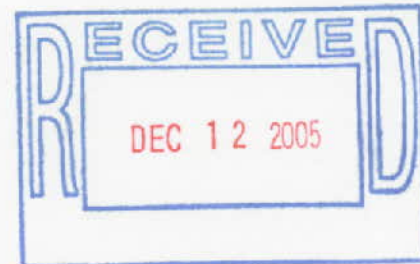




Associates in Local Government Assistance, Inc.

Community and Economic Development
Planning and Management

1007 W. 12th Street • P.O. Box 2025
Alma, Georgia 31510
Phone: (912) 632-7839 • Fax: (912) 632-7822
Email: alga-inc@accessatc.net



December 9, 2005

Dan Basso
Office of Coordinated Planning
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329-2231

**RE: BULLOCH COUNTY
UPDATED SERVICE DELIVERY STRATEGY**

Dear Dan:

Enclosed are *updated* Service Delivery Strategy Summary of Service Delivery Arrangements for Wastewater Collection and Treatment, a map showing area for Town of Portal sewer services, and Service Delivery Strategy Updated Certifications. This information is provided to update the County's Service Delivery Strategy.

The reason for this updated Service Delivery Strategy is because the Town of Portal is constructing a central sewerage system. The service area for City of Statesboro will not change.

If you have questions or need additional information, please contact me at (912) 632-7839.

Sincerely,

Sara T. Davis
President

Enclosures as Stated

Cc: Bulloch County
Town of Brooklet
Town of Portal
City of Register
City of Statesboro
Rick Huber, GA DCA

LOUIS N. WOODRUM
Chairman
GORDONALSTON
Commissioner
BOBBY E. DEAL
Commissioner
J. BIRD HODGES, JR.
Commissioner
WAYNE A. GROOVER
Commissioner
ANTHONY D. SIMMONS
Commissioner
W. H. "BILL" SMITH, III
Commissioner



E. SCOTT WOOD
County Manager
EVELYN H. WILSON
Clerk
JEFF S. AKINS
Staff Attorney

BULLOCH COUNTY BOARD OF COMMISSIONERS



May 24, 1999

Commissioner Jim Higdon
Georgia Department of Community Affairs
60 Executive Park South, NE, Suite 250
Atlanta, Georgia 30329-2231

Dear Commissioner Higdon:

The Bulloch County Board of Commissioners and the Mayors and Councils of the Cities of Brooklet, Portal, Register, and Statesboro agree that additional time is needed in order for the county and its municipalities to reach agreement on the terms of the Service Delivery Strategy as required under O.C.G.A. §36-70, House Bill 489. Please accept this letter, signed by the chief elected official of each local government, as a formal request for extension for the full period allowable under the law.

If you have any questions, please do not hesitate to so inform me.

Sincerely,

E. Scott Wood
County Manager

Louis N. Woodrum, Chairman, Bulloch County Board of Commissioners

Joe A. Aldrich, Mayor, Town of Brooklet

Bill Brown, Mayor, Town of Portal

James L. Oates, Mayor, Town of Register

David H. Averitt, Mayor, City of Statesboro



**SERVICE DELIVERY STRATEGY
SUMMARY OF LAND USE AGREEMENTS**

PAGE 3

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require updating 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: Bulloch

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?

There were no incompatibilities or conflicts between the land use plans of local governments identified during the development of the service delivery strategy. Bulloch County and the towns of Brooklet, Portal, and Register prepared and adopted a joint land use plan in 1993 and updated the plan in 1998. While the City of Statesboro currently has a separate land use plan, no incompatibilities or conflicts were found between the city's plan and the county's.

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.)

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

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

3. Summarize the process that will be used to resolve disputes when a county disagrees with the proposed land use classification(s) for areas to be annexed into a city. If the conflict resolution process will vary for different cities in the county, summarize each process.

In June, 1998, the county and each city adopted the same process in the Agreement to Resolve Land Use Classification Disputes. To summarize, 1) city will notify county of proposed annexation and information on the property including proposed zoning; 2) county will respond within 45 days to the city if there is any objection (or the county loses its right to object); 3) if the county has no objection the city can proceed with annexation; 4) if the county notifies the city that it has a bona fide objection, the city has 10 days to respond by a) agreeing to the county's stipulations and resolving the objection, b) agreeing with the county and stopping the annexation, c) disagreeing that the objections are bona fide and notifying the county that the city will seek a declaratory judgement, d) meeting with the county to mitigate the issue and resolve the county's objection(s), or e) initiating a mediation process (the county will agree on a mediator and share any mediation costs); 5) if no resolution of the county's bona fide objections results from the mediation, the city will not proceed with annexation; 6) if the city and county reach agreement, they will draft an annexation agreement for execution by the city and county governments.

4. 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?

In an effort to insure that extraterritorial water and service extensions or improvements are consistent with all applicable land use plans and ordinances, the respective member governments of Bulloch County, by adopting the service delivery agreement, also agree to establish the following process for the provision of extraterritorial water and sewer services.

- 1) *Prior to initiating the provision of water and sewer services outside the boundaries of that respective local government, the City will notify the County government of the services to be provided, the proposed service area, and the anticipated impact on the future land use classification. The notification will include, at a minimum, information on location of property, size of the proposed service area, proposed purpose of the extension (i.e., proposed change in land use), and the current and future land use classification. For the purposes of official notification of the county as required by this agreement, notification of the county shall be achieved by delivery of the required information to the County Manager. Concurrent with the notification to the County Manager, the city will forward the proposed extraterritorial extension data required above to the county Zoning Administrator for review. Within 10 working days following receipt of the above information, the County will forward to the City a statement either: (a) indicating that the County has no objection to the proposed extraterritorial water or sewer service and its consistency with the land use plan and all applicable ordinances; or (b) describing its bona fide objection(s)*

and explaining why the proposal is inconsistent with the land use plan and all applicable ordinances, providing supporting evidence, and including a list of any possible stipulations or conditions that would alleviate the county's objections.

- 2) If the County has no objection or fails to respond within the aforementioned time frame to the City's proposed extraterritorial water or sewer service, the City is free to proceed with the provision of the service.
- 3) If the County notifies the City that it has a bona fide objection(s), the City will respond to the County in writing within 10 working days of receiving the County's objection(s) by either: (a) agreeing with the county and stopping action on the proposed extraterritorial water or sewer service; (b) agreeing to implement the county's stipulations and conditions and thereby resolving the County's objection; (c) disagreeing that the County's objection is bona fide and notifying the County that the City will seek a declaratory judgement in court; (d) meeting with appointed representatives from the City and County to mitigate the issue and thereby resolve the County's objection(s) before mediation; or (e) initiating a 30-day (maximum) mediation process to discuss possible compromises with a mediator selected from the list of mediators approved by the Georgia Department of Community Affairs.
- 4) If the City initiates mediation, the City and County will agree on a mediator, mediation schedule, and determine participants in the mediation. The City and County agree to share equally any costs associated with the mediation.
- 5) If no resolution of the County's bona fide land use classification objection(s) results from the mediation, the City will not proceed with the proposed extension or improvements to the water and sewer service.
- 6) If the City and County reach agreement as described in step 3(a), 3(b), or 3(d) or as a result of the mediation, the City is free to proceed with the extraterritorial water or sewer service.

This extraterritorial process for water and sewer services shall remain in force and effect until and unless the service delivery agreement is formally amended by the respective member governments.

5. Person completing form: Scott Wood, County Manager

Phone number: (912) 764-6245 Date completed: March 8, 1999

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:

LOUISN. WOODRUM
Chairman
GORDON ALSTON
Commissioner
BOBBYE. DEAL
Commissioner
J. BIRD HODGES, JR.
Commissioner
WAYNE A. GROOVER
Commissioner
ANTHONY D. SIMMONS
Commissioner
W. H. "BILL" SMITH, III
Commissioner



E. SCOTT WOOD
County Manager
EVELYN H. WILSON
Clerk
JEFF S. AKINS
Staff Attorney

BULLOCH COUNTY BOARD OF COMMISSIONERS

RECEIVED

JUL 28 P.M.

July 23, 1999

Mike Gleaton
Georgia Department of Community Affairs
Office of Coordinated Planning
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

Dear Mike:

Enclosed please find the service delivery agreement for Bulloch County and the cities of Brooklet, Portal, Register, and Statesboro, which we are hereby submitting for review by your staff. It is our understanding that DCA has 30 days to review the strategy to verify that it meets the necessary criteria included in H.B. 489, although we realize the review process may take somewhat longer due to the pressures that are likely being placed on your staff to review a large number of strategies over the next several weeks and months.

Thank you in advance for your assistance in reviewing this agreement. As you can see, this strategy has been approved by Bulloch County and all of its municipalities and we truly feel that it represents our best efforts to meet the letter and the spirit of the legislation.

If you have any questions or if additional information is needed, please feel free to call me. We look forward to receiving your comments.

Sincerely,

E. Scott Wood
County Manager

Cc: Commissioner Jim Higdon

Bulloch County

1990 County and City Population Figures

Local Government Name	1990 Population
Bulloch County	43,125
Unincorporated Area	20,625
City of Brooklet	1,013
City of Portal	522
City of Register	195
City of Statesboro	20,770

Source: U.S. Census of Population, 1990

Local Government Services Provided by
the Jurisdictions in Bulloch County

Jurisdiction	Electricity (A)	Water treatment (B)	Water distribution (C)	Wastewater treatment (D)	Fire protection (E)	Sheriff's department (F)	Police department (G)
1. Bulloch County	not provided	not provided	not provided	not provided	shared	county	not provided
2. Brooklet	---	---	---	---	---	NA	---
3. Portal	not provided	not provided	---	authority	shared	NA	city
4. Register	private	not provided	city	not provided	shared	NA	not provided
5. Statesboro	not provided	city	city	city	city	NA	city

Jurisdiction	Recreation programs (H)	Bridge/road maintenance (I)	Hospital (J)	Emergency medical services (K)	Emergency telephone (911) (L)	Animal control (M)	Senior citizen's programs (N)
1. Bulloch County	shared	county	authority	county	county	shared	shared
2. Brooklet	---	---	---	---	---	---	---
3. Portal	not provided	not provided	not provided	not provided	shared	not provided	not provided
4. Register	city	shared	not provided	not provided	not provided	not provided	city
5. Statesboro	shared	city	not provided	not provided	shared	city	not provided

Jurisdiction	Child day care (O)	Construction & code enforcement (P)	Planning (Q)	Zoning (R)	Health screening services (S)	Economic development (T)	Cable TV (U)
1. Bulloch County	not provided	county	county	county	not provided	authority	not provided
2. Brooklet	---	---	---	---	---	---	---
3. Portal	not provided	authority	not provided	not provided	not provided	not provided	private
4. Register	not provided	not provided	not provided	not provided	not provided	not provided	not provided
5. Statesboro	not provided	city	city	city	not provided	shared	not provided

Notes:

- Not provided – the service is not provided by the jurisdiction
- County or city – the county or city is directly responsible for providing the service.
- Shared – service is shared by agreement with another county or city.
- Authority – service is provided by an authority.
- Contract – service is provided by a private supplier.

NA – may not apply to the particular government

“---” – no response to the question.