



**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: **Hall** Service: **Sewage Collection and 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.) **See attached map**
Hall County, cities of Gainesville, Oakwood, Flowery Branch, Buford, Braselton, Lula, Lanier Technology & Wastewater Development Authority
2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?
 Yes No **See attached map and narrative**

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:

Hall County	User fees, Sewer Tap Fees, SPLOST
Gainesville	User Fees, Sewer Connection and Tap Fees
Clermont, Flowery Br., Gillsville, Lula, Buford	User Fees, Sewer Tap Fees
Lanier Tech. & Wastewater Auth., Oakwood	User Fees, Sewer Tap Fees
Braselton	Enterprise Funds, User Fees, Sewer Tap Fees, Impact Fees, Bonded Indebtedness

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

Under previous arrangements Braselton, Clermont and Gillsville were not designated as service providers within the county. Under this arrangement they are. Also, under this arrangement several additional partnership areas have been designated either between adjacent municipalities or between the county and municipalities.

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

Agreement Name:	Contracting Parties:	Effective and Ending Dates:
See Exhibit 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?

Applicable state and local regulations

7. Person completing form: Jim Shuler, Phil Sutton
Phone number: 770.535.8260 Date completed: 3/25/2004

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:

SEWER COLLECTION AND TREATMENT

EXHIBIT A

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

Agreement Name:	Contracting Parties:	Effective and Ending Dates:
Hall County, Georgia, the City of Oakwood, Georgia, and the City of Flowery Branch, Georgia, Intergovernmental Agreement	Oakwood, Flowery Branch, Hall County	August 24, 1995 - 2045
AGREEMENT	Gainesville, Oakwood	November 13, 1995 - 2015
Agreement Oakbrook Sanitary Sewer District	Gainesville, Hall County	May 23, 1996 - 2006
*Intergovernmental Agreement between Hall County, Georgia, and the cities of Gainesville, Georgia, Oakwood, Georgia, and Flowery Branch, Georgia (Wastewater Management - South Hall Sewer Service District) July 2001	Gainesville, Oakwood, Flowery Branch, Hall County	August 16, 2001 - 2051
Intergovernmental Agreement between the cities of Oakwood, Georgia, Flowery Branch, Georgia, and Lanier Technology and Wastewater Development Authority (Oakwood/Flowery Branch Sewer Service Delivery Area)	Oakwood, Flowery Branch, Lanier Technology and Wastewater Development Authority	November 26, 2001 - 2051
Hall County - Gainesville Intergovernmental Agreement as to assignment of 1,000,000 gallons per day of sewage treatment capacity and assignment of 1,000,000 gallons per day of waste load allocation	Gainesville, Hall County	December 23, 2002 - 2052

*Note: This August 2001 agreement allowed the creation of a Joint Authority by Oakwood and Flowery Branch to be known as the Lanier Technology and Wastewater Development Authority.

HALL COUNTY WATER TRANSMISSION AND TREATMENT SERVICE DELIVERY STRATEGY

The City of Gainesville and Hall County have agreed to establish water service districts within an operationally unified system in accordance with the map shown as "Water Service Areas within Hall County." Concurrently, a joint resolution exists between the City of Gainesville and Hall County whereby the two agree to form an operationally unified water system to serve all geographic areas of the county not currently served by another municipality.

The agreement states that the city and Hall County each shall maintain ownership of their currently existing infrastructure with any service district; however, each party shall be limited to the future installation and construction of new infrastructure only within their respective water service districts unless otherwise agreed upon by both parties.

In January 2004, Hall County, by separate agreement, contracted with the City of Gainesville for the operation and management of the Hall County water system based upon Hall County receiving a reasonable percentage of water sales revenues and connection fees from the county water customers only within the Hall County water system service district. The same agreement also identifies that a comprehensive water service master plan and capital improvement plan for both service districts be developed. The implementation of this agreement is July, 2004.

Gainesville and Hall County have adopted water rate differential adjustment based upon water rate studies. Implementation of water rate differentials (developed by Raftelis Financial Consulting in 1999) have been phased in for four years with a fifth year adjustment that will take place in 2004. Updates to the original water rate differential will be conducted every three years (to ensure ongoing equity), with the next scheduled update to begin in the Fall of 2004.

The Cities of Gainesville and Flowery Branch entered into a water sales agreement in September of 1997, whereby the City of Gainesville owns and operates a water supply, treatment and distribution system; and the City of Flowery owns and operates a water supply, treatment, and distribution system. The agreement states that the two cities desire to develop a service delivery strategy to provide water service in the most reliable, cost efficient manner to all of their customers. The provision for services delineates that the City of Gainesville will sell and deliver water to customers inside portions of the corporate limits of Flowery Branch through individual meters to be installed by the City of Gainesville. It is also stated that the City of Gainesville will be the exclusive provider of treated water for the Flowery Branch water system other than the treated water provided by the Flowery Branch System.

Also included within this agreement is the payment of an intergovernmental service fee applied to the metered water sales of users who are water customers of Gainesville within the corporate limits of Flowery Branch. This fee is to aid Flowery Branch in the extension and/or capacity improvement of their current system.

With regard to the City of Clermont, the City of Gainesville owns and operates the water mains and an elevated storage tank within the corporate limits of Clermont.

The City of Oakwood owns and operates a water supply treatment and distribution system and operates a water supply, treatment and distribution system also entered into an intergovernmental agreement which allows for water to be provided by the City of Gainesville through water lines owned and operated by the City of Gainesville.

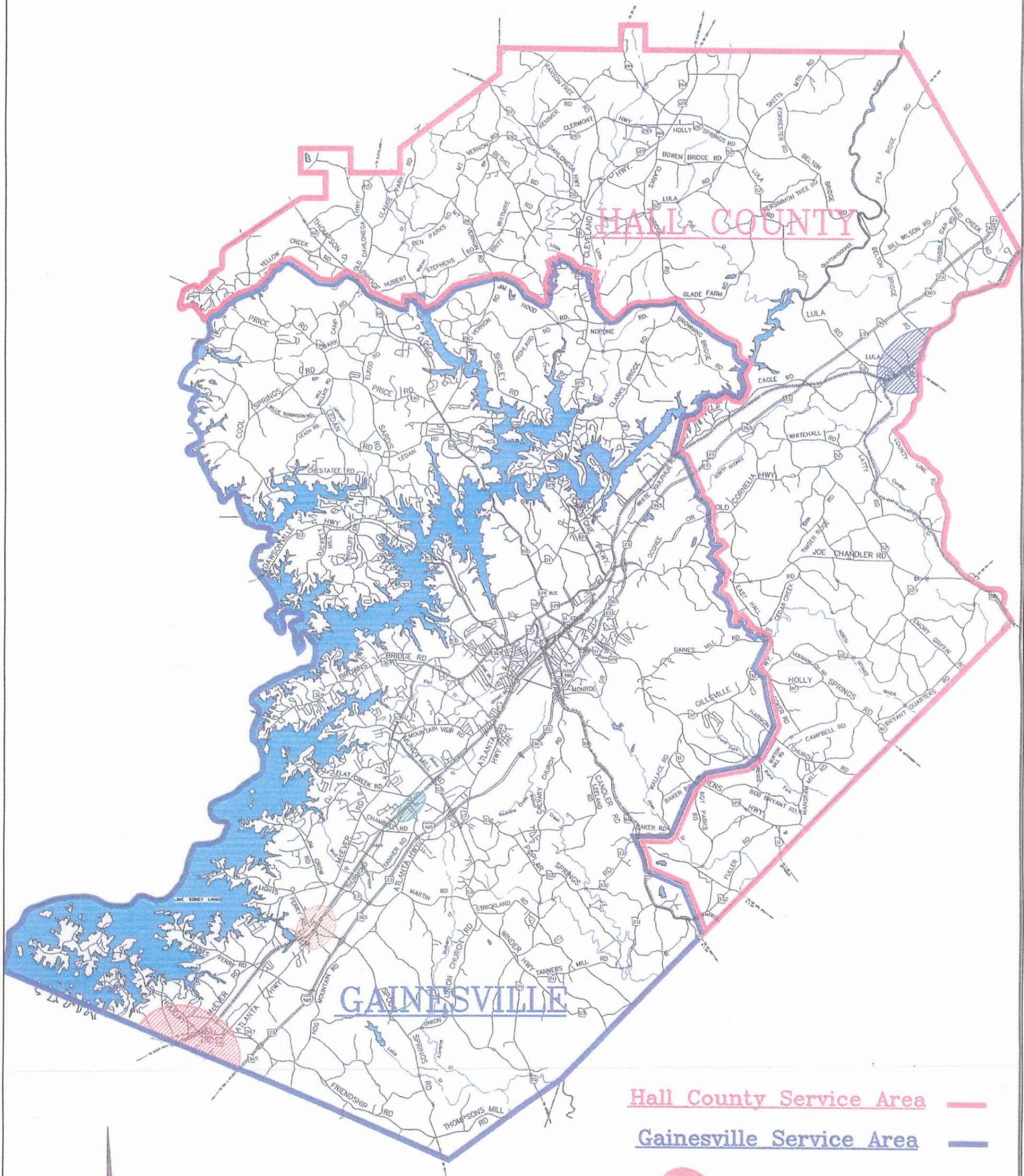
The City of Lula owns and operates a water supply, treatment and distribution system which serves the city and an area outside the city with a capacity of 500,000 gallons. User fees provide funding for this service. Lula has recently connected to the Hall County water system for additional water supply.

The City of Buford and the City of Gainesville coordinate to provide water service to the corporate limits of Buford and some of the surrounding area.

The City of Braselton and the City of Gainesville provide water service to the corporate limits of Braselton. Through a consent order and intergovernmental agreement, the City of Gainesville has designated Braselton to provide water service to the following developments located within Gainesville's Water Service District and annexed into the City of Braselton: Reflections, Chateau Elan, Mulberry Park, the residential portion of Clearwater Plantation and Duncan's Corner Bottle shop. Future development within the City of Gainesville's Water Service District, which may be annexed into the City of Braselton will be served by City of Gainesville water.

Also included within this consent order and agreement is the payment of an intergovernmental service fee applied to the monthly metered water sales of users who are water customers of Gainesville within the corporate limits of Braselton. This fee is to aid Braselton in the extension and/or capacity improvement of their current system.

It is agreed that the delivery of water transmission and treatment services within Hall County, as currently implemented, is effective and efficient and does not result in any overlapping or duplication of services. It is the interest of the elected officials of Hall County and municipalities to continue this process of water transmission and treatment service delivery.



- Hall County Service Area —
- Gainesville Service Area —
- Buford Service Area
- Flowery Branch Service Area
- Oakwood Service Area
- Lula Service Area

SCALE IN MILES
0 1 2

WATER SERVICE AREAS WITHIN HALL COUNTY

**HALL COUNTY
SEWAGE COLLECTION AND TREATMENT
SERVICE DELIVERY STRATEGY**

Sewer service area boundaries are established for all of Hall County in the Service Delivery Strategy. Sewer service is the responsibility of the designated service provider(s) in their respective designated areas. In certain areas of unincorporated Hall County as depicted on the service delivery map, more than one provider of sewer service is designated. In these areas, sewer service most likely will be provided in response to a specific development request and will be coordinated between the respective entities designated to provide sewer service. For example, in unincorporated Hall County designated as the Gainesville/Hall County sewer service area, where the City of Gainesville is capable of providing sewer service, such service may be provided in response to an approved development permit by Hall County or in connection with an annexation of land into the City of Gainesville. A similar arrangement will be followed in those portions of unincorporated Hall County where more than one provider of sewer service is designated. Sewer service will be provided by the entities designated in the service delivery strategy in response to approved development plans by each respective jurisdiction (i.e., Flowery Branch, Gainesville, Gillsville, Lula, Hall County, and Oakwood).

It is also anticipated the signators of this document may wish to "partner" to provide service within specific geographic areas of any District. Said partnership may be between the County and one or more of the municipalities or simply between one or more of the municipalities. These partnerships may be affected by a mutual, simple, written agreement between the governmental entity assigned the district in which the "specific geographic area" lies and the other governmental entities wishing to "partner."

Specific service areas are described below by jurisdiction (reference enclosed map):

1. Braselton Service District

The City of Braselton is the primary provider of sewage collection and treatment services for this district. Braselton may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

2. Buford Service District

The City of Buford is the primary provider of sewage collection and treatment services for this district. Buford may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

3. Clermont Service District

The City of Clermont is the primary provider of sewage collection and treatment services for this district. Clermont may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

4. Flowery Branch Service District

The City of Flowery Branch is the primary provider of sewage collection and treatment services for this district. Flowery Branch may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

5. Flowery Branch/Hall County Service District

The City of Flowery Branch and Hall County jointly are designated service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Flowery Branch and Hall County. The County may sewer said developments alone or where the City of Flowery Branch is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the City of Flowery Branch. Sewer service may be provided by the following means to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

6. Gainesville Service District

The City of Gainesville is the primary provider of sewage collection and treatment services for this district. Gainesville primarily serves constituents within its city limits. However, some residential and commercial users located with Oakwood and the unincorporated areas of the County, as noted by the defined district, are also provided sewer service by the City of Gainesville. Gainesville may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

7. Gainesville/Hall County Service District

The City of Gainesville and Hall County jointly are the designated service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Gainesville and Hall County. The County may sewer said developments alone or where Gainesville is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the City of Gainesville. Sewer service may be provided by the following means to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

8. Gainesville/Oakwood Service District

The Cities of Gainesville and Oakwood are jointly designated as service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Gainesville and Oakwood. Where either Gainesville or Oakwood is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the respective city. Sewer service may be provided by the following means

to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

9. Gillsville Service District

The City of Gillsville is the primary provider of sewage collection and treatment services for this district. Gillsville may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

10. Gillsville/Hall County Service District

The City of Gillsville and Hall County jointly are the designated service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Gillsville and Hall County. The County may sewer said developments alone or where Gillsville is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the City of Gillsville. Sewer service may be provided by the following means to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

11. Hall County Service District

The Hall County is the primary provider of sewage collection and treatment services for this district. The County may provide service by the following means to include but not limited to intergovernmental agreements with another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

12. Lula Service District

The City of Lula is the primary provider of sewage collection and treatment services for this district. Lula may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

13. Lula/Hall County Service District

The City of Lula and Hall County jointly are the designated service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Lula and Hall County. The County may sewer said developments alone or where Lula is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the City of Lula. Sewer service may be provided by the following means to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

14. Oakwood Service District

The City of Oakwood is the primary provider of sewage collection and treatment services for this district. Oakwood may provide service by the following means to include but not limited to intergovernmental agreements with Hall County or another municipality, by contractual agreement with a private entity or authority, on its own by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

15. Oakwood/Flowery Branch Service District

The Cities of Oakwood and Flowery Branch are jointly designated as service providers for sewage collection and treatment for this area. In this area, sewer service will most likely be provided in response to a specific development request and will be coordinated between Oakwood and Flowery Branch. Where either the City of Oakwood or Flowery Branch is capable and willing to provide sewer service, such service may be provided in response to an approved development permit or in connection with an annexation of land into the respective City. Sewer service may be provided by the following means to include but not limited to intergovernmental agreements, by contractual agreement with a private entity or authority, by constructing and operating the necessary collection and treatment facilities, and/or some combination thereof.

16. Hall County/Municipality Partnership Service District

The District entitled "Hall County/Municipality Partnership shall be defined as follows:

- a. The District shall be designated the Hall County/Municipality Partnership District.
- b. The municipalities adjoining the district (Braselton, Buford, Flowery Branch, Gainesville, and Oakwood) shall be given a municipal growth area that extends 1/2 mile beyond their city limits to include the entire boundary of any property that joins the 1/2 mile extension. This growth area within the "partnership area" will be considered to be the "sphere of influence" for each city and shall change as the municipal city limits change.
- c. Municipalities shall be allowed to sewer areas within their "sphere of influence" alone or by partnering via intergovernmental agreements with Hall County or one or more of the municipalities adjoining the district. Areas sewered within a municipal "sphere of influence" shall be immediately annexable or require an agreement that the properties be annexed when they become contiguous. Municipalities shall notify the County and the other municipalities listed in paragraph b. above of any plans to extend sanitary sewer beyond their municipal limits within their "sphere of influence." The plans shall include a service area boundary for properties to be served by the sanitary sewer extension.
- d. Municipalities shall not provide sewer service outside of their "sphere of influence" except through an intergovernmental agreement with the County. The other municipalities listed in paragraph b. above shall be notified of any such plans to extend sanitary sewer.
- e. The County shall be allowed to sewer areas within the unincorporated areas of the district alone or by partnering via intergovernmental agreements with one or more municipalities adjoining the district. The County shall notify the municipalities listed in paragraph b. above of any plans to extend sanitary sewer within the district. The plans shall include a service area boundary for properties to be served by the sanitary sewer extension.

- f. The Spout Springs Water Reclamation Facility constructed to provide sewer service to the Reunion Development and the Sterling on the Lake Development at some point in the future could be owned by the County or a municipality. Should this facility be owned by a municipality, expansion of this facility to serve other areas of the Hall County/Municipality Partnership Service District shown as District 16 on the accompanying map that are outside of the municipality's "sphere of influence" shall require an intergovernmental agreement with the County prior to any plant or service expansion.

17. Unassigned Service District

No designated sewer service provider assigned for this area.

Disputed Area

The sewer service provider for this area is currently undetermined due to pending litigation between the Cities of Oakwood and Flowery Branch. The sewer service provider for this area will be designated upon resolution of the legal dispute.

Agreements:

On 24 August 1995, Hall County, Oakwood and Flowery Branch entered into a 50-year intergovernmental agreement for the specific purpose of developing, designing, constructing, maintaining and operating a new 2 MGD waste water treatment facility and related infrastructure.

On 13 November 1995, the City of Gainesville entered into a 20-year agreement with the City of Oakwood to receive and treat at its Flat Creek Sewage Treatment Facility a wastewater flow of 400,000 gallons per day from Gainesville College and users within the Oakwood city limits. Oakwood agreed to pay the proportionate percentage of the annual debt necessary to provide this service. This November 1995 agreement incorporated four (4) previous agreements made between Oakwood and Gainesville dated 23 April 1984; 11 March 1985; 7 January 1986; and 1 April 1992.

On 23 May 1996, Gainesville and Hall County entered into a 10-year, renewable for two (2) like periods, agreement to allow the City of Gainesville to provide sewage treatment service to the County Oakbrook Sanitary Sewer District in exchange for acceptance of byproducts and alum sludge for disposal. The Oakbrook District included the outside perimeter of the existing Oakbrook Industrial Park and the New Hall County Landfill and Baling Facility.

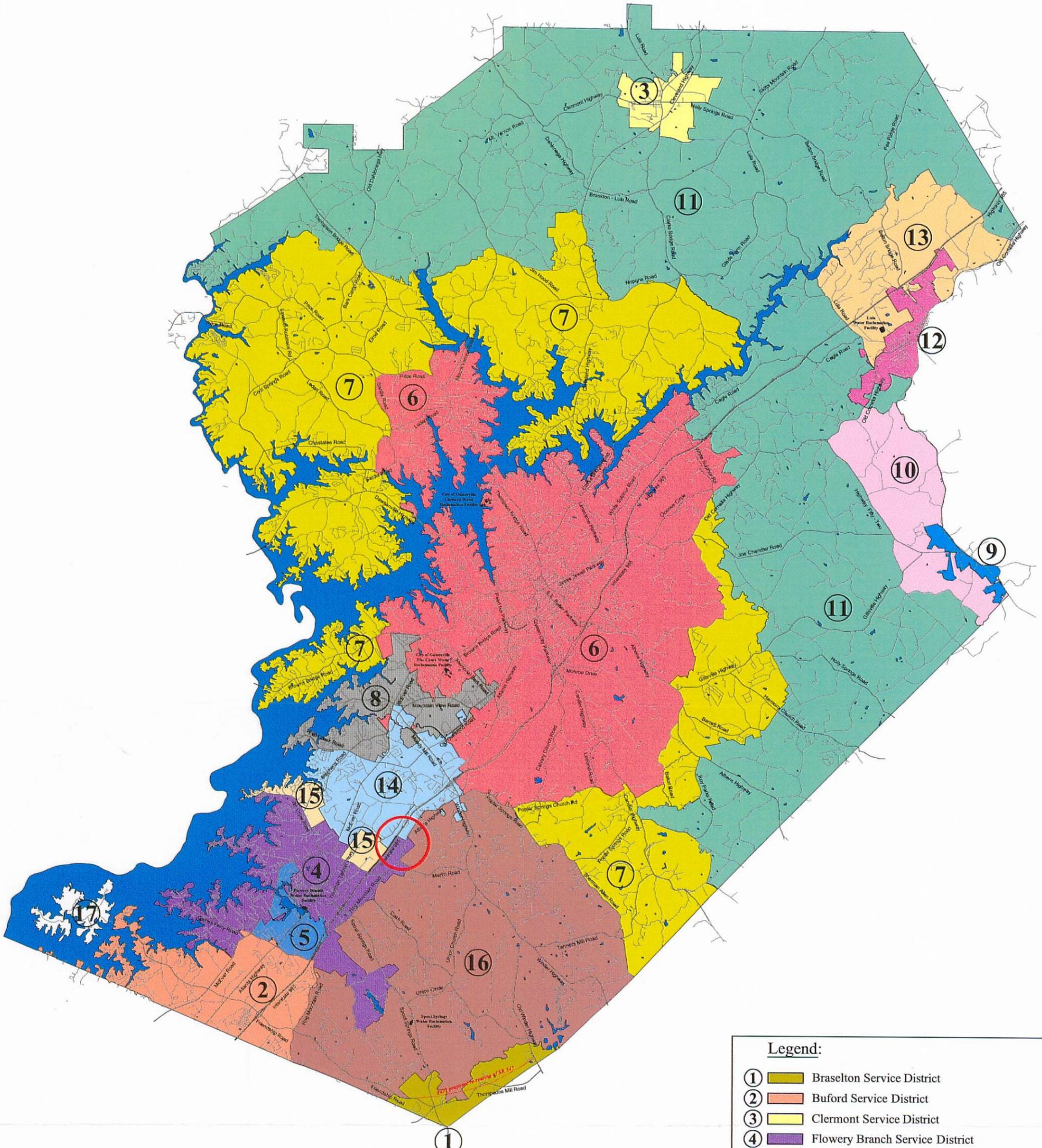
On 16 August 2001, a 50-year agreement involving Hall County, Gainesville, Oakwood and Flowery Branch created the Lanier Technology & Wastewater Development Authority, to provide sewer service and treatment, on a contract basis for the Oakwood/Flowery Branch South Hall Sewer Service District.

On 26 November 2001, a 50-year agreement involving Oakwood, Flowery Branch and the Lanier Technology and Wastewater Development Authority was entered into to define the relationship, roles and responsibilities between the parties for providing sewer in the Oconee River Basin area of the Oakwood/Flowery Branch Sewer District.

On 23 December 2002, the City of Gainesville and Hall County entered into a 50-year agreement whereby the City of Gainesville would provide sewage collection and treatment services in a capacity not to exceed 1,000,000 gallons per day to Hall County. This service will be provided in the Highway 365 corridor in northern Hall County within Hall County's designated sewer service district.

Allocation:

Regarding sewer service waste load allocation; it is recognized by all parties hereto that GaEPD has allocated 28.8 million gallons per day (MGD) of Chattahoochee basin (specifically Lake Lanier) waste load to Hall County and its municipalities. Said allocation was based on a joint request by Hall County and its municipalities to GaEPD in a letter dated March 24, 2000, to Mr. Harold Reheis, then Director of the GaEPD. The allocation granted reflects the projections for the maximum month outlined in Table 1 of that letter. A copy of the letter is included with this package.



Legend:

①	Braserton Service District
②	Buford Service District
③	Clermont Service District
④	Flowery Branch Service District
⑤	Flowery Branch/Hall County Service District
⑥	Gainesville Service District
⑦	Gainesville/Hall County Service District
⑧	Gainesville/Oakwood Service District
⑨	Gillsville Service District
⑩	Gillsville/Hall County Service District
⑪	Hall County Service District
⑫	Lula Service District
⑬	Lula/Hall County Service District
⑭	Oakwood Service District
⑮	Oakwood/Flowery Branch Service District
⑯	Hall County/Municipality Partnership Service District
⑰	Unassigned Service District
○	Disputed Area
■	Lakes
—	Roads

CITY OF GAINESVILLE
PUBLIC UTILITIES DEPARTMENT



H.B. 489 Sewer Service
Districts

Scale: *Not to scale*

Date: *May 2004*

JUN 3 2004