



CH2MHILL

November 20, 2006



Mr. James Doyle
Office of Planning & Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Subject: Liberty County - Revised HB 489 Service Delivery Strategy

Dear Mr. Doyle,

Attached please find one original of the following executed HB 489 - Service Delivery Strategy forms for Liberty County, Georgia:

1. Service Delivery Strategy, Summary of Service Delivery Arrangements for the Liberty County Development Authority's (LCDA) new water and sewer service area,
2. Service Delivery Strategy, Summary of Service Delivery Arrangements for the City of Riceboro's revised water and sewer service area, and
3. Service Delivery Strategy Update Certifications.

In addition maps of LCDA's new water and sewer service area and the City of Riceboro's revised water and sewer service area are attached.

If you need any additional information please do not hesitate to give me a call at 404.414.1528.

Sincerely,

Wayne D. Murphy, P.E.
Project Manager

cc: Carmen Cole/LCDA
Ron Tolley/LCDA
Tom Ratcliffe/City of Hinesville
John McIver/LCBC
Allen Brown/LCDA

(Liberty) county

Henry Frasier/City of Walthourville
Sandra Martin/City of Flemington
Thomas Hines/Town of Allenhurst
Gregory Richardson/City of Riceboro



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 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: Liberty

Service: Liberty County Development Authority - Water

1. Check the 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.): _____

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 the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes No

If these conditions will continue under the 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.



SERVICE DELIVERY STRATEGY UPDATE CERTIFICATIONS

Instructions:

This two page 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 2000 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2000 population of between 500 and 9,000 residing within the county. Cities with a 2000 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

UPDATED SERVICE DELIVERY STRATEGY FOR Liberty COUNTY

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

1. We have reviewed our existing Service Delivery Strategy and have determined that:
(Check only one box for question #1)

- A. Our Strategy continues to accurately reflect our preferred arrangements for providing local services throughout our county and no changes in our Strategy are needed at this time; or
- B. Our Strategy has been revised to reflect our preferred arrangements for providing local services.


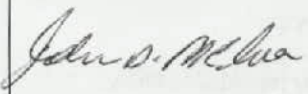

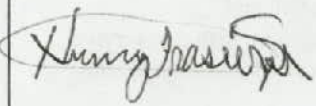

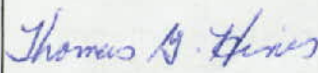
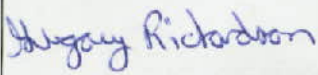
If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

If Option B is selected, this form, signed by the appropriate local government representatives, must be submitted to DCA along with:

- an updated "Summary of Service Arrangements" form (page 2) for each local service that has been revised/updated;
 - any supporting local agreements pertaining to each of these services that has been revised/updated; and
 - an updated service area map depicting the agreed upon service area for each provider if there is more than one service provider for each service that has been revised/updated within the county, and if the agreed upon service areas do not coincide with local political boundaries.
2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide 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 (2));
5. Our service delivery strategy continues to ensure 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));

6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extraterritorial water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
8. Our Service Delivery Strategy continues to contain an agreed upon process between the county government and each city located in the county to resolve land use classification disputes when the county objects to the proposed land use of an area to be annexed into a city within the county (O.C.G.A. 36-70-24 (4)(C))' and;
9. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).

'If the County does not have an Annexation/Land Use dispute resolution process with each of its cities, list the cities where no agreed upon process exists:

SIGNATURE:	NAME: (Please print or type)	TITLE:	JURISDICTION:	DATE:
	Tom Ratcliffe	Mayor	City of Hinesville	Oct 25, 2006
	John McIver	Chairman	Liberty County Board of Commissioners	10-26-06
	Allen Brown	Chairman	Liberty County Development Authority	10 26 06
	Henry Frasier	Mayor	City of Walthourville	10.7.06
	Don Emmons	Mayor	City of Midway	
	Sandra Martin	Mayor	City of Flemington	10/26/06
	Thomas Hines	Mayor	Town of Allenhurst	10, 26.06
	Gregory Richardson	Mayor	City of Riceboro	10-25-06

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>
Liberty County Development Authority	Bonds, Tap on fees and user fees

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

This is a newly formed service area within the County. Therefore, there are no previous service arrangements.

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>
N/A	N/A	N/A

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?

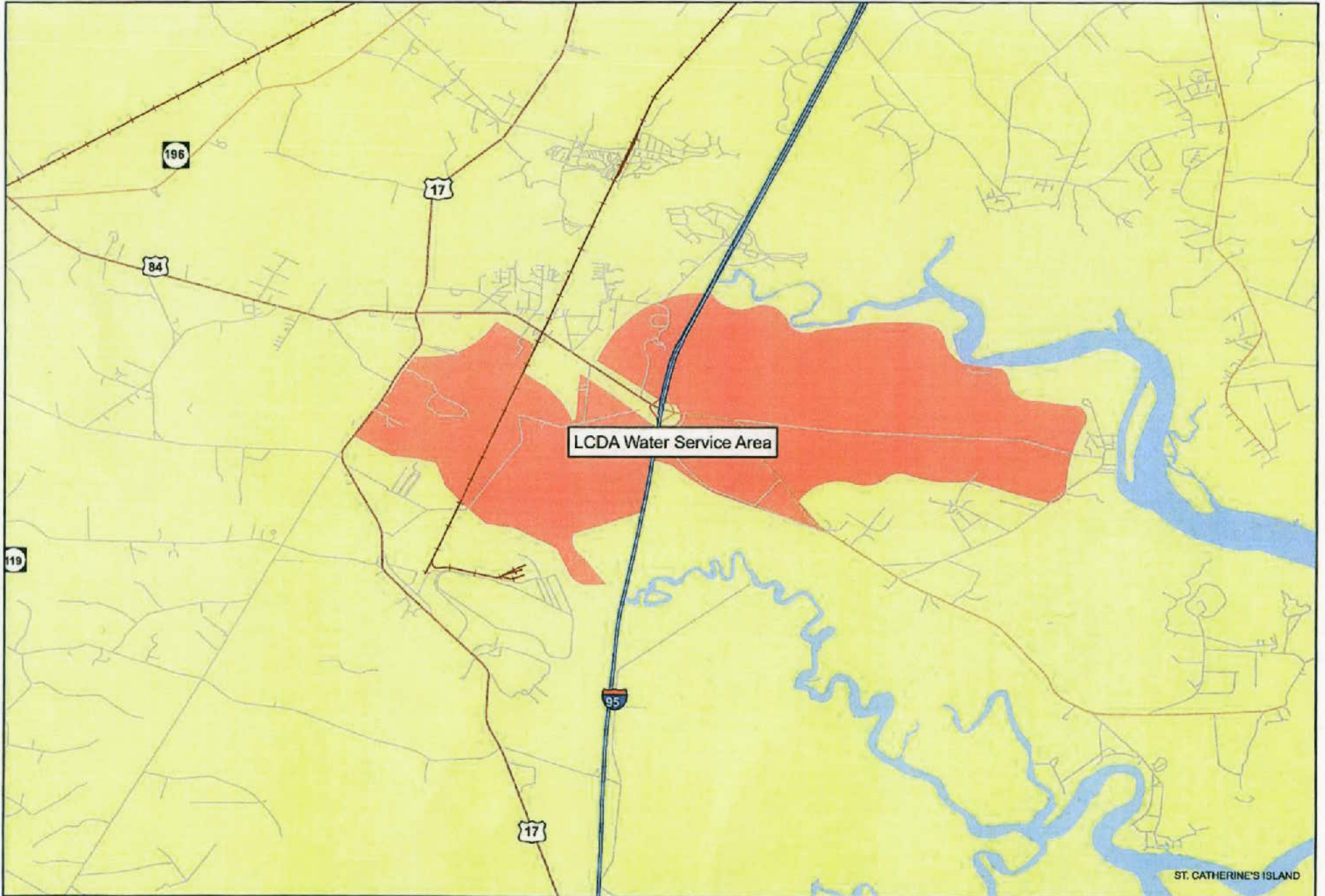
N/A - This is a newly formed service area.

7. Person completing form: Wayne Murphy
 Phone number: 770.604.9182, ext 417 Date completed: October 5, 2006

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:

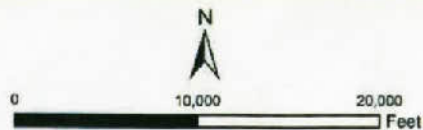
Sonny Timmerman 912.408.2030



LCD A Water Service Area

ST. CATHERINE'S ISLAND

- Legend**
- Interstates
 - Highways
 - Major Roads
 - Minor Roads
 - Railroads
 - Liberty County Regional Service Area



Water Service Area
 Liberty County Development Authority
 Liberty County, Georgia

October 2006 CH2M HILL



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

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County: Liberty

Service: Liberty County Development Authority - Sewer

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

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Yes No

If these conditions will continue under the 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).

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<i>Local Government or Authority:</i>	<i>Funding Method:</i>
Liberty County Development Authority	Bonds, Tap on fees and user fees

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

This is a newly formed service area within the County. Therefore, there are no previous service arrangements.

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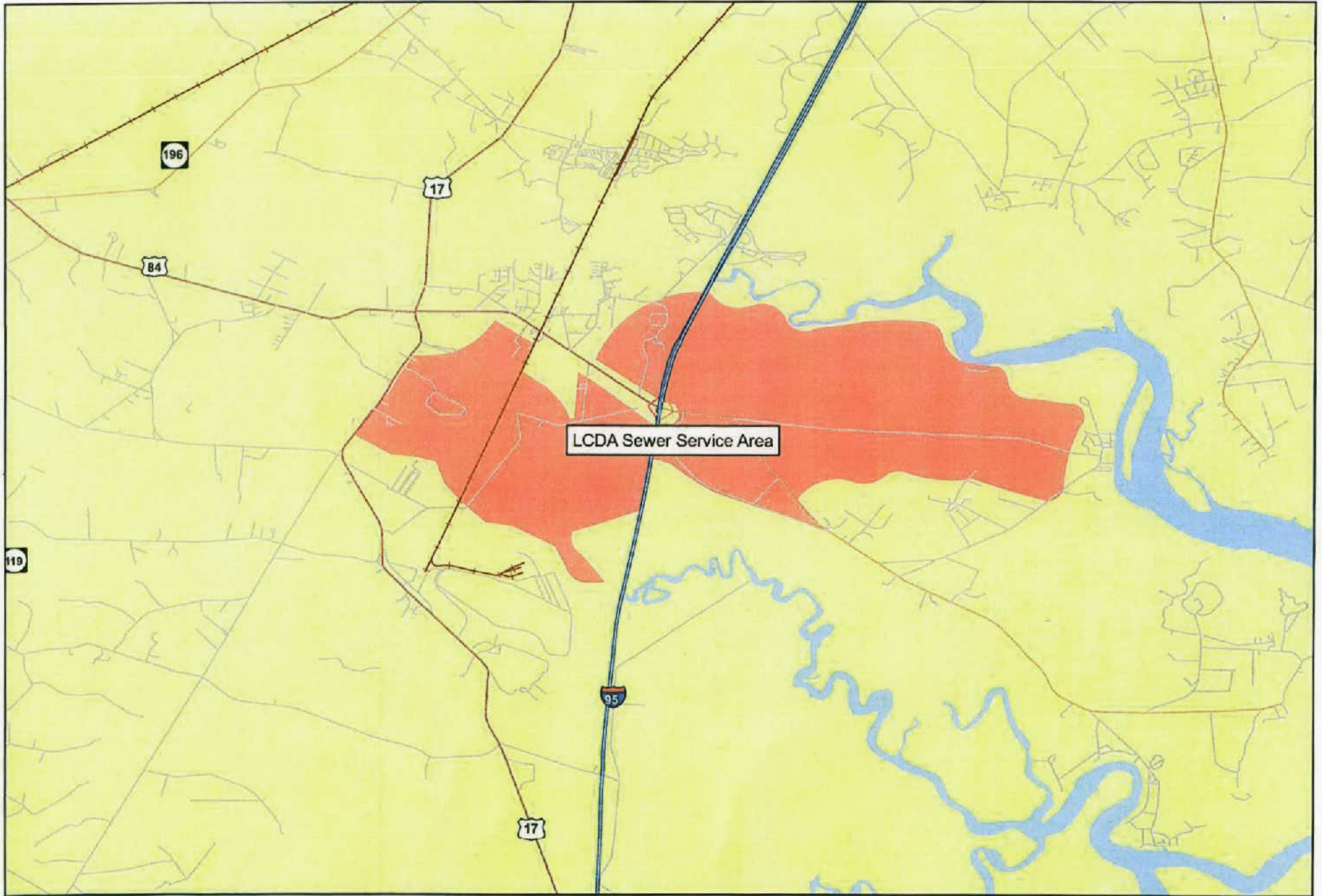
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 Phone number: 770.604.9182, ext 417 Date completed: October 5, 2006

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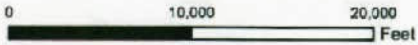
If not, provide designated contact person(s) and phone number(s) below:

Sonny Timmerman 912.408.2030



LCDA Sewer Service Area

- Legend**
- Interstates
 - Highways
 - Major Roads
 - Minor Roads
 - Railroads
 - Liberty County Sewer Service Area



Sewer Service Area
 Liberty County Development Authority
 Liberty County, Georgia

October 2006 CH2MHILL



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SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Liberty

Service: City of Riceboro - Water

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

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Yes No

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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>
City of Riceboro	Impact fees, user fees, RDA Loans

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

The area to be added to the City of Riceboro's service area is an area that is currently not in a service area.

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>
N/A	N/A	N/A

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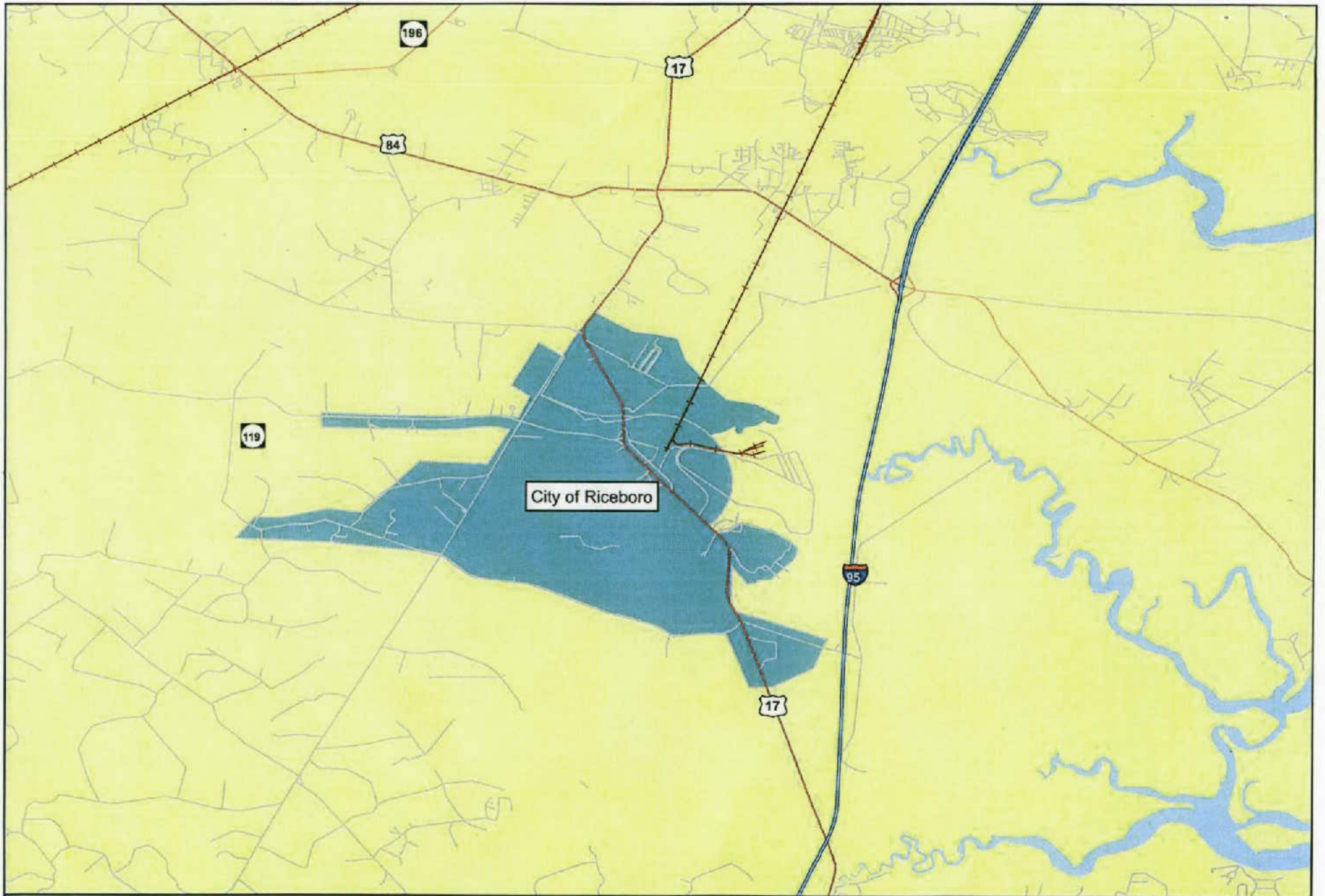
None at this time, however a rate increase may be necessary.

7. Person completing form: Wayne Murphy
 Phone number: 770.604.9182, ext 417 Date completed: October 5, 2006

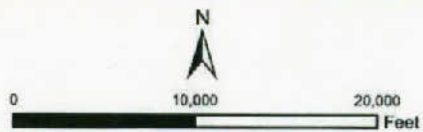
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If not, provide designated contact person(s) and phone number(s) below:

Sonny Timmerman 912.408.2030



- Legend**
- Interstates
 - Highways
 - Major Roads
 - Minor Roads
 - Railroads
- Water Service Area**
- Riceboro



Water Service Area
 City of Riceboro
 Liberty County, Georgia

October 2006 CH2MHILL



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Liberty

Service: City of Riceboro - Sewer

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

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Yes No

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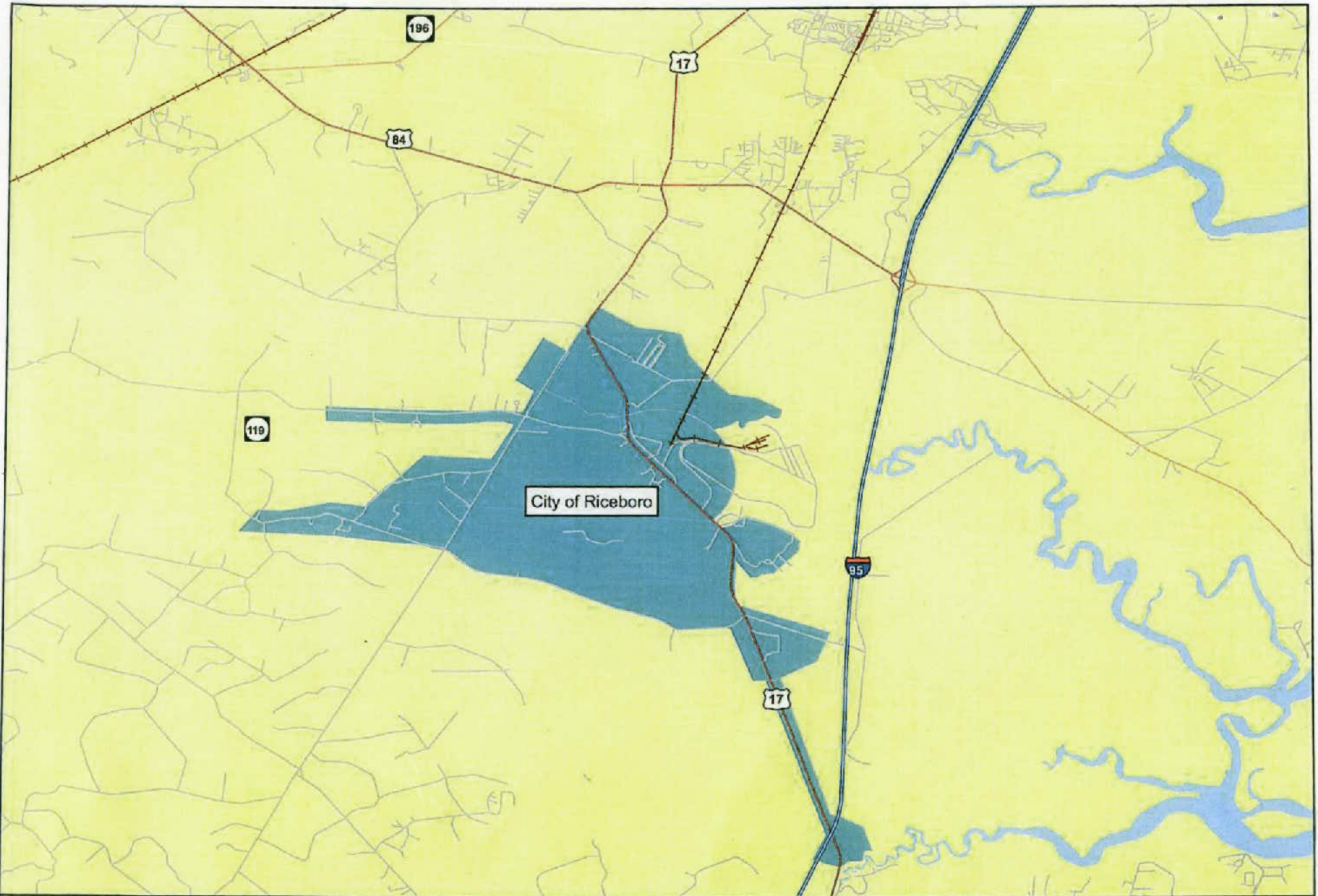
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None at this time, however a rate increase may be necessary.

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 Phone number: 770.604.9182, ext.417 Date completed: October 5, 2006

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:
Sonny Timmerman 912.408.2030



- Legend**
- | | | |
|--|-------------|-------------|
| | Interstates | Name |
| | Highways | |
| | Major Roads | |
| | Minor Roads | |
| | Railroads | |
| | | |

Sewer Service Area
 City of Riceboro
 Liberty County, Georgia



October 2006 CH2MHILL



CH2MHILL

CH2M HILL

115 Perimeter Center Place NE

Suite 700

Atlanta, GA 30346-1278

Tel 770.604.9095

Fax 770.604.9183

November 20, 2006



Mr. James Doyle
Office of Planning & Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Subject: Liberty County - Revised HB 489 Service Delivery Strategy

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In addition maps of LCDA's new water and sewer service area and the City of Riceboro's revised water and sewer service area are attached.

If you need any additional information please do not hesitate to give me a call at 404.414.1528.

Sincerely,

Wayne D. Murphy, P.E.
Project Manager

(Liberty) county

cc: Carmen Cole/LCDA
Ron Tolley/LCDA
Tom Ratchliffe/City of Hinesville
John McIver/LCBC
Allen Brown/LCDA

Henry Frasier/City of Walthourville
Sandra Martin/City of Flemington
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Gregory Richardson/City of Riceboro



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County: Liberty Service: Water

1. Check the box that best describes the agreed upon delivery arrangement for this service:
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2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?
- Yes No

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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:
Allenhurst	Utility Fees <i>no lines extend beyond city</i>
Flemington	Utility Fees <i>limits \$15m 8/24 per Halbig</i>
Hinesville	Water Fund and General Fund
Midway	Utility Fees
Riceboro	Utility Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?
- The strategy will not alter delivery of this service.

(3. Continued)
Walthourville ... Utility Fees



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County: Liberty

Service: Sewer

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Local Government or Authority: Funding Method:

Hinesville	Water/Sewer Fund
Flemington	Utility Fees
Midway	Utility Fees
Riceboro	Utility Fees

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

The strategy will not alter delivery of this service. Riceboro plans to offer the service by 2005 and will then fund it through utility fees.

Flemington - lines don't extend outside city limits
Riceboro - service hasn't begun yet.

8/24 SDR
per: Halbrig



**SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 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: Liberty Service: Wastewater Treatment

1. Check the 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.)
 - 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 the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?
- Yes No

If these conditions will continue under the 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.

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:
Hinesville	Water/Sewer Fund
Midway	Utility Fees
Riceboro	Grants,Loans

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?
- The strategy will not alter delivery of this service. Riceboro plans to offer the service after 2000 and will then fund it through utility fees.

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>
Liberty County Development Authority	Bonds, Tap on fees and user fees

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

This is a newly formed service area within the County. Therefore, there are no previous service arrangements.

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>
N/A	N/A	N/A

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?

N/A - This is a newly formed service area.

7. Person completing form: Wayne Murphy
 Phone number: 770.604.9182, ext 417 Date completed: October 5, 2006

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:

Sonny Timmerman 912.408.2030

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>
Liberty County Development Authority	Bonds, Tap on fees and user fees

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

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If not, provide designated contact person(s) and phone number(s) below:
Sonny Timmerman 912.408.2030



SERVICE DELIVERY STRATEGY
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2

Instructions:

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 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: Liberty **Service:** Liberty County Development Authority - Sewer

1. Check the 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.): _____

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.): _____

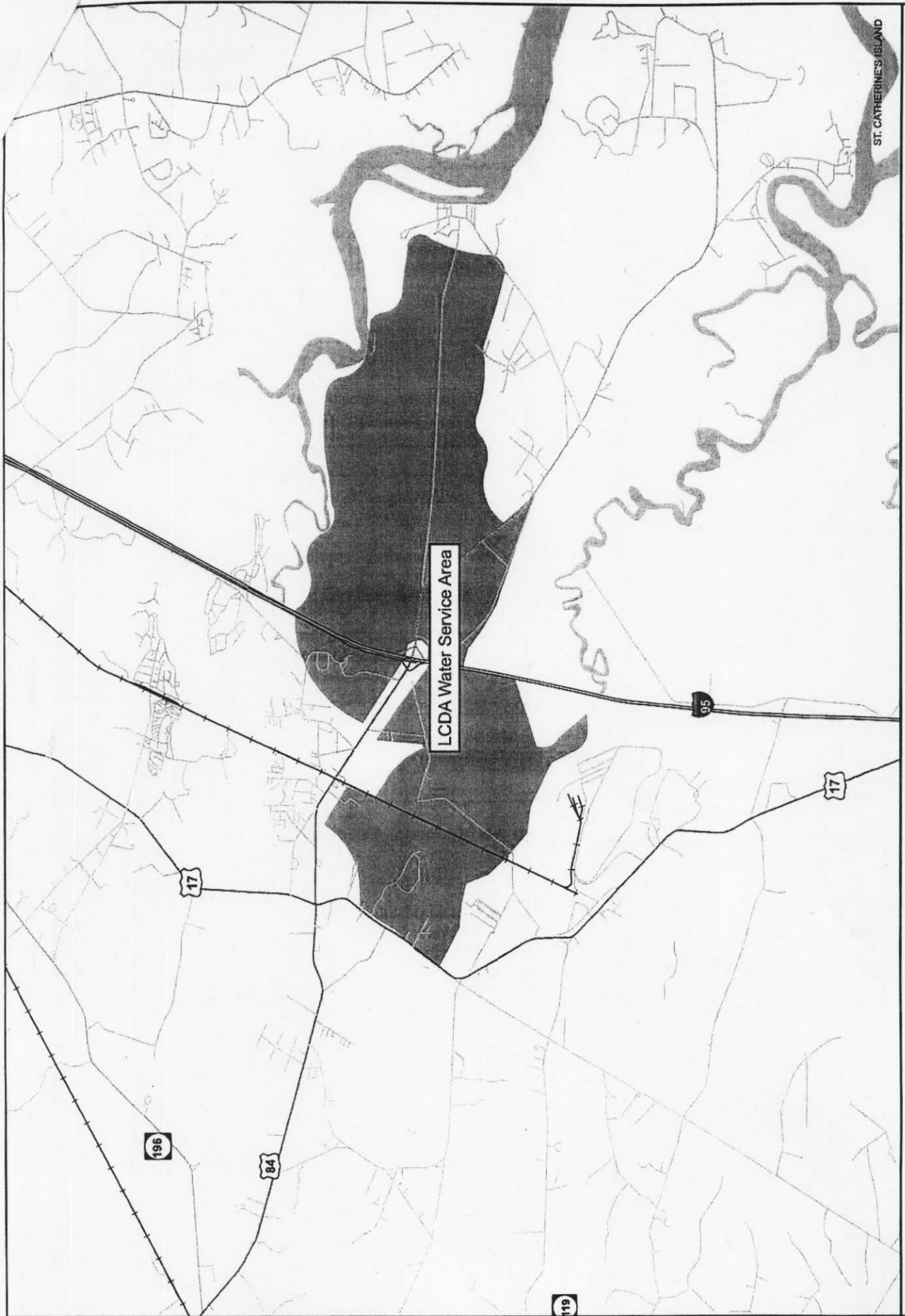
Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): _____

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

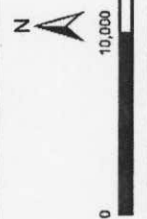
Yes No

If these conditions will continue under the 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.



- Legend**
- Interstates
 - Highways
 - Major Roads
 - Minor Roads
 - Water
 - Liberty County Regional Service Area



Water Service Area
 Liberty County Development Authority
 Liberty County, Georgia
 October 2006 CH2MHILL