

Peach County Service Delivery Strategy

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**Amended
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Prepared by:
Peach County
Cities of Byron, Fort Valley, Perry, and Warner Robins
In Cooperation With
The Middle Georgia Regional Development Center

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The intent of the code section is to provide a flexible framework within which local governments in each county can develop a service delivery system that is both efficient and responsive to citizens in their county. The General Assembly recognizes that the unique characteristics of each county throughout the state preclude a mandated legislative outcome for the delivery of services in every county. The process provided by this legislation is intended to minimize inefficiencies resulting from duplication of services and competition between local governments and to provide a mechanism to resolve disputes over local government service delivery, funding equity and land use. The local government service delivery process should result in the minimization of non-compatible municipal and county land use plans and in a simple, concise agreement describing which local governments will provide which service in specified areas within a county and how provision of such services will be funded.

After receiving the necessary level of local approval [...], the Strategy must be submitted to the Department of Community Affairs for review to verify that it includes the required components and addresses the minimum criteria. If a Strategy is not adopted by the county and the required combination of cities, all local governments within the county will be ineligible for state-administered funding, grants, loans and permits.”¹

Since the latter part of 1997, the Peach County and officials from the Cities of Byron, Fort Valley, Perry, and Warner Robins have held numerous meetings to discuss the county’s Service Delivery Strategy. As a result of these meetings, each of which was open to the public, this document has been developed. It is important to recognize that this document is dynamic in nature and that the document itself will be updated periodically to reflect actual service delivery arrangements within the county.

SECTION A

Components (O.C.G.A. 36-70-23)

Current Service Delivery Arrangements

“The Strategy must identify all local government services presently provided or primarily funded by each general purpose local government and each authority within the county and describe the geographic area in which the identified services are provided by each jurisdiction.

¹*Charting a Course for Cooperation and Collaboration: An Introduction to the Service Delivery Strategy Act for Local Governments* by the Association of County Commissioners of Georgia, the Georgia Municipal Association, the Georgia Department of Community Affairs, and the Carl Vinson Institute of Government, the University of Georgia, June 1997, pages 2-3.

SERVICE NAME	JURISDICTION
Social Service Programs	- Peach County, City of Byron, City of Fort Valley
Solid Waste Collection/Recycling	- Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins
Stormwater Management	- Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins
Street Lighting	- City of Byron, City of Fort Valley, City of Warner Robins, City of Perry
Tourism - Conventions and Visitors	- Peach County, City of Byron, City of Fort Valley, City of Warner Robins
Water Services	- Houston County, City of Byron, Fort Valley Utility Commission, City of Warner Robins, City of Perry

The following descriptions briefly identify the services provided:

Ambulance Service Ambulance services (i.e. dispatching and response) are provided by Peach County. This service ensures that life-threatening emergencies are responded to by trained personnel and seeks to save lives. The county funds this service with user fees that are subsidized by general fund revenues. This service is available countywide.

Animal Control Basic animal control services are provided by the City of Byron, City of Fort Valley, City of Perry, and the City of Warner Robins. The cities fund this activity from their general fund.

Building Code Enforcement and Inspections Peach County is responsible for the administrative operations of building codes and inspections of new construction for the unincorporated areas of Peach County and the municipal area of the City of Fort Valley. Peach County provides its enforcement of these codes in the unincorporated area of Peach County, while the City of Fort Valley has its own code enforcement officer. Peach County funds these services through building permits and fees and through general fund appropriations as needed. The City of Byron, City of Perry, and the City of Warner Robins each operate their own Code Enforcement and Inspection Services. The Cities of Byron, Perry, and Warner Robins fund the service through general fund revenues and user fees.

funds the Byron Development Authority, and the City of Fort Valley and the Fort Valley Utilities Commission provide funding to the Fort Valley Downtown Development Authority. The Fort Valley Utility Commission also provides funding countywide for economic development activities.

**Emergency
Management
Services**

The Peach County Emergency Management Agency is funded by Peach County. The EMA is charged with developing mitigation activities that either prevent the occurrence of an emergency or reduce the community's vulnerability in ways that minimize loss associated with disasters and is funded through general fund revenues. The Peach County EMA has entered into an agreement with Houston County for the provision of communications services on its 800 MHz system.

Electricity

The City of Fort Valley provides electrical service to customers within its territorial service area pursuant to the Georgia Territorial Electric Service Act (O.C.G.A. sec 46-3-1). The entire city limits of Fort Valley and portions of the unincorporated area of Peach County are within its service area. This service is funded through enterprise funds including user charges generated from customers of the service. The service is provided by the Fort Valley Utility Commission.

**Fiber Optic
& Wireless Access**

The Fort Valley Utility Commission provides fiber optic telecommunications within the municipal area of Fort Valley and within unincorporated areas of the county. Since Fort Valley Utility Commission is the sole service provider, the service area may change regularly. The Utility Commission provides this service through revenues from user fees and an enterprise fund.

operate their own police departments. Cities provide law enforcement activities through their own police departments and utilize general fund revenues to pay for these services.

- Library** Basic library services are provided county-wide for all residents regardless of where they live. Peach County provides funds for library activities through general fund revenues and revenues from a Local Option Sales Tax (LOST).
- Mosquito Spraying** The City of Byron, the City of Perry, and the City of Warner Robins provide mosquito/tick control services to areas of the city. This service is provided as a public health service. Each city funds this service through its general fund revenues.
- Parks** Parks are provided for all residents. The Cities of Byron and Fort Valley provide for parks within their municipal boundaries and fund these parks through their general fund.
- Recreation** Recreation activities are provided for all county residents located in municipal and unincorporated areas. Peach County Recreation provides for recreational opportunities countywide. Peach County funds the recreation department through a combination of user fees and general fund revenues. The Cities of Perry and Warner Robins provide for recreation within their municipal boundaries. The Cities of Perry and Warner Robins fund this service through a combination of user fees and general fund revenue.
- Roads and Bridges** Basic road maintenance and construction activities are performed by each jurisdiction. Beneficiaries of these activities are municipal and unincorporated area residents. General fund revenues are used to pay for this service. Peach County provides bridge maintenance and construction countywide. This service is funded through general fund revenues. Joint agreements may be formed between Peach County and municipalities regarding special projects.

Solid Waste Collection and Recycling

Solid waste collection for municipal area residents is provided by each city and by the county. The County and the City of Byron each provide this service through a private contractor. Service in unincorporated Peach County is funded through user fees and an enterprise fund. The cities of Byron, Fort Valley, Perry, and Warner Robins fund this service through user fees and an enterprise fund, as well. Door-to-door pickup is the method used for collecting solid waste countywide. Peach County provides recycling services countywide. This service is also funded through the County's general fund revenues. Peach County is a member of the Middle Georgia Solid Waste Management Authority, including Peach, Macon, and Dooly Counties. This is a C&D Lanfill operated through general fund revenues and user fees. In the future, Peach County has plans to operate a transfer station from this location.

Stormwater Management

Stormwater management activities such as drainage control are provided by all jurisdictions. Cities provide this service within their own municipal boundaries. The county provides this service for the unincorporated area of the county. General fund revenues are used by each jurisdiction to provide this service.

Street Lighting

Street lighting is provided by the Cities of Byron, Fort Valley, Perry and Warner Robins. Street lighting is not provided by the county in unincorporated areas. This service is funded by the cities through general fund revenues.

Tourism - Conventions & Visitors Bureau

Conventions and Visitors Bureaus are funded by the City of Byron, the City of Fort Valley, the City of Warner Robins, and Peach County. CVB services are primarily related to the attraction of convention activities and tourists to the communities. This activity serves as part of the additional economic development activities outlined above. General fund

The Strategy must also include the geographic areas of the county in which each of these services is provided. The following table lists the geographic service area for “current” services in Peach County:

Peach County:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Ambulance Service	- Countywide
Building Code Enforcement and Inspection	- Unincorporated Area and in Fort Valley
Court Services	- Countywide
E-911 Communications	- Countywide
Economic Development	- Countywide
Emergency Management Services	- Countywide
Fire Protection/Prevention	- Unincorporated Area
Hospital Authority	- Countywide
Jail Operations	- Countywide
Library	- Countywide
Recreation	- Countywide
Roads and Bridges	- Countywide
Social Service Program	- Countywide
Solid Waste Collection/Recycling	- Unincorporated Area
Stormwater Management	- Unincorporated Area
Tourism - Conventions and Visitors	- Countywide

Maps outlining “extraterritorial” service areas are included in Appendix G.

The Strategy must also include the geographic areas of the county in which each of these services is provided. The following table lists the geographic service area for “current” services in the City of Fort Valley:

City of Fort Valley:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Animal Control	- Municipal Area Only
Cemeteries	- Countywide
Court Services	- Municipal Area Only
Economic Development	- Countywide
Fire Protection/Prevention	- Municipal Area and County Area under agreement with county (see map)
Law Enforcement	- Municipal Area Only
Roads and Bridges	- Municipal Area Only
Social Service Programs	- Municipal Area Only
Solid Waste Collection/Recycling	- Municipal Area Only
Stormwater Management	- Municipal Area Only
Street Lighting	- Municipal Area Only
Tourism - Conventions and Visitors	- Municipal Area Only

Maps outlining “extraterritorial” service areas are included in Appendix G.

The Strategy must also include the geographic areas of the county in which each of these services is provided. The following table lists the geographic service area for “current” services in the City of Warner Robins:

City of Warner Robins:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Animal Control	- Municipal Area Only
Building Code Enforcement and Inspection	- Municipal Area Only
Court Services	- Municipal Area Only
E-911 Communications	- Municipal Area Only (through Houston E911 system)
Fire Protection/Prevention	- Municipal Area Only
Gas Services (Natural)	- Municipal Area and Outlying Service Area (see map)
Law Enforcement	- Municipal Area Only
Mosquito Spraying	- Municipal Area Only
Recreation	- Municipal Area Only
Roads and Bridges	- Municipal Area Only
Sewerage Collection and Treatment	- Municipal Area and Outlying Service Area (see map)
Solid Waste Collection/Recycling	- Municipal Area Only
Stormwater Management	- Municipal Area Only
Street Lighting	- Municipal Area Only
Tourism - Conventions and Visitors	- Municipal Area Only
Water Services	- Municipal Area and Outlying Service Area (see map)

Maps outlining “extraterritorial” service areas are included in Appendix G.

The following table outlines the funding source for each service provided by Houston County:

Houston County:

SERVICE NAME	FUNDING SOURCE
Water Services	- Service Area along Peach/Houston County Line

Maps outlining “extraterritorial” service areas are included in Appendix G.

SERVICE NAME	JURISDICTION
Sewerage Collection and Treatment	- City of Byron, Fort Valley Utility Commission, City of Warner Robins, City of Perry
Social Service Programs	- Peach County, City of Byron, City of Fort Valley
Solid Waste Collection/Recycling	- Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins
Stormwater Management	- Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins
Street Lighting	- City of Byron, City of Fort Valley, City of Warner Robins, City of Perry
Tourism - Conventions and Visitors	- Peach County, City of Byron, City of Fort Valley, City of Perry, City of Warner Robins
Water Services	- Houston County, City of Byron, Fort Valley Utility Commission, City of Warner Robins, City of Perry

The Strategy must also include the geographic areas of the county in which each of these services will be provided. The following table lists the geographic service area for “future” services in Peach County:

Peach County:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Ambulance Service	- Countywide
Building Code Enforcement and Inspection	- Unincorporated Area and in Fort Valley
Court Services	- Countywide
E-911 Communications	- Countywide
Economic Development	- Countywide
Emergency Management Services	- Countywide
Fire Protection/Prevention	- Unincorporated Area
Hospital Authority	- Countywide
Jail Operations	- Countywide
Law Enforcement	- Countywide
Landfill (Construction)	- Countywide
Library	- Countywide
Recreation	- Countywide
Roads and Bridges	- Countywide
Social Service Program	- Countywide
Solid Waste Collection/Recycling	- Unincorporated Area
Stormwater Management	- Unincorporated Area
Tourism - Conventions and Visitors	- Countywide

Maps outlining “extraterritorial” service areas are included in Appendix G.

The Strategy must also include the geographic areas of the county in which each of these services will be provided. The following table lists the geographic service area for “future” services in the City of Fort Valley:

City of Fort Valley:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Animal Control	- Municipal Area Only
Cemeteries	- Municipal Area Only
Court Services	- Municipal Area Only
Economic Development	- Municipal Area Only
Electricity	- Municipal Area and Outlying Service Area (see attached map)
Fire Protection/Prevention	- Municipal Area
Gas Service - Natural	- Municipal Area and Outlying Service Area (see attached map)
Law Enforcement	- Municipal Area Only
Mosquito Spraying	- Municipal Area Only
Parks	- Municipal Area Only
Roads and Bridges	- Municipal Area Only
Social Service Programs	- Municipal Area Only
Solid Waste Collection/Recycling	- Municipal Area Only
Stormwater Management	- Municipal Area Only
Street Lighting	- Municipal Area Only
Tourism - Conventions and Visitors	- Municipal Area Only

Maps outlining “extraterritorial” service areas are included in Appendix G.

The Strategy must also include the geographic areas of the county in which each of these services will be provided. The following table lists the geographic service area for “future” services in the City of Warner Robins:

City of Warner Robins:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Animal Control	
Building Code Enforcement and Inspection	- Municipal Area Only
Court Services	- Municipal Area Only
E-911 Communications	- Municipal Area Only (through Houston E911 system)
Fire Protection/Prevention	- Municipal Area Only
Gas Services (Natural)	- Municipal Area and Outlying Service Area (see map)
Law Enforcement	- Municipal Area Only
Roads and Bridges	- Municipal Area Only
Sewerage Collection and Treatment	- Municipal Area and Outlying Service Area (see map)
Solid Waste Collection/Recycling	- Municipal Area Only
Stormwater Management	- Municipal Area Only
Street Lighting	- Municipal Area Only
Water Services	- Municipal Area and Outlying Service Area (see map)

Maps outlining “extraterritorial” service areas are included in Appendix G.

The following table outlines the funding source for each service provided by Houston County:

Houston County:

SERVICE NAME	FUNDING SOURCE
Water Services	- Service Area along Peach/Houston County Line

The following table outlines the funding source for each service provided by the City of Byron:

City of Byron:

SERVICE NAME	GEOGRAPHIC SERVICE AREA
Animal Control	- General Fund
Building Code Enforcement and Inspection	- General Fund and User Fees
Cemeteries	- Trust Funds
Court Services	- General Fund
Economic Development	- General Fund
Fire Protection/Prevention	- General Fund
Gas Service - Natural	- Enterprise Fund
Law Enforcement	- General Fund
Mosquito Spraying	- General Fund
Parks	- General Fund
Roads and Bridges	- General Fund
Sewerage Collection and Treatment	- Enterprise Fund
Social Service Programs	- General Fund
Solid Waste Collection/Recycling	- Enterprise Fund, User Fees
Stormwater Management	- General Fund
Street Lighting	- General Fund
Tourism - Conventions and Visitors	- Hotel/Motel Tax Revenues
Water Services	- Enterprise Fund

The following table outlines the funding source for each service provided by the Fort Valley Utility Commission:

Fort Valley Utility Commission:

SERVICE NAME	FUNDING SOURCE
Economic Development	- General Fund
Electricity	- Enterprise Fund
Fiber Optic & Wireless Access	- User Fees
Gas Service - Natural	- Enterprise Fund
Sewerage Collection and Treatment	- Enterprise Fund
Water Services	- Enterprise Fund

The following table outlines the funding source for each service provided by the City of Perry:

City of Perry:

SERVICE NAME	FUNDING SOURCE
Animal Control	- General Fund
Building Code Enforcement and Inspection	- User Fees, General Fund
Court Services	- General Fund
E-911 Communications	- General Fund
Fire Protection/Prevention	- General Fund
Gas Services (Natural)	- Enterprise Fund
Law Enforcement	- General Fund
Mosquito Spraying	- General Fund
Recreation	- User Fees/ General Fund
Roads and Bridges	- General Fund
Solid Waste Collection/Recycling	- Enterprise Fund, User Fees
Stormwater Management	- General Fund
Street Lighting	- General Fund
Water Services	- Enterprise Fund

Legal Mechanisms to Implement Strategy

“The Strategy must identify the mechanisms, if any, to be used to implement the Service Delivery Strategy.

The term mechanisms, as defined in O.C.G.A. 36-70-2, paragraph 5.3, includes but is not limited to, intergovernmental agreements, ordinances, resolutions and local Acts of the General Assembly in effect on July 1, 1997 or executed thereafter.”⁵

In order to implement this Service Delivery Strategy for Peach County, each of the jurisdictions required to adopt the Strategy have elected to utilize resolutions passed by the governing body. These resolutions authorize the Chief Elected Official (i.e. County Commission Chairman or Mayor) to execute the certification forms associated with the adoption and submission of the county’s Service Delivery Strategy. A copy of the resolution passed by each jurisdiction is attached as Appendix F.

SECTION B

Criteria (O.C.G.A. 36-70-24)

Elimination of Unnecessary Duplication

“The Strategy must promote the delivery of government services in the most efficient, effective and responsive manner. The Strategy must also identify steps which will be taken to eliminate or avoid overlapping and unnecessary competition and duplication of services and identify the time frame in which such steps will be taken.

When two local governments or authorities provide or offer the same service in overlapping areas, the Service Delivery Strategy must provide for elimination of this duplication of services. Examples of such duplication of service may include:

- A city water department and a county water authority both have excess water capacity and have extended water lines to serve the same area of the county immediately adjacent to the city’s jurisdictional boundaries.
- A city contracts for ambulance service with a provider that routinely responds to calls outside the city’s boundaries where the county EMS also provides ambulance service.

When a city provides a service at a higher level than the same service provided throughout the geographic area of the county by the county, the law states that such service shall not be considered a duplication of the county service.

⁵et al., page 7.

Elimination of Arbitrary Water and Sewer Rate Differentials

“The Strategy must ensure that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are not arbitrarily higher than the fees charged to customers inside the boundaries of the service provider.

If a local government believes a rate differential is arbitrary and disputes the reasonableness of such water and sewer rate differentials, the law provides that local government with the following recourse:

- The disputing local government may hold a public hearing for the purpose of reviewing the rate differential.
- If the public hearing does not lead to a resolution of the dispute, a qualified engineer may be hired to prepare a study of the water and sewer rates.
- If the rate study concludes that the rate differential is arbitrary (i.e. not reasonably based on the cost to provide the service), the dispute must be submitted to some form of alternative dispute resolution, such as mediation.
- If alternative dispute resolution is unsuccessful, the disputing local government may challenge the arbitrary rate differentials in a court of competent jurisdiction.

Before initiating a time-consuming and potentially expensive appeals process, the local government representing disgruntled water and sewer customers is encouraged to meet with the jurisdiction providing the service and attempt to resolve their concerns.”⁷

The City of Warner Robins, the City of Perry, the Fort Valley Utility Commission, and the City of Byron each provide water and sewer services to residents located outside of the municipal limits. The water and sewer rates for customers located outside of the city (unincorporated residents) are higher than rates paid by residents living inside the city. Each city cites added costs for providing water and sewer services to unincorporated areas of the county as a reason for the water and sewer rate differential.

In accordance with the initial Service Delivery Strategy document adopted September 1999, each entity providing water and sewer services extraterritorially completed a water and sewer rate justification to explain why higher rates are charged for those customers located in the unincorporated areas of Peach County. Since that time, the City of Byron has equalized rates for its citizens within the city and those customers located in the unincorporated areas of Peach County. The Fort Valley Utility Commission expects to equalize water rates by 2008.

⁷et al., pages 8-9.

The intent of this provision is to eliminate double taxation of municipal property owners. When a county provides a service primarily for the benefit of the unincorporated area, the law provides that funding for such service must come from:

- (1) special service districts created by the county in which property taxes, insurance premiums taxes, assessments or user fees are levied or imposed; or
- (2) any other mechanism agreed upon by the affected parties which eliminates double taxation.”⁸

In compliance with this section, the local governments in Peach County have outlined the funding sources for all services provided within their jurisdiction (see above). Based on this analysis, the local governments determined that there were currently no “double taxation” problems within Peach County.

Great efforts have been made in the past and continued by current elected officials to ensure that every resident in the community receives the services that he/she pays for. Diligent efforts have been, and will continue to be, made to ensure that the primary beneficiaries of a given service within the community pay for that service. Each jurisdiction is committed to funding all services with funds collected by those who enjoy and/or have access to those services.

Compatible Land Use Plans

“Local governments within the same county must, if necessary, either amend their land use plans so that the plans are compatible and nonconflicting or adopt a single land use plan for the entire county.”⁹

Currently, the land use plans for Peach County and Cities of Byron and Fort Valley are compatible. Peach County and the City of Fort Valley each adopted a Joint Comprehensive Plan that contained the same land use element for each jurisdiction. The City of Byron operates under its own Comprehensive Plan. However, the City of Byron’s Comprehensive Plan contains a land-use element that is compatible with the Joint Comprehensive Plan for Peach County and the City of Fort Valley. The components of the land use elements being utilized by each jurisdiction when implementing their land use regulations are nonconflicting. Since the land use plans are compatible, this requirement has been met without any additional changes and/or revisions needing to be made to each jurisdiction’s land use plan.

Water and Sewer Extension: Consistency with Land Use Plans

“The provision of extraterritorial water and sewer services by any jurisdiction must be consistent with all applicable land use plans and ordinances.”

⁸et al., page 10.

⁹et al., page 12.

Resolution of Annexation Dispute Over Land Use

“A process must be established by July 1, 1998 to resolve land use classification disputes when a county objects to the proposed land use of an area to be annexed into a municipality within the county.”¹⁰

Prior to July 1, 1998, Peach County and the Cities of Byron, Fort Valley, Perry, and Warner Robins established a dispute resolution process that identifies the methods to be used to resolve land use classification disputes when the county objects to the proposed land use of an area to be annexed into a municipality within the county. A copy of this dispute resolution process is attached as Appendix E.

SECTION C

Adoption of the Strategy (O.C.G.A. 36-70-21, 36-70-25)

“Local governments within each county must execute an agreement for the implementation of a Service Delivery Strategy by July 1, 1999. Adoption of the Strategy must be accomplished by adoption of a resolution by:

- the county governing authority;
- the governing authority of each city located within the county which has a population of 9,000 or greater within the county;
- the city which serves as the county seat; and
- no less than half of the remaining cities which have a population of at least 500 persons within the county.”¹¹

In Peach County, the following jurisdictions are required to adopt the Peach County Service Delivery Strategy - Peach County, City of Byron, and the City of Fort Valley.

Completion of this final Service Delivery Strategy indicates that all jurisdictions required to adopt the Strategy for Peach County, as outlined above, have reviewed and adopted the strategy through the legal mechanism identified in Section C. A copy of the executed resolution for each jurisdiction adopting the strategy is attached as Appendix F.

¹⁰et al., page 13.

¹¹et al., page 14.

Appendix A
Service Delivery Strategy Act of 1997

H. B. No. 489 (AS PASSED HOUSE AND SENATE) By: Representatives Royal of the 164th, Walker of the 141st, Reichert of the 126th and Felton of the 43rd.

A BILL TO BE ENTITLED AN ACT

To amend Title 36 of the Official Code of Georgia Annotated, relating to local government, so as to provide for the adoption of a local government service delivery strategy agreement by municipalities and counties; to change certain definitions; to provide legislative intent; to provide procedures for adopting the strategy; to provide for the elements to be included within the strategy; to provide for criteria to be met by the strategy; to provide for verification by the Department of Community Affairs; to provide for prohibitions related to state administered grants to municipalities and counties; to change a certain cross-reference; to provide for related matters; to provide an effective date; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Title 36 of Georgia Annotated, relating to local government, is amended by striking Chapter 70, relating to coordinated and comprehensive planning by counties and municipalities, and inserting in its place a new Chapter 70 to read as follows:

ARTICLE 1

36-70-1.

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governance to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

36-70-2.

As used in this chapter, the term:

- (1) 'Comprehensive plan' means any plan by a county or municipality covering such county or municipality proposed or prepared pursuant to the minimum standards and procedures for preparation of comprehensive plans and for implementation of comprehensive plans established by the department.
- (2) 'Coordinated and comprehensive planning' means planning by counties and municipalities undertaken in accordance with the minimum standards and procedures for preparation of plans, for implementation of plans, and for participation in the coordinated and comprehensive planning process, as established by the Department.
- (3) 'County' means any county of this state.
- (4) 'Department of Community Affairs' means the Department of Community Affairs of the State of Georgia created pursuant to Article I of Chapter 8 of Title 50.
- (5) 'Governing authority' or 'governing body' means the board of commissioners of a county, sole commissioner of a county, council, commissioners, or other governing authority for a county or municipality.

(b) Each municipality and county shall pay, when and as they become due, the annual dues required for membership in its regional development center.

(c) Each municipality and county shall participate in compiling a Georgia data base and network, coordinated by the department, to serve as a comprehensive source of information available, in an accessible form, to local governments and state agencies.

36-70-5.

(a) Except as provided in subsection (b) of this Code section, nothing in this article shall limit or compromise the right of the governing body of any county or municipality to exercise the power of zoning.

(b) Any municipality which is as of April 17, 1992, an inactive municipality shall not on or after April 17, 1992, exercise any powers under this article or exercise any zoning powers, until and unless the municipality is restored to active status by the enactment of an appropriate new or amended charter by local Act of the General Assembly. Any municipality which becomes an inactive municipality after April 17, 1992, shall not after becoming inactive exercise powers under this article or exercise any zoning powers, until and unless the municipality is restored to active status by the enactment of an appropriate new or amended charter by local Act of the General Assembly.

(c) Any county which has located within its boundaries all or any part of any inactive municipality shall have full authority to exercise through its governing body all planning and zoning powers within the area of such inactive municipality within the county, in the same manner as if such area were an unincorporated area.

ARTICLE 2

36-70-20.

The intent of this article is to provide a flexible framework within which local governments in each county can develop a service delivery system that is both efficient and responsive to citizens in their county. The General Assembly recognizes that the unique characteristics of each county throughout the state preclude a mandated legislative outcome for the delivery of services in every county. The process provided by this article is intended to minimize inefficiencies resulting from duplication of services and competition between local governments and to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use. The local government service delivery process should result in the minimization of noncompatible municipal and county land use plans and in a simple, concise agreement describing which local governments will provide which service in specified areas within a county and how provision of such services will be funded.

36-70-21.

Each county and municipality shall execute an agreement for the implementation of a local government service delivery strategy as set forth in this article by July 1, 1999.

36-70-22.

Each county shall initiate the process for developing a local government service delivery strategy after July 1, 1997, but no later than January 1, 1998. Initiation of the strategy shall be accomplished by the provision of a written notice from the county to the governing bodies of all municipalities located wholly or partially within the county or providing services within the county and to other counties providing services within the county.

Such notice shall state the date, time, and place for a joint meeting at which designated representatives of all local governing bodies shall assemble for the purpose of commencing deliberations on the service delivery strategy. The notice shall be sent not more than 45 and not less than 15 days prior to the meeting date. In the event the county governing authority fails to initiate the process by January 1, 1998, any municipality within the county may do so by sending a written notice, containing the required information, to the county and all other municipalities.

36-70-23.

Each local government service delivery strategy shall include the following components:

(a) Approval of the local government service delivery strategy shall be accomplished as provided for in this Code section.

(b) The county and each municipality within the county shall participate in the development of the strategy. Approval of the strategy shall be accomplished by adoption of a resolution:

(1) By the county governing authority;

(2) By the governing authority of municipalities located within the county which have a population of 9,000 or greater within the county;

(3) By the municipality which serves as the county site if not included in paragraph (2) of this subsection; and

(4) By no less than 50 percent of the remaining municipalities within the county which contain at least 500 persons within the county if not included in paragraph (2) or (3) of this subsection.

(c) For the purpose of determining population, the population in the most recent United States decennial census shall be utilized.

(d) If a county and the necessary number of cities in the county cannot reach an agreement on the strategy, a means for facilitating an agreement through some form of alternative dispute resolution shall be employed. Where the alternative dispute resolution action is unsuccessful, the neutral party or parties shall prepare a report which shall be provided to each governing authority and made a public record. The cost of alternative dispute resolution authorized by this subsection shall be shared by the parties to the dispute pro rata based on each party's population according to the most recent United States decennial census. The county's share shall be based upon the unincorporated population of the county.

(e) The adoption of a service delivery strategy specified in Code Section

36-70-21 may be extended to a date certain no later than 120 days following the date otherwise specified in Code Section 36-70-21 upon written agreement of the local governments enumerated in subsection (b) of this Code section. In the event such an agreement is executed, the sanctions specified in Code Section 36-70-27 shall not apply until on and after such extended date.

36-70-26.

Each county shall file the agreement for the implementation of strategy required by Code Section 36-70-21 with the department. The department shall, within 30 days of receipt, verify that the strategy includes the components enumerated in Code Section 36-70-23 and the minimum criteria enumerated in Code Section 36-70-24. The department, however, shall neither approve nor disapprove the specific elements or outcomes of the strategy.

36-70-27.

On and after July 1, 1999, no state administered financial assistance or grant, loan, or permit shall be issued to any local government or authority which is not included in a department verified strategy or for any project which is inconsistent with such strategy.

36-70-28.

Each county and municipality shall review, and revise if necessary, the approved strategy:

(1) In conjunction with updates of the comprehensive plan as required by Article I of this chapter;

(2) Whenever necessary to change service delivery or revenue distribution arrangements; or

(3) In the event of the creation, abolition, or consolidation of local governments.

SECTION 2.

Said title is further amended by striking paragraph (2) of Code Section 36-66-3, relating to definitions regarding zoning procedures, and inserting in its place a new paragraph (2) to read as follows:

Appendix B

Current Services Survey Forms



**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 Peach 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.

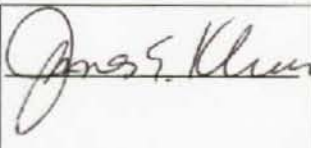


If Option A is selected, only this form, signed by the appropriate local government representatives must be provided to DCA.

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).

1If 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:
	James E. Khoury	Chairman, Board of Commissioners	Peach County	12/11/2007
	John E. Stumbo	Mayor	City of Fort Valley	12/31/07
	Lawrence C. Collins	Mayor	City of Byron	1/7/2008



**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: Peach

Service: Animal Control

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: Ft. Valley, Byron, Perry, Warner Robins)

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
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: Peach

Service: Cemetery

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.):

City of Byron, City of Fort Valley

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.



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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: Peach

Service: Court Services

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.):

Peach County, Byron, Ft. Valley, Perry, Warner Robins

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.



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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: Peach

Service: E-911 Communications

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.): _____

Peach County, City of Perry, City of Warner Robins

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).

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County: Peach

Service: Economic Development

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.): _____

Peach Co. Dev. Authority, Byron Dev. Authority, Fort Valley DDA, Milledgeville, Ft. Valley, I. Lakes Comm., WR Dev. Authority

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).

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County: Peach

Service: Emergency Management

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.): 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 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).

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County: Peach

Service: Electricity

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.): Fort Valley Utility Commission

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).

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County: Peach

Service: Fiber Optic & Wireless Access

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.): _____

Fort Valley Utility Commission

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.



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SUMMARY OF SERVICE DELIVERY ARRANGEMENTS PAGE 2**

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County: Peach Service: Fire Protection/Prevention

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.):

Peach County, Byron, Fort Valley, Pery, Warner Robins

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).

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

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County: Peach

Service: Law Enforcement

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: City of Spaldon, City of Fort Valley, City of Perry, City of Warner Robins)

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.): _____

City of Byron, City of Fort Valley, City of Perry, City of Warner Robins

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.



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County: Peach

Service: Library

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.): 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 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).

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County: Peach Service: Parks

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.):

City of Byron, City of Fort Valley

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
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: Peach

Service: Roads & Bridges

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.):

Peach County, Byron, Fort Valley, Perry, Warner Robins

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).

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**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: Peach

Service: 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.): _____

Fort Valley Utilities Commission, City of Byron, City of Warner Robins

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.

Appendix C
Future Services Survey Form
(blank)

Appendix E

Dispute Resolution Process Agreement for Land Use Disputes

Note: Signed copies of these agreements are on file at the County Commissioner's Office and can be viewed/obtained during normal business hours. Additionally, agreements between Peach County and the Cities of Warner Robins and Perry are available at the Commissioner's Office.

BOARD OF COMMISSIONERS

Meetings Second Tuesday

JAMES KHOURY
Chairman

THOMAS PALMER
Vice-Chairman

ROY LEWIS

MARTIN H. MOSELEY, JR.

WALTER SMITH

MARCIA W. JOHNSON
County Administrator

Peach County

205 West Church Street, Suite 204

Fort Valley, Georgia 31030

Phone 478-825-2535

Fax 478-825-2678

COUNTY OFFICIALS

DEBORAH W. HUNNICUTT
Probate Judge

JOE WILDER
Clerk of Superior Court

TERRY DEESE
Sheriff

W. L. BROWN
Tax Commissioner

KERRY ROOKS
Coroner

LAURENS C. LEE
Magistrate

RESOLUTION OF THE PEACH COUNTY BOARD OF COMMISSIONERS

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

WHEREAS, this act requires each and every county within the State of Georgia to 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,

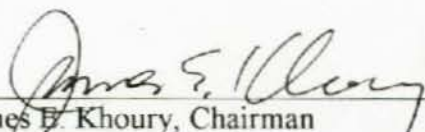
WHEREAS, the Service Delivery Strategy must be officially adopted and verified by the Georgia Department of Community Affairs by the community's recertification date to retain Qualified Local Government (QLG) status; and,

WHEREAS, city and county officials have worked diligently to review and revise the county's Service Delivery Strategy and authorizing the County Commission Chairman to sign the requisite documents acknowledging approval of the Service Delivery Strategy;

NOW THEREFORE, BE IT RESOLVED by the Peach County Board of Commissioners 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 the 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, to submit the Service Delivery Strategy to the Department of Community Affairs for verification in compliance with O.C.G.A. 36-70-26, and update the strategy as necessary.

Signed and sealed this 11th day of December, 2007.


James E. Khoury, Chairman
Peach County Board of Commissioners

ATTEST:


COUNTY ADMINISTRATOR



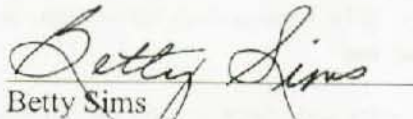
P.O. Box 129 • 101 MURDOCK LANE • BYRON, GEORGIA 31008
478-956-3600 • FAX: 478-956-5299

CERTIFICATION

GEORGIA, Peach County

I, Betty Sims, Clerk of Council of the City of Byron, Georgia, do hereby certify that the attached is a true and correct copy of a Resolution of the Mayor and Council of the City of Byron adopted by the Mayor and Council at a meeting held December 10, 2007.

Witness my official signature and seal of the said municipality this 12th day of December, 2007.


Betty Sims
Clerk of Council

Appendix G

Maps of Service Areas

Peach County Gas Service Areas

Legend

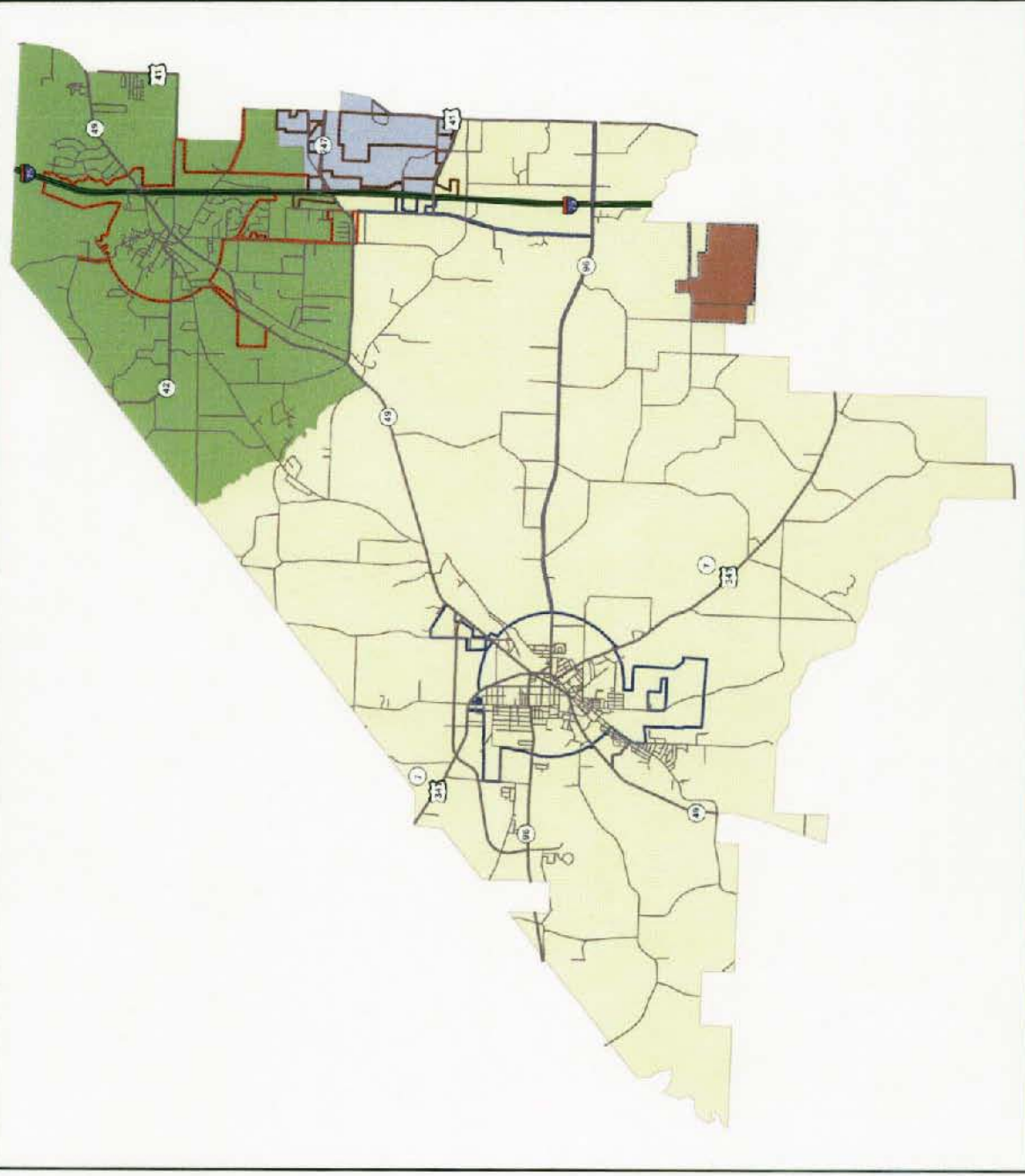
- Byron Service Area
- Perry Service Area
- Warner Robins Service Area
- Fort Valley Service Area

- Byron
- Fort Valley
- Perry
- Warner Robins

- Interstate
- City Street
- County Road
- State Highway



Approved December 2007



Peach County Water Service Areas

Legend

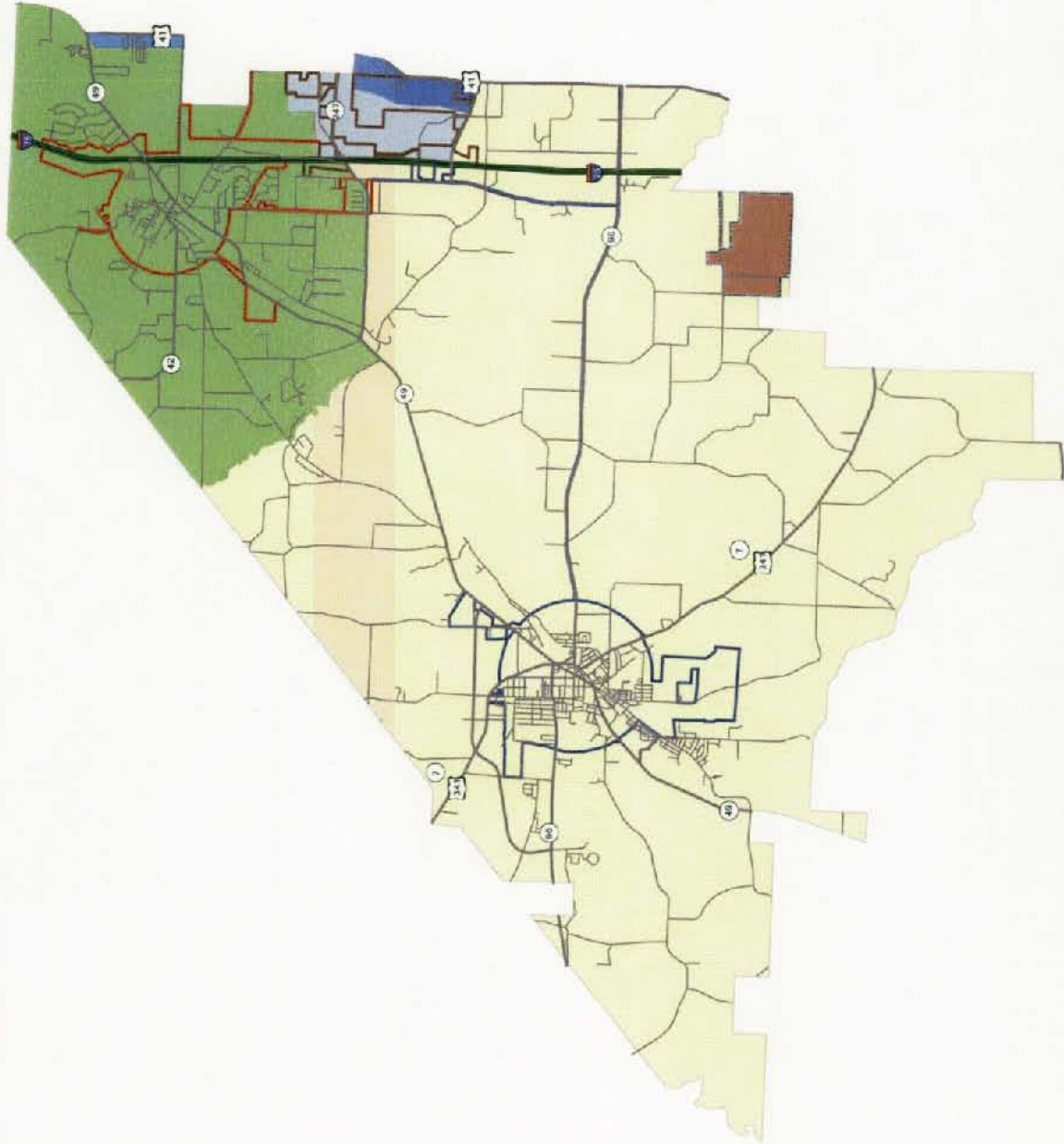
- Byron Service Area
- Houston Service Area
- Perry Service Area
- Warner Robins Service Area
- Fort Valley Service Area

- Byron
- Fort Valley
- Perry
- Warner Robins

- Interstate
- City Street
- County Road
- State Highway



Approved December 2007



Peach County Sewer Service Areas

Legend

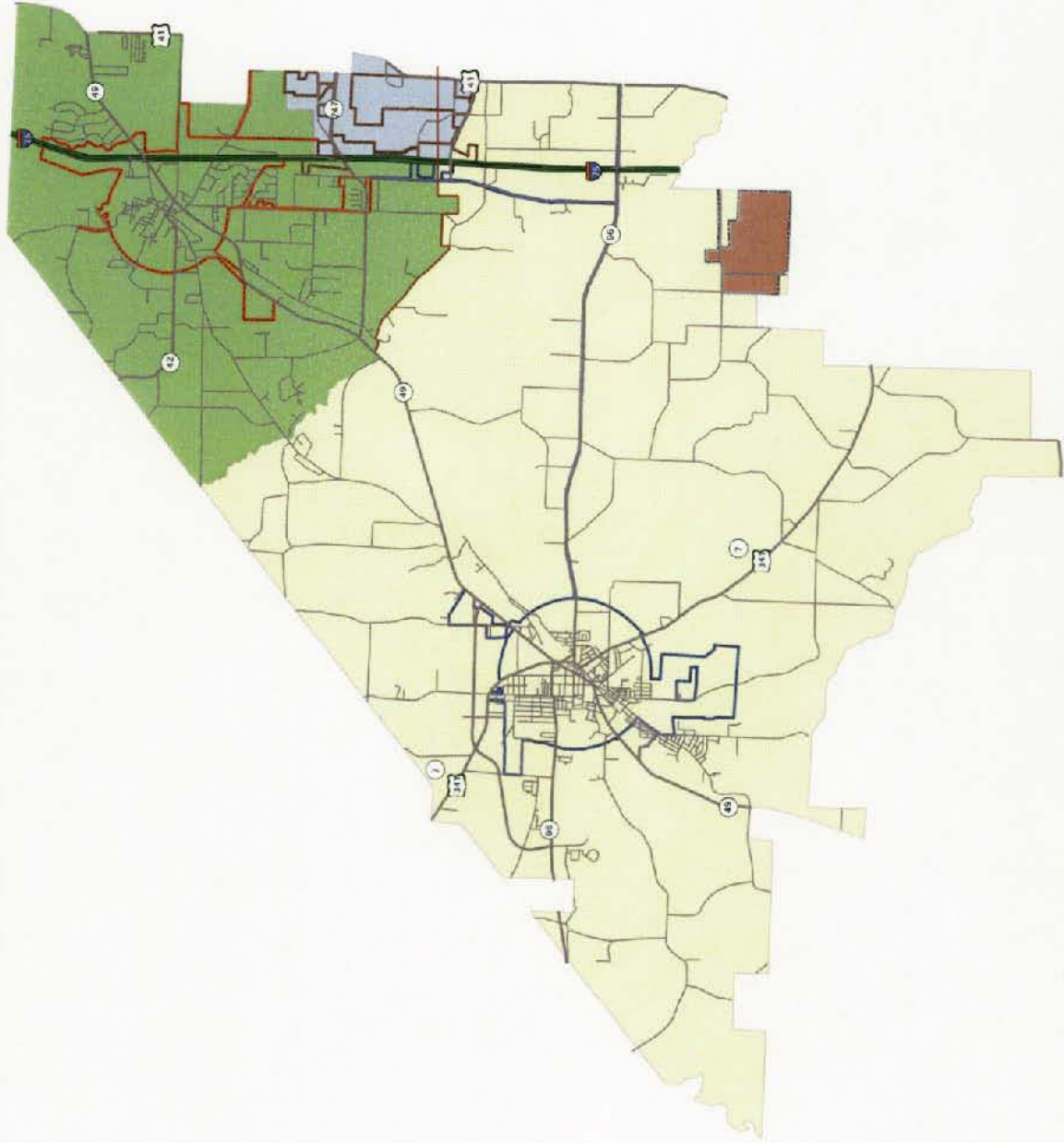
- Byron Service Area
- Perry Service Area
- Warner Robins Service Area
- Fort Valley Service Area

- Byron
- Fort Valley
- Perry
- Warner Robins

- Interstate
- City Street
- County Road
- State Highway



Approved December 2007



AMENDMENT TO SERVICE DELIVERY STRATEGY CHECKLIST

Yes No

- Is there a new page 2 for each amended/new service?
- Is one box checked off on page 2?
- Is the information on page 2 consistent with checked off box?
- Is a service area map required? *Water / Sewer*
- Is a service area map included?
- Is there a new page 4?
- Is page 4 signed by the correct number of governments? (Original not required)
- Is page 4 dated?

NA If a new service is being added, is there a new page 1?

NA Has a copy of an intergovernmental agreement been submitted? (optional)

NA Has a copy of a resolution been submitted? (optional)