



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **PEACH**

I. GENERAL INSTRUCTIONS:

1. FORM 1 is required for **ALL** SDS submittals. Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

<p>OPTION A <i>Revising or Adding to the SDS</i></p>	<p>OPTION B <i>Extending the Existing SDS</i></p>
<ol style="list-style-type: none"> 4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2). 6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).] 	<ol style="list-style-type: none"> 4. In Section IV type, "NONE." 5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <div data-bbox="841 1182 1539 1421" style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <p><i>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</i></p> </div>

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

**RESOLUTION
PEACH COUNTY**

WHEREAS, during its 1997 Legislative Session, the Georgia State Legislature adopted the Service Delivery Strategy Act; and

WHEREAS, this act requires that every county within the State of Georgia adopt a Service Delivery Strategy which identifies the methods, funding sources, service provider, and geographic service area of each public service activity provided within the county; and

WHEREAS, the Service Delivery Strategy must be officially adopted and verified by the Georgia Department of Community Affairs by June 30, 2019; and

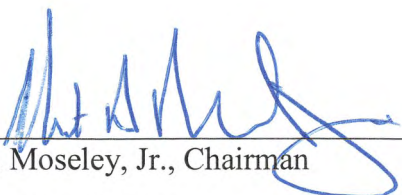
WHEREAS, city and county officials have worked diligently to prepare the county's Service Delivery Strategy; and

WHEREAS, the Chairman of the Peach County Board of Commissioners is required to sign the requisite documents acknowledging approval of the Service Delivery Strategy.


NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Peach County that the attached Peach County Service Delivery Strategy is hereby adopted as the official Service Delivery Strategy, to be updated from time-to-time as required in Title 36 of the Official Code of Georgia Annotated 36-70-1 et al; and

BE IT FURTHER RESOLVED that the Chairman of the Peach County Board of Commissioners is hereby authorized to place the Service Delivery Strategy on the appropriate forms prescribed by the Georgia Department of Community Affairs, to execute those forms in the proper places, and to submit the Service Delivery Strategy to the Department of Community Affairs for verification in compliance with O.C.G.A. 36-70-26.

Adopted this 22 day of May 2019 at the county's commission special called meeting.



Martin H. Moseley, Jr., Chairman



Witness

AFFIX
SEAL

**RESOLUTION
CITY OF BYRON**

WHEREAS, during its 1997 Legislative Session, the Georgia State Legislature adopted the Service Delivery Strategy Act; and

WHEREAS, this act requires that every county within the State of Georgia adopt a Service Delivery Strategy (sometimes referred to herein as SDS) which identifies the methods, funding sources, service provider, and geographic service area of each public service activity provided within the county; and

WHEREAS, the Service Delivery Strategy must be officially adopted and verified by the Georgia Department of Community Affairs by June 30, 2019; and

WHEREAS, city and county officials have worked diligently to prepare the county's Service Delivery Strategy; and

WHEREAS, the Mayor of the City of Byron is required to sign the requisite documents acknowledging approval of the Service Delivery Strategy; and

WHEREAS, there has been disagreement concerning the resolution of disputes regarding the provision of services where multiple service providers from contiguous service areas could supply services; and

WHEREAS, the cities of Byron and Fort Valley have attempted to resolve the disagreement with the government of Peach County; and

WHEREAS, there has been no final resolution of the disagreement as of the presentation of this matter before this body; and

WHEREAS, three choices exist which will resolve the disagreement and allow a unified SDS to be sent to the Department of Community Affairs, two of which add versions of a **Water and Sewer Service Agreement of 2019** to the SDS document for resolution of disputes concerning the most appropriate service provider for a given project, and one of which does not; and

WHEREAS, the two versions containing a **Water and Sewer Service Agreement of 2019** base the resolution issues on a cost factor of either 2.0 percent or 2.5 percent of the total private investment amount of a development project, with said amount defined at and the dispute resolution process as a whole being set forth at paragraph 3(b) of each version of the **Water and Sewer Service Agreement of 2019**, attached to SDS Form 2 for Water and Sewer Service; and

WHEREAS, the third choice provides for the minimum required Service Delivery Strategy, simply noting the providers of services and mapping and defining the areas within which they will provide services; and

WHEREAS, the City of Byron approves of the Service Delivery Strategy in either of the three versions as outlined above;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Byron that the attached Peach County Service Delivery Strategy is hereby adopted as the official Service Delivery Strategy, either with or without one of the two versions of the **Water and Sewer Service Agreement of 2019** attached to Form 2 as outlined above, to be updated from time-to-time as required in Title 36 of the Official Code of Georgia Annotated 36-70-1 et al; and

BE IT FURTHER RESOLVED that the two versions of the **Water and Sewer Service Agreement of 2019**, in order to remain acceptable to the City of Byron and to become a part of the SDS as approved hereby, must be a verbatim version of either Exhibit A or Exhibit B hereto, without further change by either the City of Fort Valley or the County of Peach in adopting the Service Delivery Strategy; and

BE IT FURTHER RESOLVED that if any change is made to either exhibit A or Exhibit B hereto as the proposed language for said attachment to Form 2 by either the City of Fort Valley or by the County of Peach in adopting the SDS, then the only version of the SDS approved and adopted hereby shall be that version containing no attachments and constituting the minimum required SDS document without such attachments; and

BE IT FURTHER RESOLVED that the Mayor of the City of Byron is hereby authorized to place the Service Delivery Strategy on the appropriate forms prescribed by the Georgia Department of Community Affairs, to execute those forms in the proper places, and to submit the Service Delivery Strategy to the Department of Community Affairs for verification in compliance with O.C.G.A. 36-70-26.

Adopted this 13th day of May 2019 at the city's regular council meeting.

Lawrence C. Collins, Mayor

AFFIX
SEAL

Michael Chidester, Mayor Pro Tem

James Richardson, Post 1

Michael Chumbley, Post 3

Rusty Adams, Post 2

Alan Dorsey, Post 5



Water and Sewer Service Agreement of 2019

(revised May 13, 2019)

(Attached to Form 2 for Water Service and Sewer Service)

The Service Delivery Strategy delineates service areas for water and sewer services to the extent that plans and needs are known at the time of adoption. All parties acknowledge that there may be future service requirements that exceed a provider's capacity or ability. This section outlines the process for the provision of water and sewer services to areas defined in this agreement which are unserved. This process is to be followed in addition to the process outlined above regarding land use compatibility.

For the purposes of this agreement, current Service Area designee is defined as the local government entity, acting by an through its mayor and council or board of commissioners, who were given the authority to provide water and sewer services to a particular parcel of land pursuant to the map adopted by all local government entities in Peach County on _____ (insert date most recent map was adopted).

1. When a property owner or agent acting on behalf of a property owner requests the extension of sewer and/or water service lines beyond the current termini, the following information should be presented to the current service designee as the Request for Service Package:
 - the location and size of property;
 - conceptual site plan;
 - narrative describing the intended use of the property for which the services are to be provided;
 - capacity levels required to meet the needs of the development or intended use;
 - the timeframe within which the property owner or its agent desires service; and
 - other information as may be requested by the current service designee, which shall not be unreasonably withheld.
2. Within forty-five (45) days of receipt of the request for service, the current service designee shall determine its ability and capacity to meet the needs of the project, the timeframe within which such service may be provided, and the costs associated with the extension or expansion of service.
3. If the current service designee determines it **can** meet the request for service, then the service area designee shall provide written notification to the owner stating their approval to provide service to the property. The notification shall include the following: 1) current capacity and availability levels of the requested utility; 2) proposed delivery date of the utility to the site; 3) proposed location of infrastructure and design specifications; 4) disclosure of any easements

necessary for provision of service; and 5) cost to provide services, if any, which the property owner or its agent must pay as a condition under the utility provider's/ local government's Utility Service Agreement.

- a. The current service provider/local government shall have forty-five (45) days to enter into a Utility Service Agreement with the owner and its agents that defines the terms upon which services shall be provided. This Water and Sewer Services Agreement shall be included as an attachment to all Utility Service Agreements in Peach County and acknowledged by all parties.

- b. If the terms of the Utility Service Agreement cannot be reached, then within 5 days of the expiration of the forty-five (45) days the current service designee will notify the Peach County Board of Commissioners of the impasse in writing. Within 10 days of receipt of the notice, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate. The purpose of this meeting is to review the request for service and determine alternative solutions for the project. If the disagreement is only related to the cost that will be assessed on the owner/ agent, then the cost differential between service providers must be significant before a change in service provider is considered. To be considered significant, the cost to the customer/requestor must be greater than 2.5 percent of the total proposed private investment amount, which shall be the threshold criteria. The private investment amount shall be the proposed total dollar investment required for completion of the project, including land costs, building(s) and all machinery/fixtures/equipment necessary for the project to begin actual operation, excluding furnishings and stock in trade. The following schedule will assist in determining the private investment amount:

Light Commercial and Retail, 2.5% of real property investment (including structures);

Heavy Commercial and Industrial 2.5% of total investment (including machinery/equipment);

All others, 2.5% of real property investment (including structures).

In addition, if the threshold criteria is met, any alternate provider's cost to the customer must be at least 60 percent less than that of the current service designee before a change in provider is considered.

For example:

A proposed investment of \$10 million is planned and is requesting service of the current service designee.

- If the current service designee determines that the cost for service that the customer must pay is between \$0 and \$250,000 (2.5% of the \$10 million investment), then the customer cannot request a different service provider.
- If the current service designee determines that the cost for service that the customer must pay is greater than \$250,000, then the project is open for competition among service providers.
- To be eligible for selection as the project's service provider, an alternate provider must be able to provide the service to the customer/requestor at a cost of less than \$150,000 (60% less than \$250,000). If an alternate provider's cost is greater than \$150,000, then the original service designee retains the right to serve the customer. If an alternate provider becomes eligible, the customer/requestor may elect to receive services from such alternate provider.

Notwithstanding the above, a service designee shall neither base its cost to serve nor charge for providing service more than the actual cost required to serve the needs of the customer/requestor, and if any service lines provided to serve such customer/requestor are designed so that others may be served, then the customer/requestor shall be required to pay to the service designee only its proportionate share of the cost, which figure shall be used for the determinations made hereunder.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

4. If the current service designee determines it is **unable** to meet the needs of the project, then the current service designee will notify Peach County Board of Commissioners and all other service providers in Peach County of the request. Within 10 days of receipt of the notification, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized

to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

5. If the current service designee **fails to respond** to the request after 30 days of filing, the requestor shall submit its request for service to the Peach County Board of Commissioners. The same information required in paragraph 1 should be included in the submission to the Commissioners. Within 10 days of receipt of the request, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

6. If the service providers cannot reach an agreement on how (and by whom) the service can be provided, the parties will engage in binding arbitration. The Middle Georgia Regional Commission will identify at least two qualified persons to serve as the Arbiter. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

7. OCGA 36-70-24(4)(B) states that the provision of extraterritorial water and sewer services by any jurisdiction must be consistent with all applicable land use plans and ordinances. Effective upon adoption of the resolution by the jurisdictions adopting this Service Delivery Strategy, the following process for insuring that proposed extraterritorial water and sewer service is compatible with the land use plans/ordinances of the new territory to be serviced will be implemented and followed:
 - a. If a local government is permitted under the above process to extend water and/or sewer services into an area served under this SDS by another provider, and the SDS has not been amended to change the service area, then within fifteen (15) days following the decision permitting the such extension of services, the local government which is the provider of services to the area under this SDS will forward to the local government proposing the extension of service, a statement either (a) indicating that the proposal is compatible with that community's land use plan and all applicable ordinances or (b) a description of why the proposal is inconsistent with the land use plan or ordinances, and supporting documentation. If the local government proposing the extension receives a notification

that the proposal is incompatible with the land use plan, the local government may respond in writing within ten (10) days of receiving the notification of land use inconsistency by (a) requesting a meeting to discuss a formal change to the land use plan, or (b) agreeing with the content of the notification and suspending action on the proposed service extension. If a meeting is requested to discuss a formal change to the land use plan it must be arranged and completed within thirty (30) days.

- b. In the event any respective jurisdictions or local governments wish to seek mediation to resolve a dispute resulting from disagreements due to the approval process of the aforementioned, the governments will agree on a mediator, mediation schedule, and determine the persons who will participate in the mediation in accordance with OCGA 36-70-25.1. Any costs associated with the mediation will be shared equally between the disputing parties.

- c. A proposal to extend extraterritorial water and sewer services shall not be implemented until any bona fide land use plan or land use ordinance inconsistencies are resolved pursuant to this agreement.

- d. All expansions of services into the territory of another municipality shall be enumerated into an Intergovernmental Agreement.

Water and Sewer Service Agreement of 2019

(revised May 13, 2019)

(Attached to Form 2 for Water Service and Sewer Service)

The Service Delivery Strategy delineates service areas for water and sewer services to the extent that plans and needs are known at the time of adoption. All parties acknowledge that there may be future service requirements that exceed a provider's capacity or ability. This section outlines the process for the provision of water and sewer services to areas defined in this agreement which are unserved. This process is to be followed in addition to the process outlined above regarding land use compatibility.

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1. When a property owner or agent acting on behalf of a property owner requests the extension of sewer and/or water service lines beyond the current termini, the following information should be presented to the current service designee as the Request for Service Package:
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 - narrative describing the intended use of the property for which the services are to be provided;
 - capacity levels required to meet the needs of the development or intended use;
 - the timeframe within which the property owner or its agent desires service; and
 - other information as may be requested by the current service designee, which shall not be unreasonably withheld.
2. Within forty-five (45) days of receipt of the request for service, the current service designee shall determine its ability and capacity to meet the needs of the project, the timeframe within which such service may be provided, and the costs associated with the extension or expansion of service.
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necessary for provision of service; and 5) cost to provide services, if any, which the property owner or its agent must pay as a condition under the utility provider's/ local government's Utility Service Agreement.

- a. The current service provider/local government shall have forty-five (45) days to enter into a Utility Service Agreement with the owner and its agents that defines the terms upon which services shall be provided. This Water and Sewer Services Agreement shall be included as an attachment to all Utility Service Agreements in Peach County and acknowledged by all parties.

- b. If the terms of the Utility Service Agreement cannot be reached, then within 5 days of the expiration of the forty-five (45) days the current service designee will notify the Peach County Board of Commissioners of the impasse in writing. Within 10 days of receipt of the notice, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate. The purpose of this meeting is to review the request for service and determine alternative solutions for the project. If the disagreement is only related to the cost that will be assessed on the owner/ agent, then the cost differential between service providers must be significant before a change in service provider is considered. To be considered significant, the cost to the customer/requestor must be greater than 2.0 percent of the total proposed private investment amount, which shall be the threshold criteria. The private investment amount shall be the proposed total dollar investment required for completion of the project, including land costs, building(s) and all machinery/fixtures/equipment necessary for the project to begin actual operation, excluding furnishings and stock in trade. The following schedule will assist in determining the private investment amount:

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For example:

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- If the current service designee determines that the cost for service that the customer must pay is between \$0 and \$200,000 (2.0% of the \$10 million investment), then the customer cannot request a different service provider.
- If the current service designee determines that the cost for service that the customer must pay is greater than \$200,000, then the project is open for competition among service providers.
- To be eligible for selection as the project's service provider, an alternate provider must be able to provide the service to the customer/requestor at a cost of less than \$120,000 (60% less than \$200,000). If an alternate provider's cost is greater than \$120,000, then the original service designee retains the right to serve the customer. If an alternate provider becomes eligible, the customer/requestor may elect to receive services from such alternate provider.

Notwithstanding the above, a service designee shall neither base its cost to serve nor charge for providing service more than the actual cost required to serve the needs of the customer/requestor, and if any service lines provided to serve such customer/requestor are designed so that others may be served, then the customer/requestor shall be required to pay to the service designee only its proportionate share of the cost, which figure shall be used for the determinations made hereunder.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

4. If the current service designee determines it is **unable** to meet the needs of the project, then the current service designee will notify Peach County Board of Commissioners and all other service providers in Peach County of the request. Within 10 days of receipt of the notification, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner.

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to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

5. If the current service designee **fails to respond** to the request after 30 days of filing, the requestor shall submit its request for service to the Peach County Board of Commissioners. The same information required in paragraph 1 should be included in the submission to the Commissioners. Within 10 days of receipt of the request, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

6. If the service providers cannot reach an agreement on how (and by whom) the service can be provided, the parties will engage in binding arbitration. The Middle Georgia Regional Commission will identify at least two qualified persons to serve as the Arbitrator. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

7. OCGA 36-70-24(4)(B) states that the provision of extraterritorial water and sewer services by any jurisdiction must be consistent with all applicable land use plans and ordinances. Effective upon adoption of the resolution by the jurisdictions adopting this Service Delivery Strategy, the following process for insuring that proposed extraterritorial water and sewer service is compatible with the land use plans/ordinances of the new territory to be serviced will be implemented and followed:
 - a. If a local government is permitted under the above process to extend water and/or sewer services into an area served under this SDS by another provider, and the SDS has not been amended to change the service area, then within fifteen (15) days following the decision permitting the such extension of services, the local government which is the provider of services to the area under this SDS will forward to the local government proposing the extension of service, a statement either (a) indicating that the proposal is compatible with that community's land use plan and all applicable ordinances or (b) a description of why the proposal is inconsistent with the land use plan or ordinances, and supporting documentation. If the local government proposing the extension receives a notification

that the proposal is incompatible with the land use plan, the local government may respond in writing within ten (10) days of receiving the notification of land use inconsistency by (a) requesting a meeting to discuss a formal change to the land use plan, or (b) agreeing with the content of the notification and suspending action on the proposed service extension. If a meeting is requested to discuss a formal change to the land use plan it must be arranged and completed within thirty (30) days.

- b. In the event any respective jurisdictions or local governments wish to seek mediation to resolve a dispute resulting from disagreements due to the approval process of the aforementioned, the governments will agree on a mediator, mediation schedule, and determine the persons who will participate in the mediation in accordance with OCGA 36-70-25.1. Any costs associated with the mediation will be shared equally between the disputing parties.

- c. A proposal to extend extraterritorial water and sewer services shall not be implemented until any bona fide land use plan or land use ordinance inconsistencies are resolved pursuant to this agreement.

- d. All expansions of services into the territory of another municipality shall be enumerated into an Intergovernmental Agreement.

**RESOLUTION
CITY OF FORT VALLEY**

WHEREAS, during its 1997 Legislative Session, the Georgia State Legislature adopted the Service Delivery Strategy Act; and

WHEREAS, this act requires that every county within the State of Georgia adopt a Service Delivery Strategy which identifies the methods, funding sources, service provider, and geographic service area of each public service activity provided within the county; and

WHEREAS, the Service Delivery Strategy must be officially adopted and verified by the Georgia Department of Community Affairs by June 30, 2019; and

WHEREAS, city and county officials have worked diligently to prepare the county's Service Delivery Strategy; and

WHEREAS, the Mayor of the City of Fort Valley is required to sign the requisite documents acknowledging approval of the Service Delivery Strategy.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Fort Valley that the attached Peach County Service Delivery Strategy is hereby adopted as the official Service Delivery Strategy, to be updated from time-to-time as required in Title 36 of the Official Code of Georgia Annotated 36-70-1 et al; and

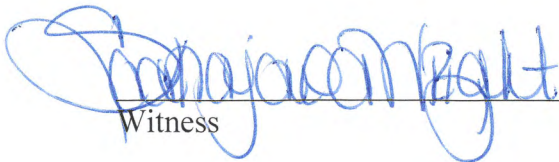
BE IT FURTHER RESOLVED that the Mayor of the City of Fort Valley is hereby authorized to place the Service Delivery Strategy on the appropriate forms prescribed by the Georgia Department of Community Affairs, to execute those forms in the proper places, and to submit the Service Delivery Strategy to the Department of Community Affairs for verification in compliance with O.C.G.A. 36-70-26.

Adopted this 16th day of May 2019 at a regular meeting of the city council.



Barbara Williams, Mayor

AFFIX
SEAL


Witness

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins, Houston County, Fort Valley Utility Commission, Jointly Owned Natural Gas

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

Ambulance, Animal Control, Building Code Enforcement & Inspection, Cemetery, Court Services, E-911 Communications, Economic Development, Electricity, Fiber Optic & Wireless Access, Fire Protection/Prevention, Hospital, Housing, Law Enforcement, Library, Mosquito Spraying, Recreation, Stormwater Management, Street Lighting, Tourism

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

Emergency Management, Jail Operations, Natural Gas, Parks, Roads & Bridges, Sewer, Social Services, Social Services-Health Department, Social Services-Senior Center, Solid Waste Collection & Recycling, Water Services



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Emergency Management

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Peach County**
- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	General Fund, State funds, and grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community only the manner in which it is funded. The County will provide funding for emergency management services countywide through its general fund, state funds, and grant funds. Previously, Emergency Management was only funded through Peach County's general fund.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Jail Operations

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Peach County**
- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	General Fund and Jail Fees
City of Byron	Jail Fees
City of Fort Valley	Jail Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community only the manner in which the service is funded. The County will provide funding for jail services countywide through the use of its general fund and jail fees. The form has been updated to include jail fees paid by the Cities of Byron and Fort Valley.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: *Natural Gas*

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- e.) Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Fort Valley Utility Commission, Jointly Owned Natural Gas, City of Perry**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Fort Valley Utility Commission	Enterprise Fund
Jointly Owned Natural Gas	Enterprise Fund
City of Perry	Enterprise Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community. The Fort Valley Utility Commission, Jointly Owned Natural Gas, and the City of Perry will continue to provide the service in its territorial service area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

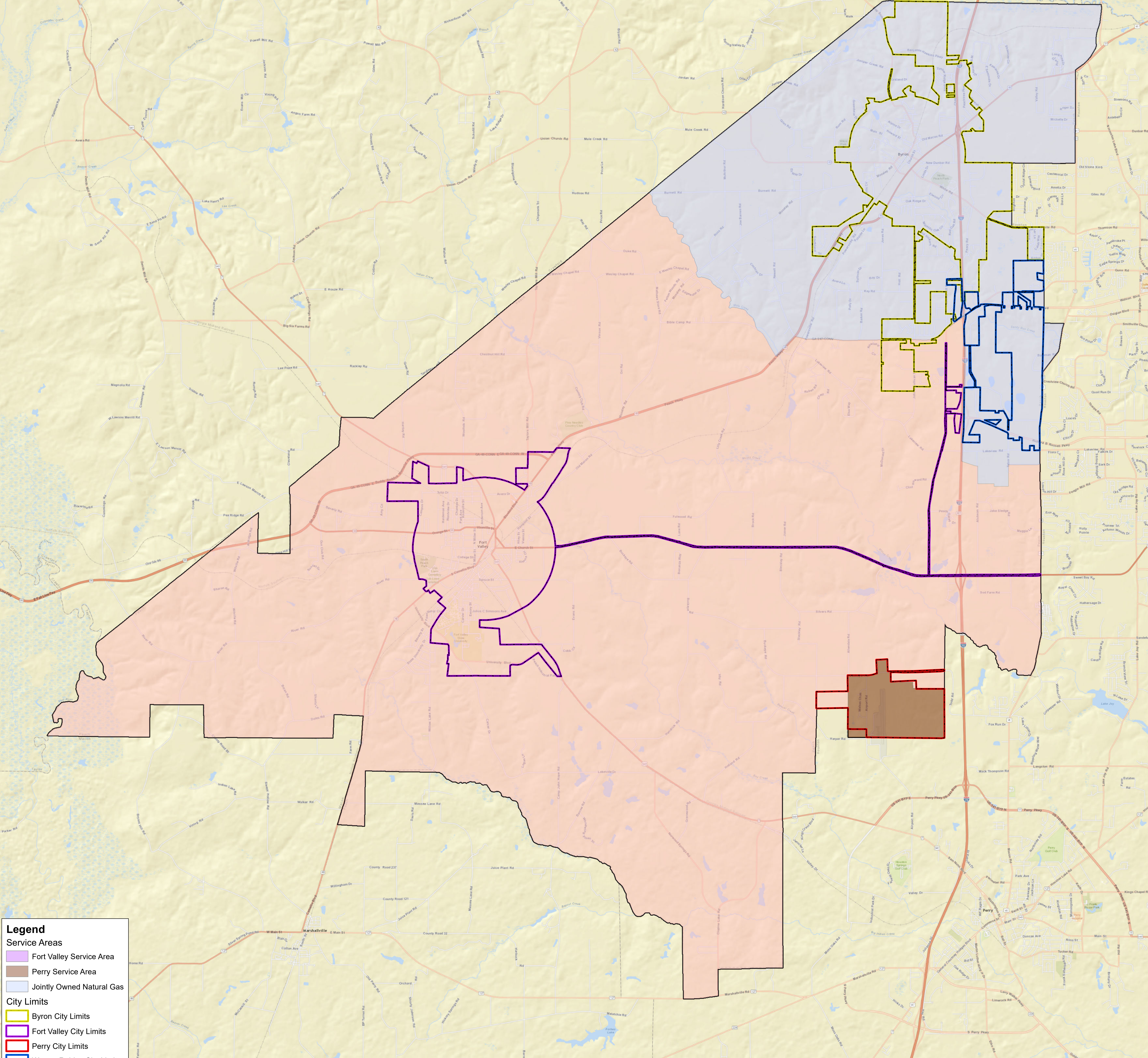
The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535

Peach County Natural Gas Service Area



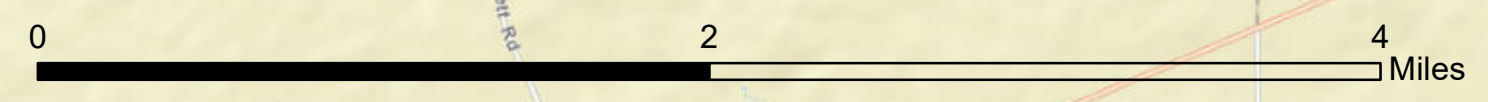
Legend

Service Areas

- Fort Valley Service Area
- Perry Service Area
- Jointly Owned Natural Gas

City Limits

- Byron City Limits
- Fort Valley City Limits
- Perry City Limits
- Warner Robins City Limits



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swire, © OpenStreetMap contributors, and the GIS User Community



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Parks

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Peach County, City of Byron, City of Fort Valley**

- e.) Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)

- No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	General Fund
City of Byron	General Fund
City of Fort Valley	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community. Peach County was not previously identified as providing park service within the county. All entities provide park service through the use of its general fund.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Roads & Bridges

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins**

- e.) Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)

- No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	General Fund/LMIG/SPLOST/Grants
City of Byron	General Fund
City of Fort Valley	General Fund
City of Perry	General Fund
City of Warner Robins	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community only the manner in which funding is provided. Peach County provides road and bridge services in all areas of the county through general funds, LMIG, SPLOST, and grants. All municipalities will continue to provide road and bridge services through the general fund revenues.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Sewer

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- e.) Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Fort Valley Utility Commission, City of Byron, City of Perry, City of Warner Robins**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Fort Valley Utility Commission	Enterprise Fund & User Fees
City of Byron	Enterprise Fund & User Fees
City of Perry	Enterprise Fund & User Fees
City of Warner Robins	Enterprise Fund & User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community. The service area map outlines the providers and designated service areas. The service is supported by the use of the enterprise fund and user fees.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Water and Sewer Service Agt.	Peach County, City of Byron, City of Fort Valley	May 22, 2019- Present

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

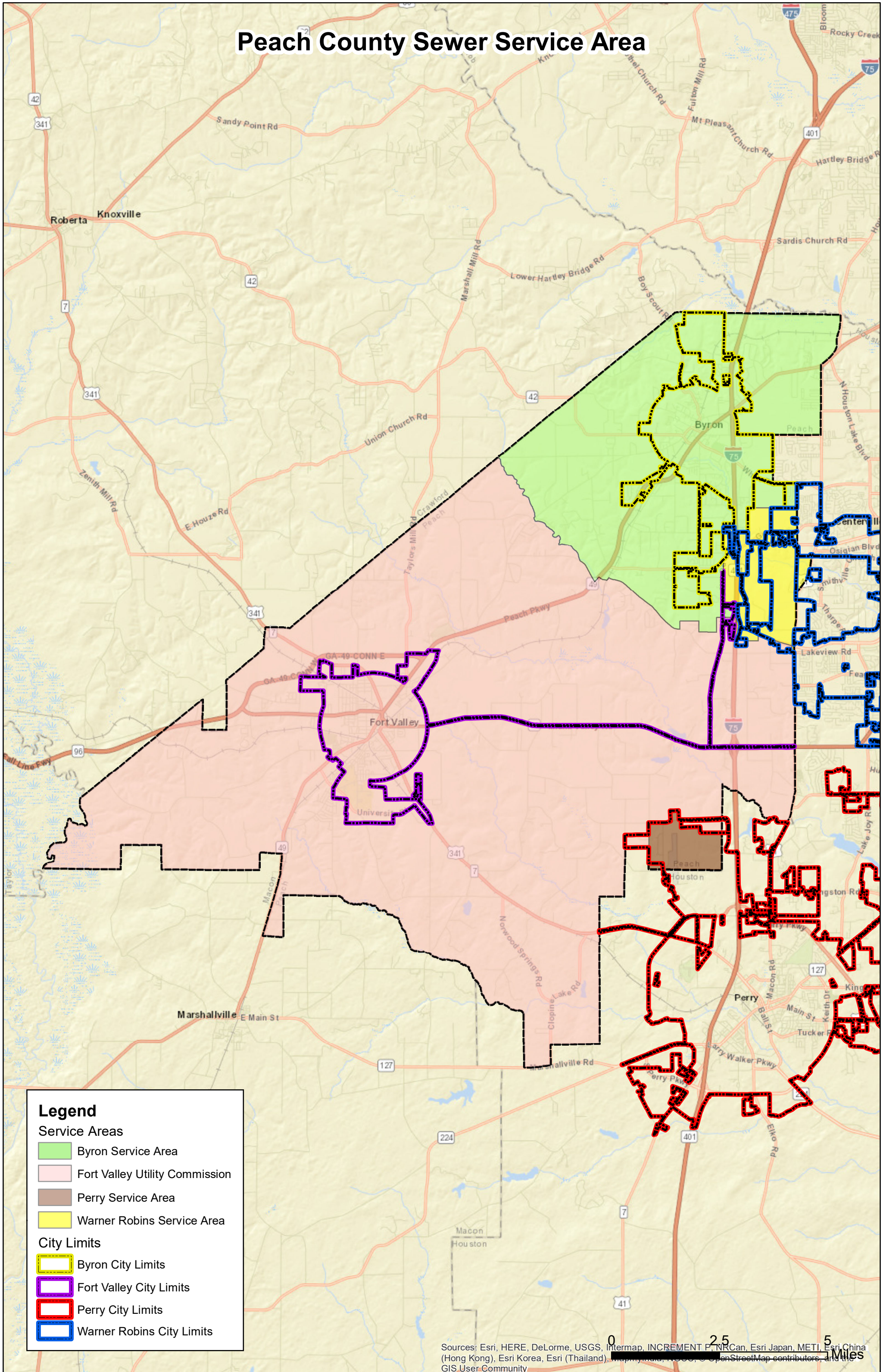
The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535

Peach County Sewer Service Area



Legend

Service Areas

- Byron Service Area
- Fort Valley Utility Commission
- Perry Service Area
- Warner Robins Service Area

City Limits

- Byron City Limits
- Fort Valley City Limits
- Perry City Limits
- Warner Robins City Limits

Water and Sewer Service Agreement of 2019
(as approved by the City of Byron May 13, 2019, City of Fort Valley May 16, 2019, and Peach County
May 22, 2019)

(Attached to Form 2 for Water Service and Sewer Service)

The Service Delivery Strategy delineates service areas for water and sewer services to the extent that plans and needs are known at the time of adoption. All parties acknowledge that there may be future service requirements that exceed a provider's capacity or ability. This section outlines the process for the provision of water and sewer services to areas defined in this agreement which are unserved. This process is to be followed in addition to the process outlined above regarding land use compatibility.

For the purposes of this agreement, current Service Area designee is defined as the local government entity, acting by an through its mayor and council or board of commissioners, who were given the authority to provide water and sewer services to a particular parcel of land pursuant to the map adopted by all local government entities in Peach County on May 13, 2019.

1. When a property owner or agent acting on behalf of a property owner requests the extension of sewer and/or water service lines beyond the current termini, the following information should be presented to the current service designee as the Request for Service Package:
 - the location and size of property;
 - conceptual site plan;
 - narrative describing the intended use of the property for which the services are to be provided;
 - capacity levels required to meet the needs of the development or intended use;
 - the timeframe within which the property owner or its agent desires service; and
 - other information as may be requested by the current service designee, which shall not be unreasonably withheld.
2. Within forty-five (45) days of receipt of the request for service, the current service designee shall determine its ability and capacity to meet the needs of the project, the timeframe within which such service may be provided, and the costs associated with the extension or expansion of service.
3. If the current service designee determines it **can** meet the request for service, then the service area designee shall provide written notification to the owner stating their approval to provide service to the property. The notification shall include the following: 1) current capacity and availability levels of the requested utility; 2) proposed delivery date of the utility to the site; 3) proposed location of infrastructure and design specifications; 4) disclosure of any easements necessary for provision of service; and 5) cost to provide services, if any, which the property owner or its agent must pay as a condition under the utility provider's/ local government's Utility Service Agreement.
 - a. The current service provider/local government shall have forty-five (45) days to enter into a Utility Service Agreement with the owner and its agents that defines the terms upon which services shall be provided. This Water and Sewer Services Agreement shall be

included as an attachment to all Utility Service Agreements in Peach County and acknowledged by all parties.

- b. If the terms of the Utility Service Agreement cannot be reached, then within 5 days of the expiration of the forty-five (45) days the current service designee will notify the Peach County Board of Commissioners of the impasse in writing. Within 10 days of receipt of the notice, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate. The purpose of this meeting is to review the request for service and determine alternative solutions for the project. If the disagreement is only related to the cost that will be assessed on the owner/ agent, then the cost differential between service providers must be significant before a change in service provider is considered. To be considered significant, the cost to the customer/requestor must be greater than 2.5 percent of the total proposed private investment amount, which shall be the threshold criteria. The private investment amount shall be the proposed total dollar investment required for completion of the project, including land costs, building(s) and all machinery/fixtures/equipment necessary for the project to begin actual operation, excluding furnishings and stock in trade. The following schedule will assist in determining the private investment amount:

Light Commercial and Retail, 2.5% of real property investment (including structures);

Heavy Commercial and Industrial 2.5% of total investment (including machinery/equipment);

All others, 2.5% of real property investment (including structures).

In addition, if the threshold criteria is met, any alternate provider's cost to the customer must be at least 60 percent less than that of the current service designee before a change in provider is considered.

For example:

A proposed investment of \$10 million is planned and is requesting service of the current service designee.

- If the current service designee determines that the cost for service that the customer must pay is between \$0 and \$250,000 (2.5% of the \$10 million investment), then the customer cannot request a different service provider.
- If the current service designee determines that the cost for service that the customer must pay is greater than \$250,000, then the project is open for competition among service providers.

- To be eligible for selection as the project's service provider, an alternate provider must be able to provide the service to the customer/requestor at a cost of less than \$150,000 (60% less than \$250,000). If an alternate provider's cost is greater than \$150,000, then the original service designee retains the right to serve the customer. If an alternate provider becomes eligible, the customer/requestor may elect to receive services from such alternate provider.

Notwithstanding the above, a service designee shall neither base its cost to serve nor charge for providing service more than the actual cost required to serve the needs of the customer/requestor, and if any service lines provided to serve such customer/requestor are designed so that others may be served, then the customer/requestor shall be required to pay to the service designee only its proportionate share of the cost, which figure shall be used for the determinations made hereunder.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

4. If the current service designee determines it is **unable** to meet the needs of the project, then the current service designee will notify Peach County Board of Commissioners and all other service providers in Peach County of the request. Within 10 days of receipt of the notification, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

5. If the current service designee **fails to respond** to the request after 30 days of filing, the requestor shall submit its request for service to the Peach County Board of Commissioners. The same information required in paragraph 1 should be included in the submission to the Commissioners. Within 10 days of receipt of the request, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

6. If the service providers cannot reach an agreement on how (and by whom) the service can be provided, the parties will engage in binding arbitration. The Middle Georgia Regional Commission will identify at least two qualified persons to serve as the Arbiter. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.
7. OCGA 36-70-24(4)(B) states that the provision of extraterritorial water and sewer services by any jurisdiction must be consistent with all applicable land use plans and ordinances. Effective upon adoption of the resolution by the jurisdictions adopting this Service Delivery Strategy, the following process for insuring that proposed extraterritorial water and sewer service is compatible with the land use plans/ordinances of the new territory to be serviced will be implemented and followed:
 - a. If a local government is permitted under the above process to extend water and/or sewer services into an area served under this SDS by another provider, and the SDS has not been amended to change the service area, then within fifteen (15) days following the decision permitting the such extension of services, the local government which is the provider of services to the area under this SDS will forward to the local government proposing the extension of service, a statement either (a) indicating that the proposal is compatible with that community's land use plan and all applicable ordinances or (b) a description of why the proposal is inconsistent with the land use plan or ordinances, and supporting documentation. If the local government proposing the extension receives a notification that the proposal is incompatible with the land use plan, the local government may respond in writing within ten (10) days of receiving the notification of land use inconsistency by (a) requesting a meeting to discuss a formal change to the land use plan, or (b) agreeing with the content of the notification and suspending action on the proposed service extension. If a meeting is requested to discuss a formal change to the land use plan it must be arranged and completed within thirty (30) days.
 - b. In the event any respective jurisdictions or local governments wish to seek mediation to resolve a dispute resulting from disagreements due to the approval process of the aforementioned, the governments will agree on a mediator, mediation schedule, and determine the persons who will participate in the mediation in accordance with OCGA 36-70-25.1. Any costs associated with the mediation will be shared equally between the disputing parties.
 - c. A proposal to extend extraterritorial water and sewer services shall not be implemented until any bona fide land use plan or land use ordinance inconsistencies are resolved pursuant to this agreement.
 - d. All expansions of services into the territory of another municipality shall be enumerated into an Intergovernmental Agreement.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Social Services

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Peach County**
- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)
- No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Peach County	General Fund and grants
City of Byron	General Fund
City of Fort Valley	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community. Peach County, City of Byron, and City of Fort Valley provide funding to various social service programs for all county residents to have access to. Social service activities include Adult Literacy, Family and Children Services, Family Connection, Neighborhood Service Center, and Phoenix Center Behavioral Health.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH COUNTY

Service: *Social Services - Health Department*

1. Check one box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Peach County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	General Fund and grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not alter the way the service is being provided within the community. The various social services have been broken out into separate categories to clarify current service provision on the SDS Form 2.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICAHELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH COUNTY

Service: Social Services - Senior Center

1. Check one box that best describes the agreed upon delivery arrangement for this service:

Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **Peach County**

Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Peach County	General Fund and grants
City of Fort Valley	General Fund and grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not alter the way the service is being provided within the community. The Senior Center Service was originally included within Social Services. The operational cost for the Senior Center is provided by Peach County. The maintenance cost for the Senior Center building is provided by the City of Fort Valley. All county residents have access to the programs available at the Peach County Senior Center.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICAHELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Solid Waste Collection & Recycling

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins**

- e.) Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes** (if "Yes," you must attach additional documentation as described, below)

- No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Peach County	Enterprise Fund, User Fees, & Solid Waste Fund
City of Byron	Enterprise Fund & User Fess
City of Fort Valley	Enterprise Fund & User Fess
City of Perry	Enterprise Fund & User Fess
City of Warner Robins	Enterprise Fund & User Fess

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community only the manner in which funding is designated. Peach County will provide this services in the unincorporated areas through an enterprise fund, user fees, and a solid waste fund. Each municipality will provide this service within their municipal boundaries with the use enterprise fund and users fees.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

Service: Water Services

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

- c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

- e.) Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **Fort Valley Utility Commission, City of Byron, City of Perry, City of Warner Robins, Houston County**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (if "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
Fort Valley Utility Commission	Enterprise Fund & User Fees
City of Byron	Enterprise Fund & User Fees
City of Perry	Enterprise Fund & User Fees
City of Warner Robins	Enterprise Fund & User Fees
Houston County	Enterprise Fund & User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

This strategy does not change the manner in which the service is being provided within the community. The service area map outlines the providers and designated service areas. The service is supported by the use of the enterprise fund and user fees.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
Water and Sewer Service Agt.	Peach County, City of Byron, City of Fort Valley	May 22, 2019- Present

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

The County and Cities have elected to use resolutions adopted by each governing body to initiate the Service Delivery Strategy. Provision of this service will be carried out as outlined by the governing bodies upon passage of the adoption resolution.

7. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**
 Phone number: **478-751-6160** Date completed: April 30, 2019

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535

Water and Sewer Service Agreement of 2019
(as approved by the City of Byron May 13, 2019, City of Fort Valley May 16, 2019, and Peach County
May 22, 2019)

(Attached to Form 2 for Water Service and Sewer Service)

The Service Delivery Strategy delineates service areas for water and sewer services to the extent that plans and needs are known at the time of adoption. All parties acknowledge that there may be future service requirements that exceed a provider's capacity or ability. This section outlines the process for the provision of water and sewer services to areas defined in this agreement which are unserved. This process is to be followed in addition to the process outlined above regarding land use compatibility.

For the purposes of this agreement, current Service Area designee is defined as the local government entity, acting by an through its mayor and council or board of commissioners, who were given the authority to provide water and sewer services to a particular parcel of land pursuant to the map adopted by all local government entities in Peach County on May 13, 2019.

1. When a property owner or agent acting on behalf of a property owner requests the extension of sewer and/or water service lines beyond the current termini, the following information should be presented to the current service designee as the Request for Service Package:
 - the location and size of property;
 - conceptual site plan;
 - narrative describing the intended use of the property for which the services are to be provided;
 - capacity levels required to meet the needs of the development or intended use;
 - the timeframe within which the property owner or its agent desires service; and
 - other information as may be requested by the current service designee, which shall not be unreasonably withheld.
2. Within forty-five (45) days of receipt of the request for service, the current service designee shall determine its ability and capacity to meet the needs of the project, the timeframe within which such service may be provided, and the costs associated with the extension or expansion of service.
3. If the current service designee determines it **can** meet the request for service, then the service area designee shall provide written notification to the owner stating their approval to provide service to the property. The notification shall include the following: 1) current capacity and availability levels of the requested utility; 2) proposed delivery date of the utility to the site; 3) proposed location of infrastructure and design specifications; 4) disclosure of any easements necessary for provision of service; and 5) cost to provide services, if any, which the property owner or its agent must pay as a condition under the utility provider's/ local government's Utility Service Agreement.
 - a. The current service provider/local government shall have forty-five (45) days to enter into a Utility Service Agreement with the owner and its agents that defines the terms upon which services shall be provided. This Water and Sewer Services Agreement shall be

included as an attachment to all Utility Service Agreements in Peach County and acknowledged by all parties.

- b. If the terms of the Utility Service Agreement cannot be reached, then within 5 days of the expiration of the forty-five (45) days the current service designee will notify the Peach County Board of Commissioners of the impasse in writing. Within 10 days of receipt of the notice, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate. The purpose of this meeting is to review the request for service and determine alternative solutions for the project. If the disagreement is only related to the cost that will be assessed on the owner/ agent, then the cost differential between service providers must be significant before a change in service provider is considered. To be considered significant, the cost to the customer/requestor must be greater than 2.5 percent of the total proposed private investment amount, which shall be the threshold criteria. The private investment amount shall be the proposed total dollar investment required for completion of the project, including land costs, building(s) and all machinery/fixtures/equipment necessary for the project to begin actual operation, excluding furnishings and stock in trade. The following schedule will assist in determining the private investment amount:

Light Commercial and Retail, 2.5% of real property investment (including structures);

Heavy Commercial and Industrial 2.5% of total investment (including machinery/equipment);

All others, 2.5% of real property investment (including structures).

In addition, if the threshold criteria is met, any alternate provider's cost to the customer must be at least 60 percent less than that of the current service designee before a change in provider is considered.

For example:

A proposed investment of \$10 million is planned and is requesting service of the current service designee.

- If the current service designee determines that the cost for service that the customer must pay is between \$0 and \$250,000 (2.5% of the \$10 million investment), then the customer cannot request a different service provider.
- If the current service designee determines that the cost for service that the customer must pay is greater than \$250,000, then the project is open for competition among service providers.

- To be eligible for selection as the project's service provider, an alternate provider must be able to provide the service to the customer/requestor at a cost of less than \$150,000 (60% less than \$250,000). If an alternate provider's cost is greater than \$150,000, then the original service designee retains the right to serve the customer. If an alternate provider becomes eligible, the customer/requestor may elect to receive services from such alternate provider.

Notwithstanding the above, a service designee shall neither base its cost to serve nor charge for providing service more than the actual cost required to serve the needs of the customer/requestor, and if any service lines provided to serve such customer/requestor are designed so that others may be served, then the customer/requestor shall be required to pay to the service designee only its proportionate share of the cost, which figure shall be used for the determinations made hereunder.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

4. If the current service designee determines it is **unable** to meet the needs of the project, then the current service designee will notify Peach County Board of Commissioners and all other service providers in Peach County of the request. Within 10 days of receipt of the notification, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner.

Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

5. If the current service designee **fails to respond** to the request after 30 days of filing, the requestor shall submit its request for service to the Peach County Board of Commissioners. The same information required in paragraph 1 should be included in the submission to the Commissioners. Within 10 days of receipt of the request, the Peach County Board of Commissioners will convene a meeting of all service providers in Peach County. Notification of this meeting will be provided via certified mail as well as other verifiable methods to ensure all parties are given the opportunity to participate and must include the entire request for service package. The purpose of this meeting is to review the request for service and determine the best service provider for the project. Additional meetings, information and analysis may be required and should be completed in a timely manner. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.

6. If the service providers cannot reach an agreement on how (and by whom) the service can be provided, the parties will engage in binding arbitration. The Middle Georgia Regional Commission will identify at least two qualified persons to serve as the Arbiter. Once a service provider has been identified, then a determination will be made if an amendment to the Service Delivery Strategy is required or if an Intergovernmental Agreement can be utilized to provide the service. The amendment, if required, would only affect the subject property, not the entire service area.
7. OCGA 36-70-24(4)(B) states that the provision of extraterritorial water and sewer services by any jurisdiction must be consistent with all applicable land use plans and ordinances. Effective upon adoption of the resolution by the jurisdictions adopting this Service Delivery Strategy, the following process for insuring that proposed extraterritorial water and sewer service is compatible with the land use plans/ordinances of the new territory to be serviced will be implemented and followed:
 - a. If a local government is permitted under the above process to extend water and/or sewer services into an area served under this SDS by another provider, and the SDS has not been amended to change the service area, then within fifteen (15) days following the decision permitting the such extension of services, the local government which is the provider of services to the area under this SDS will forward to the local government proposing the extension of service, a statement either (a) indicating that the proposal is compatible with that community's land use plan and all applicable ordinances or (b) a description of why the proposal is inconsistent with the land use plan or ordinances, and supporting documentation. If the local government proposing the extension receives a notification that the proposal is incompatible with the land use plan, the local government may respond in writing within ten (10) days of receiving the notification of land use inconsistency by (a) requesting a meeting to discuss a formal change to the land use plan, or (b) agreeing with the content of the notification and suspending action on the proposed service extension. If a meeting is requested to discuss a formal change to the land use plan it must be arranged and completed within thirty (30) days.
 - b. In the event any respective jurisdictions or local governments wish to seek mediation to resolve a dispute resulting from disagreements due to the approval process of the aforementioned, the governments will agree on a mediator, mediation schedule, and determine the persons who will participate in the mediation in accordance with OCGA 36-70-25.1. Any costs associated with the mediation will be shared equally between the disputing parties.
 - c. A proposal to extend extraterritorial water and sewer services shall not be implemented until any bona fide land use plan or land use ordinance inconsistencies are resolved pursuant to this agreement.
 - d. All expansions of services into the territory of another municipality shall be enumerated into an Intergovernmental Agreement.



SERVICE DELIVERY STRATEGY

FORM 3: Summary of Land Use Agreements

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require an update of the service delivery strategy. If the contact person for this service (listed at the bottom of this page) changes, this should be reported to the Department of Community Affairs.

COUNTY: PEACH

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?
 Peach County and the Cities of Byron and Fort Valley have adopted a Joint Comprehensive Plan that contains a compatible and nonconflicting Land Use element. The County and both cities utilize the existing Land Use element contained within the Joint Comprehensive Plan as a basis for land use classification within their jurisdictions.

2. Check the boxes indicating how these incompatibilities or conflicts were addressed:

- Amendments to existing comprehensive plans
- Adoption of a joint comprehensive plan
- Other measures (amend zoning ordinances, add environmental regulations, etc.)

If "other measures" was checked, describe these measures:

NOTE:
If the necessary plan amendments, regulations, ordinances, etc. have not yet been formally adopted, indicate when each of the affected local governments will adopt them.

3. What policies, procedures and/or processes have been established by local governments (and water and sewer authorities) to ensure that new extraterritorial water and sewer service will be consistent with all applicable land use plans and ordinances? Peach County and the Cities of Byron and Fort Valley have adopted a process for addressing water and sewer line extensions. The jurisdiction proposing to expand its services must notify the other jurisdiction and give it sufficient time to analyse and comment on its potential impact.

4. Person completing form: **Kimberly Lowe, Senior Government Services Specialist, MGRC**

Phone number: **478-751-6160** Date completed: April 30, 2019

5. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:

MICHAELA JONES, PEACH COUNTY ADMINISTRATOR, 478-825-2535



SERVICE DELIVERY STRATEGY
FORM 4: Certifications

Instructions:

This form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 9,000 residing within the county. Cities with a 2010 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

COUNTY: PEACH

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have executed agreements for implementation of our service delivery strategy and the attached forms provide an accurate depiction of our agreed upon strategy (O.C.G.A 36-70-21);
2. Our service delivery strategy promotes the delivery of local government services in the most efficient, effective, and responsive manner (O.C.G.A. 36-70-24 (1));
3. Our service delivery strategy provides that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (20); and
4. Our service delivery strategy ensures that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3)).

JURISDICTION	TITLE	NAME	SIGNATURE	DATE
<u>CITY OF BYRON</u>	Mayor	Lawrence C. Collins		5/13/2019
<u>CITY OF FORT VALLEY</u>	Mayor	Barbara Williams		5-16-19
<u>PEACH COUNTY</u>	Chairman	Martin H. Moseley, Jr.		5-22-19