERVICES REPORT

Exhibit A

**Area Around S.W. 20th Avenue,
East of and Including I-75**



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URBAN SERVICES REPORT

INTRODUCTION

This Urban Services Report satisfies all the criteria required under the Alachua County Boundary Adjustment Act, as provided in Chapter 90-496, Special Act, Laws of Florida, as amended by Chapters 91-382 and 93-347, Special Acts, Laws of Florida (the "Act") for municipal annexation. Section 13 of the Act outlines the prerequisites for annexation. This report, with accompanying documentation and maps, complies with the applicable provisions of the Act.

Section 8 of the Act requires the City to adopt a non-emergency ordinance for the annexation which will include a complete legal description of the area being annexed. Before the annexation becomes effective, the ordinance shall be submitted to a vote of the registered electors of the area proposed to be annexed no sooner than 90 days or later than 180 days following the final adoption of the ordinance by the governing body of the annexing municipality. The referendum on annexation for the area defined within this Report is scheduled for November 4, 2008.

CHARACTER OF THE AREA TO BE ANNEXED

The area proposed for annexation is shown in Figure 1 ("Area") and is generally located south of the City limits and north of Butler Plaza and Windmeadows Apartments, west of S.W. 34th Street and the City limits up to and including I-75, and north of the vicinity of S.W. Archer Road and the City limits. The general land use pattern of the Area is shown in Figure 2.

Qualification of the Area under Section 9

This Area meets the criteria stated in Section 9 of the Act. The Area is contiguous to Gainesville's boundaries and is reasonably compact. No part of the Area is within the boundary of another county or another incorporated municipality. All of the Area is within the Gainesville Urban Reserve Area adopted by the Alachua County Commission on January 10, 2006, and which became final on March 13, 2006. The Annexation will not create an enclave.

Extent of Qualification under Section 9 (1) (a) - The total area to be annexed is contiguous to the municipality's boundaries and is reasonably compact, and no part of the area is included within the boundary of another county or another incorporated municipality. No portion of the area is outside the reserve area of the annexing municipality. The annexation does not create an enclave.

Qualification of the Area under Section 9 (1) (b) - The Area meets the criteria of this section because part or all of the area to be annexed is developed for urban purposes. The Area meets the following standards of criteria for urban purposes:

Section 9 (1) (b) (1): It has a total resident population equal to at least two persons for each acre of land included within its boundaries;

Total Area in Acres	665
Total Population Estimate	6,442
Persons per Acre	9.7

Section 9 (1) (b) (2): It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size.

Total Area in Acres	665
Total Population Estimate	6,442
Persons per Acre	9.7
Total Lots	1,071
Lots less than 1 Acre	995
Percentage of Lots less than 1 Acre	93%

THE PROVISION OF SERVICES

The Provision of Services under Section 13 (1) (b)

a) Services in the Next Five Years

It is anticipated that services to the Area will be improved within the next five years as a result of the annexation of the Area. It is not reasonably anticipated that services to current city residents will be reduced within the next five years as a result of the annexation of the Area. The following discussion outlines proposed services. All services are subject to the annual lawful appropriation of funds.

b) Taxes in the Next Five Years

It is not reasonable to anticipate that the City's ad valorem taxes would need to be adjusted in the next five years to provide services to the Area as a result of the annexation of the Area. This includes services required by the Comprehensive Plan. Any level of service issue that is outlined in the City of Gainesville Comprehensive Plan or the Alachua County Comprehensive Plan, whichever applies at the time of development, must be addressed.

The Provision of Services under Section 13 (1) (c)

The following statement sets forth the municipality's plans for extending to the Area to be annexed each major municipal service performed within the municipality at the time of annexation, such as those described in subsection (4) of section 5 of the Alachua County Boundary Adjustment Act. The method under which the municipality plans to finance extension of services into the area to be annexed is through the use of taxes, fees, special assessments, and various other revenues generated by those properties and businesses included in the Area.

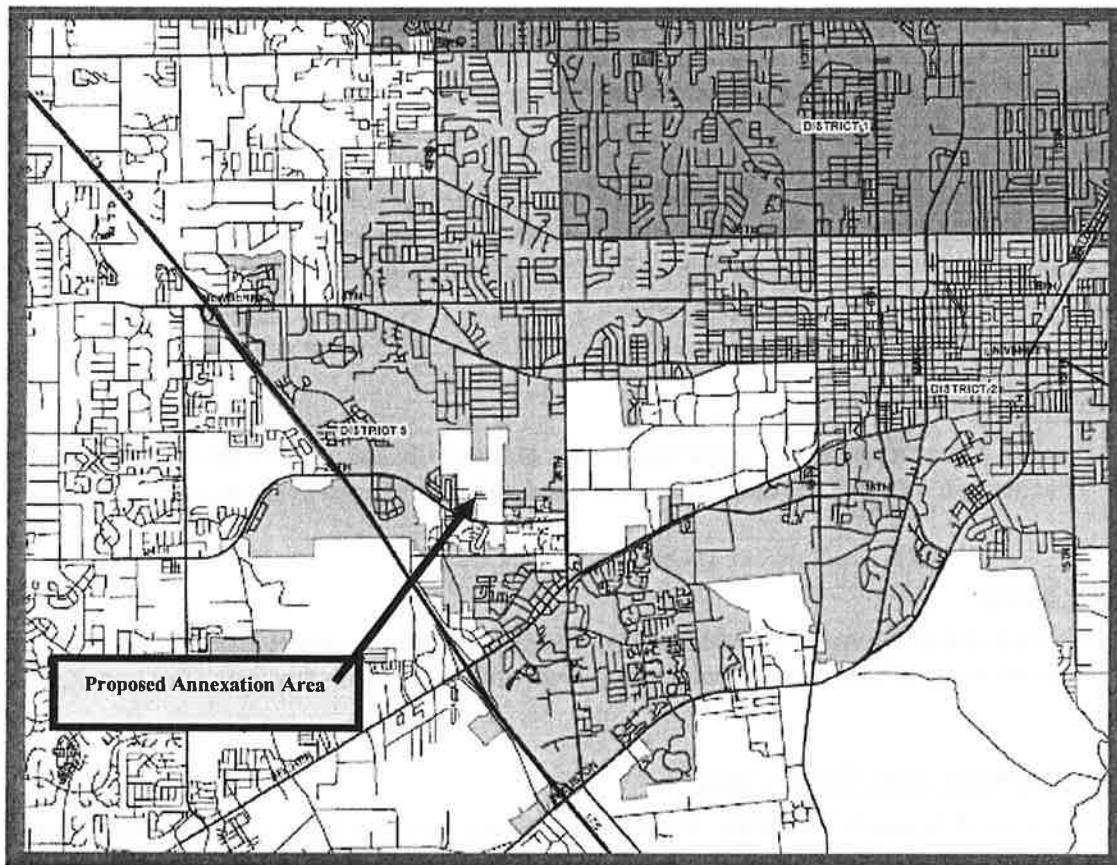
Police Services

Upon the effective date of annexation and in accordance with the *Interlocal Agreement between Alachua County and the City of Gainesville for the Transition of Services Upon an Annexation by the City of Gainesville Within Its Municipal Reserve Area*, police services will be provided to the Area by the Gainesville Police Department, utilizing similar policing strategies that are provided within the existing City limits. Police District Three will be extended to serve the area, and a new zone within the district will be created. Public Safety personnel in Zone F, W and X will also service the area. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In the event of heightened criminal activities or patterns, special units or task forces will be created and assigned to address these circumstances. Funding for these services will be covered by revenues generated in the Area, including but not limited to ad valorem revenue, utility taxes, and communication services taxes.

Current police services include preventative patrol and criminal apprehension, criminal investigations, special operations, crime prevention, neighborhood police services, crime scene

processing, Police Service Technicians, air support, traffic management, combined communications, and other support services including planning and research, fiscal management, records management, crime analysis, automated information services, property and evidence management, personnel and recruitment, and training. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Gainesville Police Department: Current District 3, Zones Foxtrot, Whiskey and Xray



Fire Protection

Gainesville Fire-Rescue Department (GFR) presently provides emergency and non-emergency services to portions of the unincorporated urban area of Alachua County. These services are required under the current Fire Services Assistance Agreement between the City and Alachua County. City of Gainesville Stations 2 and 4, and Alachua County Stations 15, 16 and 19 all provide services to this area. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Fire hydrants in the unincorporated area of Alachua County are currently provided and maintained by the City of Gainesville in accordance with the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Funding for these services will be covered by revenues generated in the Area, including but not limited to ad valorem revenue, a fire services special assessment, false alarm fees, utility taxes and communication services taxes. Funding for fire hydrants is included in the base rates for water utility service.

Solid Waste Disposal

The City of Gainesville Solid Waste Department monitors residential solid waste and recycling collection services, provided under contract with Waste Management of Central Florida, Inc., to residents living in single family houses and buildings containing less than five dwelling units. Other residents, businesses and institutions contract for solid waste and recycling collection with one of several commercial providers operating under non-exclusive franchises with the City.

Alachua County contracts for residential solid waste, recycling and yard trash collection in the unincorporated mandatory service areas with the same company as does the City. Services will be extended and fees for this service will be collected through the utility billing process beginning the next October 1 after annexation.

Potable Water

Potable water services are addressed in the Gainesville Regional Utilities section of this report. That section outlines the current service level and plans for extensions after annexation.

Sanitary Sewer

Sanitary sewer services are addressed in the Gainesville Regional Utilities section of this report. That section outlines the current service level and plans for extensions after annexation.

Streets, Drainage and Flood Control

The City of Gainesville Public Works Department provides basic maintenance and repair services for all City streets within its current jurisdiction. This work includes maintenance of asphalt pavement, concrete sidewalks, concrete curbs and gutters, and roadside ditches. Basic maintenance services are also provided for public ditches and stormwater management detention/retention facilities. These basic maintenance and repair services that are provided in the existing city limits will be provided to the public streets within the Area upon the effective date of the annexation.

The City of Gainesville currently charges a stormwater management utility fee. Any increase in impervious surfaces, without onsite mitigation, in accordance with ordinances, policies and regulations in effect at that time, will cause the stormwater management utility fee to be charged for the area that increases the total impervious surface. This fee pays for mosquito

control, drainage improvements for public facilities and sweeping of public streets within the City limits.

Street sweeping is an effective means of reducing the amount of debris and pollutants that enter the City's storm drain system and water resources. The Public Works Operations Division currently sweeps City roadways on a 4 to 6 week cycle, depending on weather and equipment. All City roadways are currently swept 9 to 10 times a year.

Parks, Recreation and Cultural Affairs

The Parks, Recreation and Cultural Affairs Department currently provides organized recreation programs for youth and adults. The Department also provides passive nature facilities and programming for youth and adults. Organized recreation programs in the areas of aquatics, athletics, recreation centers, after-school and summer playground programs are provided, and a variety of special events are also available. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation. Fees for these programs are charged at a differential rate depending upon residency. Upon annexation, any residents of this Area would be eligible for the City of Gainesville residents' rates.

The Parks Division is responsible for the cleaning and upkeep of all City parks. In addition, this Division provides cleaning of City-owned parking lots, removal and trimming of trees located on City property, maintenance of grounds around City-owned buildings and operation of the City's Evergreen Cemetery. Basic mowing of City rights-of-way is provided on a regular basis by the Public Works Department. The Area will receive the same services that are provided in the existing City limits upon the effective date of the annexation.

Ironwood Golf Course is owned and operated by the City of Gainesville. The facilities are available to all without restriction to residence. Fees for golf programs and services are currently charged at a differential rate depending upon residency. Upon annexation, any residents of the Area would be eligible for the same rates that are available to the residents of the City of Gainesville.

The Cultural Affairs Division provides for cultural enlightenment through various programs in the arts, historical interpretation, special events and cultural programs in the County school system. The Area will receive the same services that are provided in the existing City limits upon annexation.

Housing

The Building Inspections Department enforces building and fire codes. The Department is responsible for permitting and inspections of new construction and remodeling or repair of existing buildings. Building contractors are also licensed through the Department in accordance with state and local regulations. The Building Inspections Department will provide permitting, plan review and inspections for the Area. The current staffing for the department can provide inspection services and the permitting and plan review services. The current staff will deliver services to this Area as it currently exists without significant delays.

The City's Code Enforcement Division enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales. The current staffing in the Department can provide these services to the Area as it currently exists.

The Housing Division provides grants for low and moderate income housing through the use of federal and state grant funds. The City of Gainesville is a Community Development Block Grant (CDBG) entitlement jurisdiction. Upon annexation, any eligible residents of the Area would be entitled to apply for programs funded by CDBG funds. HOME funds are also utilized in the provision of housing services. The Area will receive the same services that are provided in the existing City limits upon the effective date of annexation.

Planning and Zoning Services

The Planning and Development Department will provide planning and development services to the Area. The Alachua County Comprehensive Plan and Zoning Code will continue to regulate land use and zoning for any development in the Area until the Gainesville Comprehensive Plan is amended and the Area is rezoned to City of Gainesville zoning categories. All requests for development are reviewed by City staff and the City Plan Board or Development Review Board where appropriate. Following annexation, the City will undertake the necessary studies to amend the City Comprehensive Plan and zoning map to include the Area and will commence appropriate public hearings to complete such an amendment.

Street Lighting

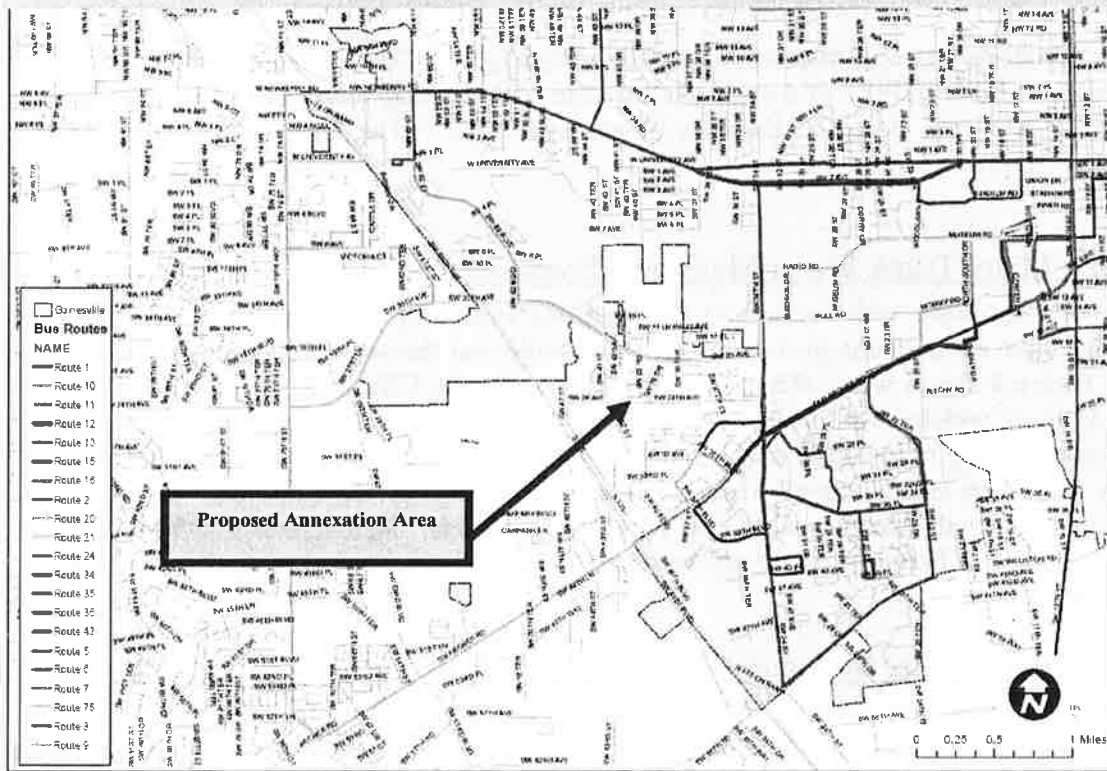
Street lighting in the unincorporated area of Alachua County is currently provided and funded by the City of Gainesville General Operating Fund along arterials and collectors for vehicle and pedestrian safety through the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Additional streetlights may be provided on public roadways in the Area in accordance with the guidelines of the City of Gainesville Transportation Services Division of the Public Works Department, as outlined in the "City of Gainesville Standards for Roadway Lighting".

Transportation

The Transportation Services Division is responsible for installation and maintenance of traffic signs, pavement markings on City roadways, all parking meter operations, and mechanical traffic counts for traffic studies. The Transportation Services Division is also responsible for traffic signal operations and construction inspection services for all of Alachua County and the other municipalities, under the annual City-County Traffic Engineering Services Agreement. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). Transit service is currently provided to the Area via Route 20 and Route 21. There are numerous bus stops in the Area (See map below).

REGIONAL TRANSIT SYSTEM FIXED ROUTES



Other Governmental Services

Other services currently provided to the residents within the existing City limits of Gainesville shall be extended to the Area, where necessary, on substantially the same basis and in the same manner as such services are provided within the rest of the municipality.

WATER AND WASTEWATER FACILITIES

Gainesville Regional Utilities (GRU), owned and operated by the City of Gainesville, presently provides water and wastewater services to residents of the unincorporated area of Alachua County. Extension policies for serving new customers are the same in the City and in the proposed annexation Area.

Financing the Extension of Water and Wastewater Facilities

GRU's existing water/wastewater extension policy is that new water and wastewater customers pay the fully allocated cost for the service they receive. This cost includes the cost of the treatment facilities required for service in the form of plant connection fees. It also includes the cost of distribution or collection facilities in the form of transmission and distribution charges and/or collection system charges. Additionally, any developer requesting an extension pays a Contribution In Aid of Construction (CIAC) sufficient to ensure that GRU receives an

appropriate rate of return on its portion of extension costs. This policy applies both in the City of Gainesville and in the surrounding unincorporated area of Alachua County.

Actual facility construction is funded through GRU's Construction Fund, the Utility Plant Improvement Fund (UPIF), or a combination from both funding sources. The Construction Fund consists of proceeds from the issuance of revenue bonds. The UPIF is funded by operating revenue.

Existing Major Trunk Water Mains and Proposed Extensions

In accordance with Section 13 (1) (a) of the Boundary Adjustment Act, Figure 3 shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Figure 4 shows water distribution system projects in GRU's approved 2008 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 4. Additional funding is included in GRU's budget for extending water facilities to meet the needs of new customers and for those whose location will depend on development. Project timing is based on projected growth within the GRU service area. Actual construction times of the projects shown in Figure 4 may vary based on the actual rate or location of growth within the service area.



Existing Wastewater Collection System and Proposed Extensions

In accordance with Section 13 (1) (a), Figure 5 shows the existing major wastewater collection system in the City of Gainesville and the Area. Figure 6 shows wastewater collection system projects in GRU's approved 2008 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 6. Additional funding is included in GRU's budget for extending wastewater facilities, to meet the needs of new customers and for those whose location will depend upon development. Project timing is based on projected growth within the GRU service area. Actual construction times may vary as a result of service being required either earlier or later than originally anticipated.

Figure 1: Area Proposed for Annexation



Proposed SW 20th Avenue Annexation City of Gainesville, FL

-  Gainesville City Limits
-  Proposed Annexation Area (660.13 acres)

0 0.125 0.25 0.5 Miles

Prepared by Planning and Development Services/GIS June 13, 2005
File: ArcPtoch\proj\2005\Gainsville\SW 20th Ave Area\00-11

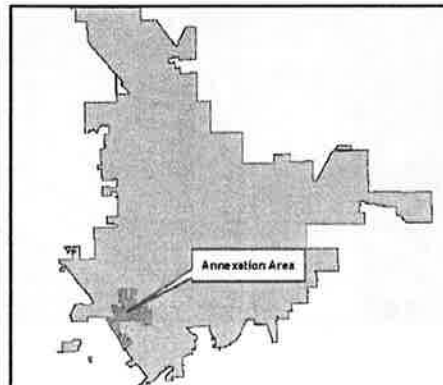


Figure 2: General Land Use of Proposed Annexation and Surrounding Area

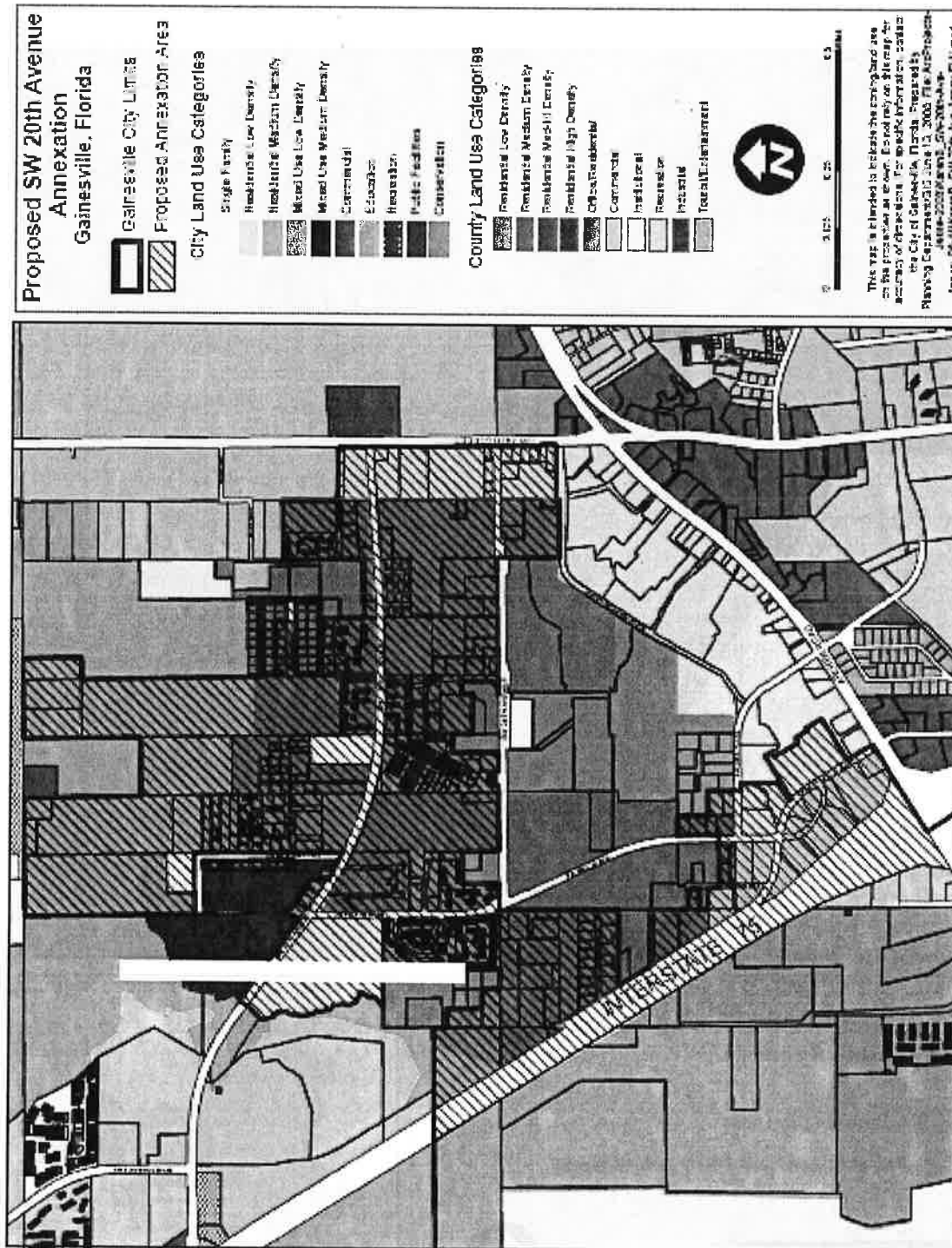
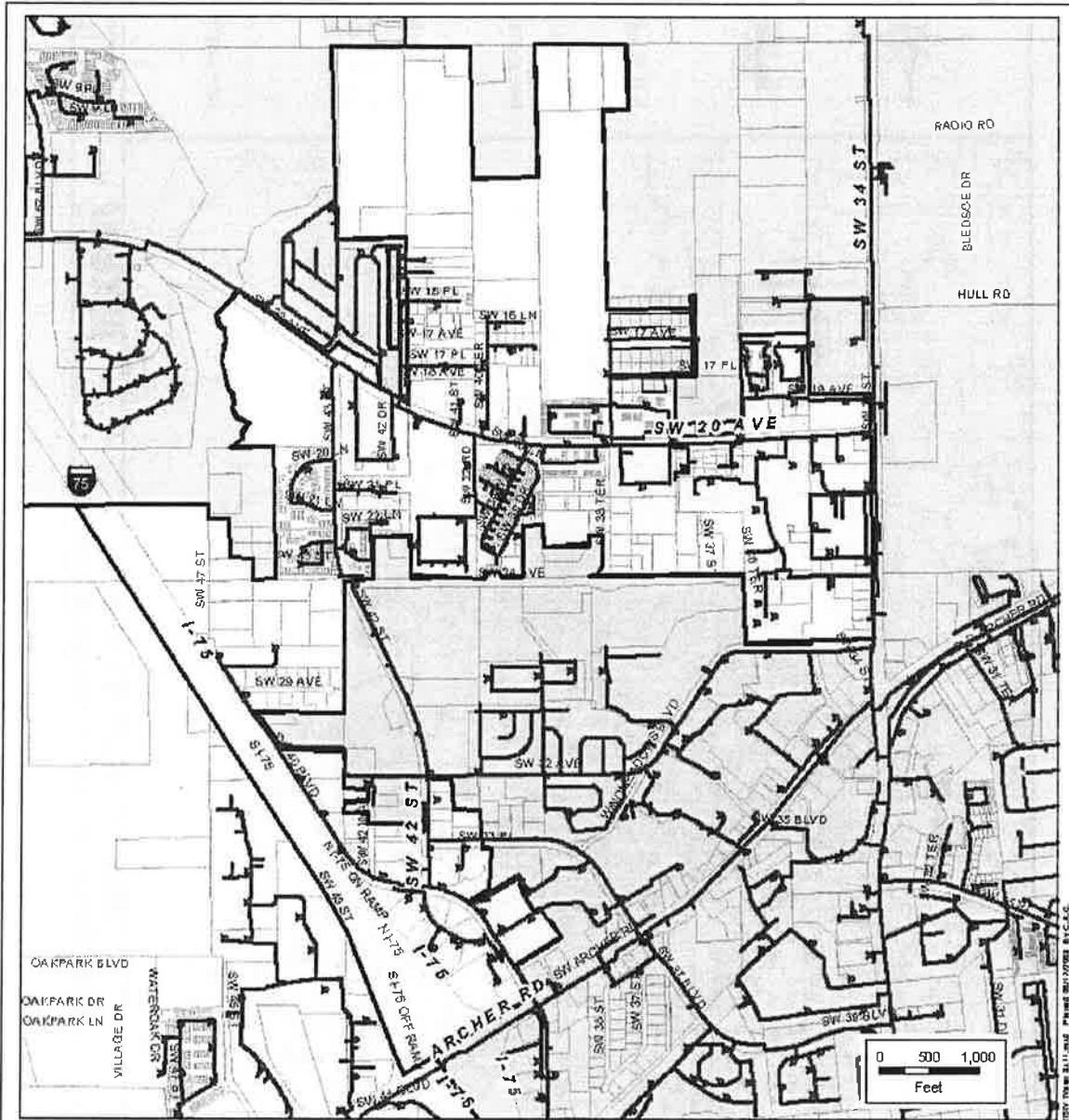






Figure 3: Major Water Mains



Water Utility Facilities Near Proposed Annexation Area

SW20th Avenue, et al

Legend

-  Proposed Annexation Area
-  Gainesville City Limits
-  Water Main
-  Hydrant

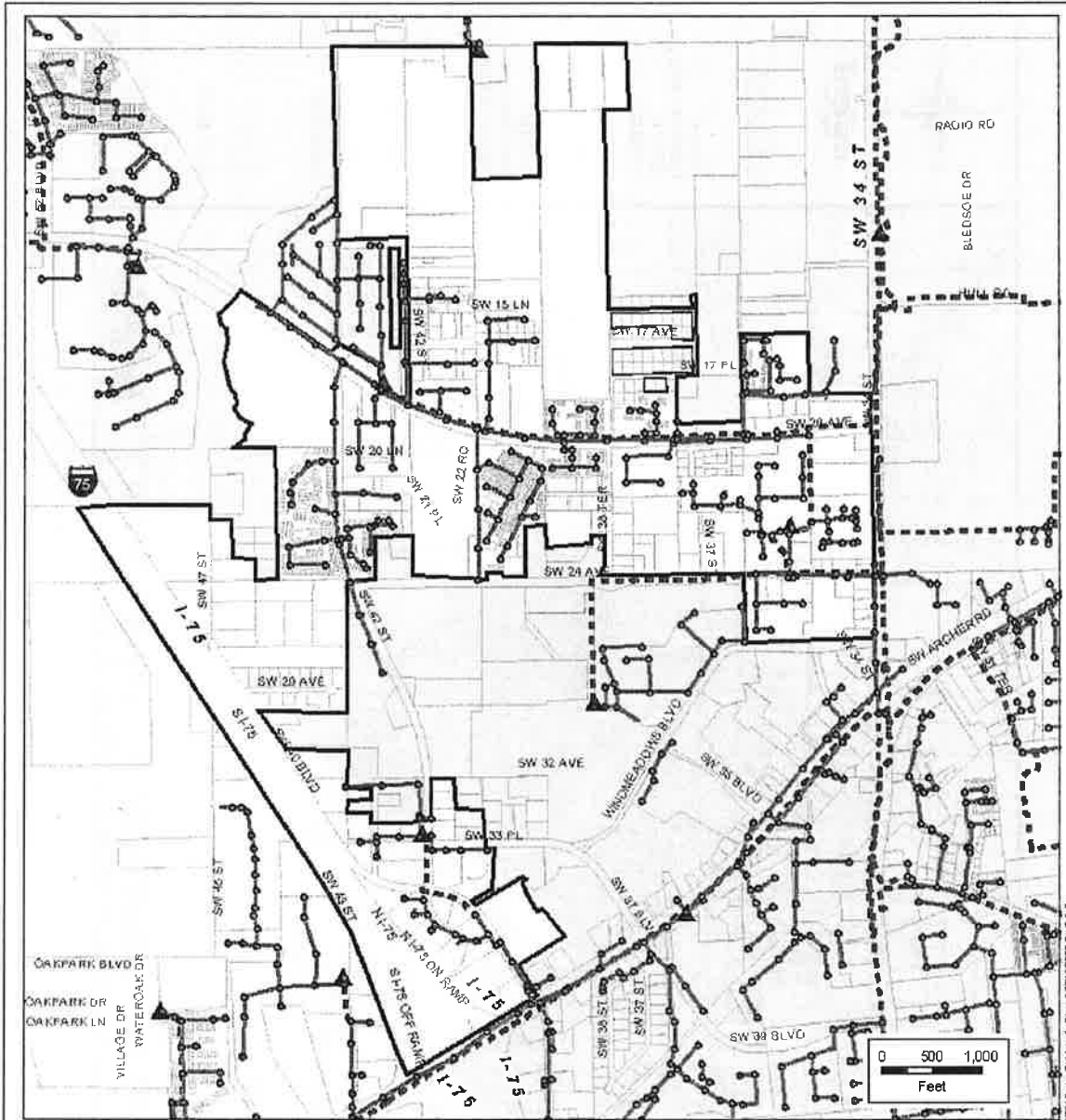


NOTE: LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD INSPECTION.



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Figure 5: Wastewater Utility Facilities



Wastewater Utility Facilities Near Proposed Annexation Area

SW 20th Avenue, et al

Legend

- Proposed Annexation Area
- Gainesville City Limits
- Gravity Main
- Manhole
- Lift Station
- Force Main



Figure 6: Wastewater Collection System Projects

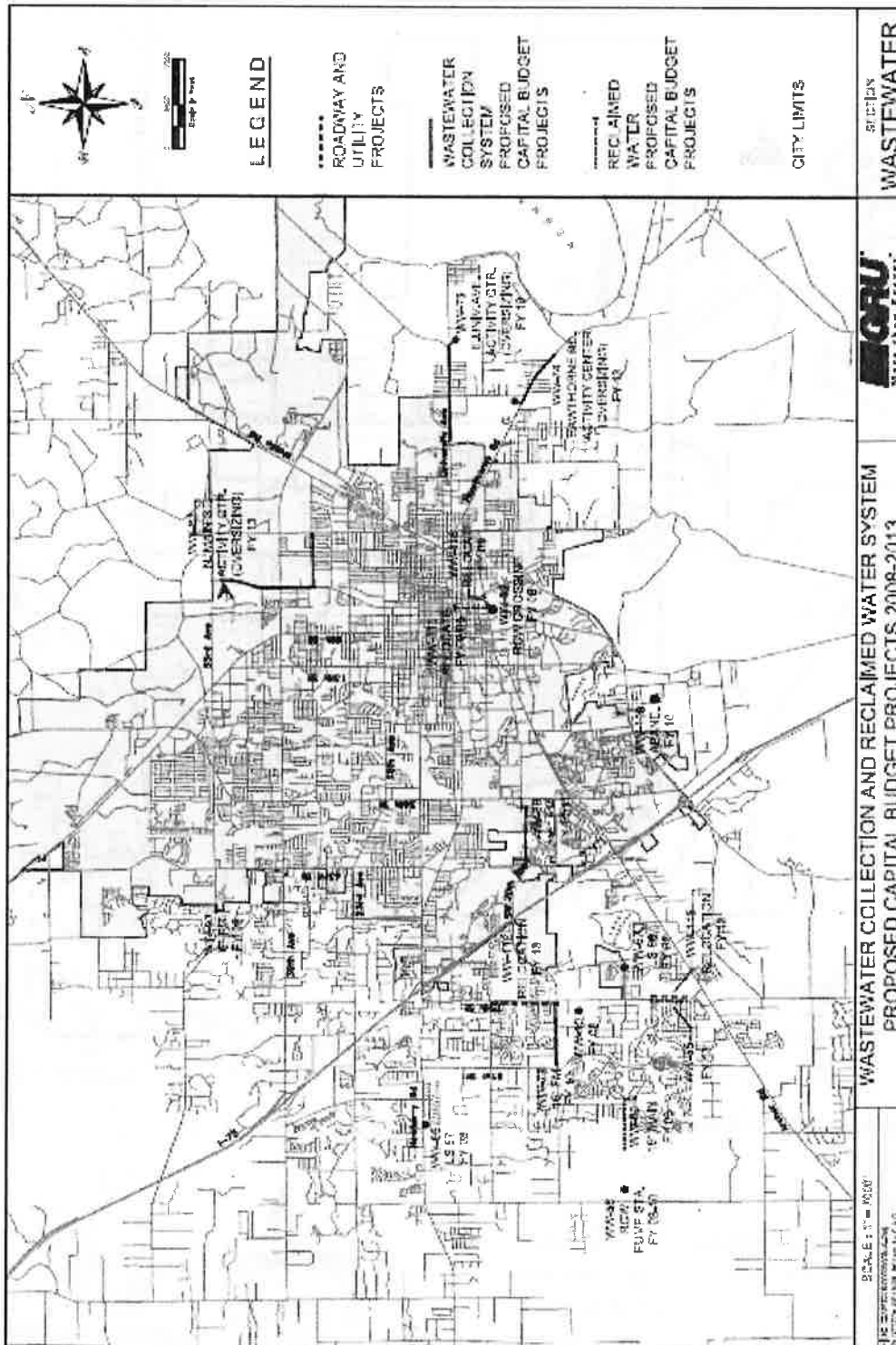


Table 1: Financing Estimates

<u>Revenue</u>	FY 2009 (4 months)	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Ad Valorem	\$0	\$999,862	\$1,069,852	\$1,144,742	\$1,224,874	\$1,310,615
Other Taxes	\$142,629	\$496,290	\$512,044	\$526,910	\$543,850	\$562,151
Fines, Fees, Licenses	\$24,464	\$79,121	\$80,467	\$81,499	\$82,892	\$84,318
Charges for Services	(\$44,800)	(\$137,088)	(\$139,830)	(\$142,626)	(\$145,479)	(\$148,388)
Intergovernmental Revenue	(\$2,605)	(\$7,971)	\$322,153	\$332,252	\$342,676	\$353,434
W/WW/Gas Surcharge	(\$51,510)	(\$159,166)	(\$163,941)	(\$168,859)	(\$173,925)	(\$179,143)
COPS Grant	\$9,160	\$26,016	\$11,544	\$0	\$0	\$0
Total Revenue	\$77,338	\$1,297,063	\$1,692,288	\$1,773,918	\$1,874,888	\$1,982,986
<u>Expense</u>						
Personnel	\$749,531	\$689,259	\$716,829	\$745,502	\$775,323	\$806,335
Operating	\$108,149	\$427,969	\$540,405	\$563,059	\$586,851	\$611,853
Capital	\$0	\$128,542	\$128,542	\$73,542	\$73,542	\$73,542
Total Expense	\$857,681	\$1,245,770	\$1,385,777	\$1,382,104	\$1,435,716	\$1,491,731
NET	(\$780,342)	\$51,293	\$306,511	\$391,814	\$439,172	\$491,255

