

**BOARD OF COUNTY COMMISSIONERS
 JASPER COUNTY, GEORGIA
 CALLED MEETING AGENDA
 ****COMMISSIONERS MEETING ROOM GROUND FLOOR****
 MONTICELLO, GEORGIA
 August 23, 2021
 6:00 p.m.**

***** The meeting will be live streamed Via Facebook on the Jasper County Georgia Facebook Page.
 ***See Revised Continued Precautions in Response to Covid-19 at bottom of Page 2.
 *** Citizen Access will be available with limited Seating. *****

| I. Call to Order (6:00 p.m.) | | | | |
|--|--------------------------|--------------------------|--------------------------|---------|
| NAME | PRESENT | ABSENT | LATE | ARRIVED |
| DISTRICT 1 – SHEILA G. JONES | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| DISTRICT 2 – BRUCE HENRY, CHAIR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| DISTRICT 3 – DON JERNIGAN | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| DISTRICT 4 – GERALD STUNKEL – VICE-CHAIR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| DISTRICT 5 - STEVEN LEDFORD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

II. Pledge of Allegiance –

III. Invocation – District 5

IV. Approval of Agenda

V. Consent Agenda –

VI. Public Hearing

Public Hearings are conducted to allow public comments on specific advertised issues such as rezoning, ordinances, policy development and other legislative actions to be considered by the County Commissioners. Following the public hearing, the Board of Commissioners will take action on each item presented below.

VII. Presentations/Delegations

Presentation/Delegations allows scheduled speakers to address the Commission for not more than ten (10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

VIII. Citizens Comments

The Citizens Comments section of the Agenda allows citizens who sign up to address the Commission for not more than three (3) minutes on specific topics. The County Attorney will keep time. Please be courteous of the 3 minute time limit. Comments noted from citizens via the Jasper County FB Page.

IX. County Commissioner Items

X. Regular Agenda

Business Items:

1. Letter of Intent for Underwriting Services – Raymond James Financial

2. Architectural Firm – Sheriff’s Office and Jail Renovation & Expansion Project
3. Lake Pines Development – Landers Lane Access Improvements
4. Service Delivery Strategy Update
5. Broadband Project – AT&T – ARP – State Fiscal Recovery Fund
6. Redistricting Overview – 2020 Census

| |
|----------------------------------|
| XI. County Attorney Items |
|----------------------------------|

| |
|-----------------------------------|
| XII. County Manager Update |
|-----------------------------------|

| |
|--------------------------------|
| XIII. Executive Session |
|--------------------------------|

Consultation with County attorney to discuss pending or potential litigation as provided by O.C.G.A. §50-14-2(1); Discussion of the future acquisition of real estate as provided by O.C.G.A. §50-14-3(4); and discussion on employment, compensation, or periodic evaluation of county employees as provided in O.C.G.A. § 50-14-3(6)

| |
|-------------------------|
| XIV. Adjournment |
|-------------------------|

******Details for Meeting Attendance******

- All persons will be temperature checked at the door.
- Temperature readings of 100.4 or higher will not be allowed to enter the building.
 - Masks will be provided and recommended to be worn, but not required.
 - Seating will be Limited.

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: August 23, 2021

Subject: Letter of Intent for Underwriting Services – Raymond James Financial

Summary:

Preliminary and non-binding engagement letter between Jasper County Board of Commissioners and Raymond James Financial for the purpose of discussing revenue bond underwriting services.

Background:

Required by The Securities and Exchange Commission.

Cost:

No Cost

Recommended Motion:

Authorize Chairman Henry to sign the non-binding Raymond James Financial Letter of Intent Dated August 23, 2021 as presented.

RAYMOND JAMES®

August 23, 2021

Jasper County, Georgia
126 W. Greene Street
Monticello, Georgia 31064

Re: Letter of Intent for Underwriting Services – Authority Revenue Bonds:

In order for Raymond James & Associates, Inc. (“*RJA*”) to give you advice regarding one or more related transactions, and to document our compliance with an exception to the Municipal Advisor Rule, we ask that you agree, and acknowledge by signing below, to the following:

Jasper County, Georgia (the “*County*”) is aware of the “*Municipal Advisor Rule*” of the Securities and Exchange Commission (effective July 1, 2014) and the underwriter exception from the definition of “*municipal advisor*” for a firm serving as an underwriter for one or more series of bonds or other municipal securities.

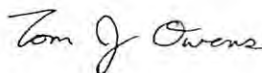
The County, as obligor, wishes to engage *RJA* as the underwriter for bonds to be issued by the Jasper County Public Improvements Authority (the “*Authority*”) (collectively, the “*Bonds*”) as “*conduit*” issuer for projects to benefit Jasper County, Georgia (the “*County*”). As an underwriter, *RJA* may provide advice to the Authority and County on the structure, timing, terms, and other similar matters concerning the Bonds.

It is the County’s present intention that *RJA* will underwrite the Bonds, subject to satisfaction of applicable procurement laws, formal approval by the Authority and County, finalizing the structure of the Bonds, and the execution of a mutually agreed upon Bond Purchase Agreement. While the Authority presently engages *RJA* as the underwriter for the Bonds, **this engagement letter is preliminary and nonbinding, and may be terminated at any time by either the Authority, County or *RJA* without liability or obligation on the part of either party.** Furthermore, this engagement letter does not restrict the Authority or County from entering into the proposed Bonds or any other municipal securities transaction with any other underwriters or selecting an underwriting syndicate that does not include *RJA*. This Letter of Intent also serves as acknowledgement of the attached G-17 Disclosures.

Sincerely yours,

Raymond James & Associates, Inc.

Acknowledged and Agreed to by:
Jasper County, Georgia



By: _____
Tom Owens
Managing Director

By: _____
Authorized Representative

Attachment: G-17 Disclosure Letter – As previously delivered to the Jasper County PFA

RAYMOND JAMES®

August 3, 2021

Jasper County Public Facilities Authority
126 W. Greene Street
Monticello, Georgia 31064

Re: Disclosures by Underwriter Pursuant to MSRB Rule G-17
Underwriting/ Placement Agent Services for Revenue Bonds

We are writing to provide you, as an authorized representative of the Jasper County Public Facilities Authority (the "Issuer"), and an official of the Issuer with the authority to bind the Issuer by contract pending necessary approvals by the full Authority, with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019)¹.

The Issuer has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter and/or placement agent, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

As the issuer of the Bonds, you will be a party to the bond purchase agreement and certain other legal documents to be entered into in connection with the issuance of the Bonds, **but the material financial risks described in this letter will be borne by the Jasper County, Georgia (the "Obligor"), as set forth in those legal documents.** The Obligor will receive a copy of this letter as required.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets,

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

RAYMOND JAMES®

securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

- Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:

- Because we have recommended to the Issuer a financing structure that may be a “complex municipal securities financing” for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at this time.

- I. Standard Disclosures

- Disclosures Concerning the Underwriter’s Role:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
 - The underwriter’s primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
 - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
 - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.
 - The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
 - The underwriter will review the official statement for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriter’s obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

- Disclosures Concerning the Underwriter’s Compensation:

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal

RAYMOND JAMES®

securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the underwriter to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures. In the absence of identification: It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please acknowledge receipt via a reply email. Otherwise, an email Read Receipt from you, or other automatic response confirming that our email was opened by you, will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you, the Issuer and the obligor in connection with the issuance of the Bonds. We appreciate your business.

Sincerely,

RAYMOND JAMES & ASSOCIATES, INC.



By: _____

Attached: Financing Disclosures

Fixed Rate Structure Disclosure

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds ("Fixed Rate Bonds"), as well as a general description of certain financial risks that you should consider before deciding whether to issue Fixed Rate Bonds. If you decide that you would like to pursue this financing alternative, we may provide you with As the issuer of the Bonds, you will be a party to the bond purchase agreement and certain other legal documents to be entered into in connection with the issuance of the Bonds, but the material financial risks described below will be borne by the obligor, as set forth in those legal documents. A copy of our disclosure letter is also being sent to the obligor.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds

"General obligation bonds" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term "limited" tax is used when such limits exist.

RAYMOND JAMES®

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds

“Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

The description above regarding “Security” is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following:

Issuer Default Risk

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a brief summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

RAYMOND JAMES®

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the bonds to take advantage of lower interest rates.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: August 23, 2021

Subject: Architectural Firm – Sheriff’s Office and Jail Renovation & Expansion Project

Summary:

Precision Planning has provided a Preliminary Design Report of the Jasper County Sheriff’s Office and Jail Renovation and Expansion Project.
Opinions of Probable Cost have been provided.

Brief description of three options of project construction delivery are presented.

Design – Bid – Build

Design – Build

Construction Manager at Risk with a Guaranteed Maximum Price

Background:

The Jasper County Sheriff’s Office and Jail need renovating and expanding.

Cost:

To Be Determined

Recommended Motion:

Board Discretion

PRELIMINARY DESIGN REPORT

JASPER COUNTY JAIL & SHERIFF'S OFFICE RENOVATION/ADDITION



PRECISION
Planning Inc.

Prepared for the Jasper County Sheriff's Office

July 2021



July 23, 2021

Sheriff Donnie Pope
Jasper County Sheriff's Office
1551 Hwy. 212 West
Monticello, GA 31064

Re: Jasper County Jail and Sheriff's Office Renovation/Addition
Preliminary Design Report

Dear Sheriff Pope:

Enclosed please find the documents comprising the Preliminary Design Report for the Jasper County Jail and Sheriff's Office Renovation/Addition project. These documents include the following:

- I. Sheriff's Office Renovation/Addition -concept completed in 2016
 - Program
 - Site Plan
 - Floor Plan
 - Exterior Perspective Rendering
- II. Jail Housing Renovation/Addition -concept completed in 2019
 - Site Plan
 - Floor Plan
- III. Opinions of Probable Cost (OPC) for Both Projects -updated in 2021

These projects are planned for development at the site of the existing Jasper County Jail and include the addition of new and renovated Sheriff's Administration space, the addition of new and renovated Jail Housing and Medical space, and associated site development. Conceptual design for these projects forms the basis for the preliminary OPC, including soft costs for standard FF&E, anticipated fees and contingencies.

It has been our pleasure to provide these Preliminary Design services to the Jasper County Sheriff's Office, and we look forward to the successful completion of these exciting projects. Should you have any questions or require additional information, please do not hesitate to contact me anytime.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth A. Hudson'.

Elizabeth A. Hudson, RA, LEED® AP,
Senior Vice President

LH/kb

g:\document\19\19-221 jasper county jail addition\final reports\2021\cover letter.doc

Cover Letter

Table of Contents

- I. Sheriff's Office Renovation/Addition (2016)
 - Program
 - Site Plan
 - Floor Plan
 - Exterior Perspective Rendering

- II. Jail Housing Renovation/Addition (2019)
 - Site Plan
 - Floor Plan


- III. Opinions of Probable Cost

SHERIFF'S OFFICE RENOVATION/ADDITION (2016)

SHERIFF'S OFFICE
RENOVATION/ADDITION



TABLE OF CONTENTS

- I. SHERIFF'S OFFICE RENOVATION/ADDITION
 - II. JAIL HOUSING RENOVATION/ADDITION
 - III. OPINIONS OF PROBABLE COST
- 

Jasper County

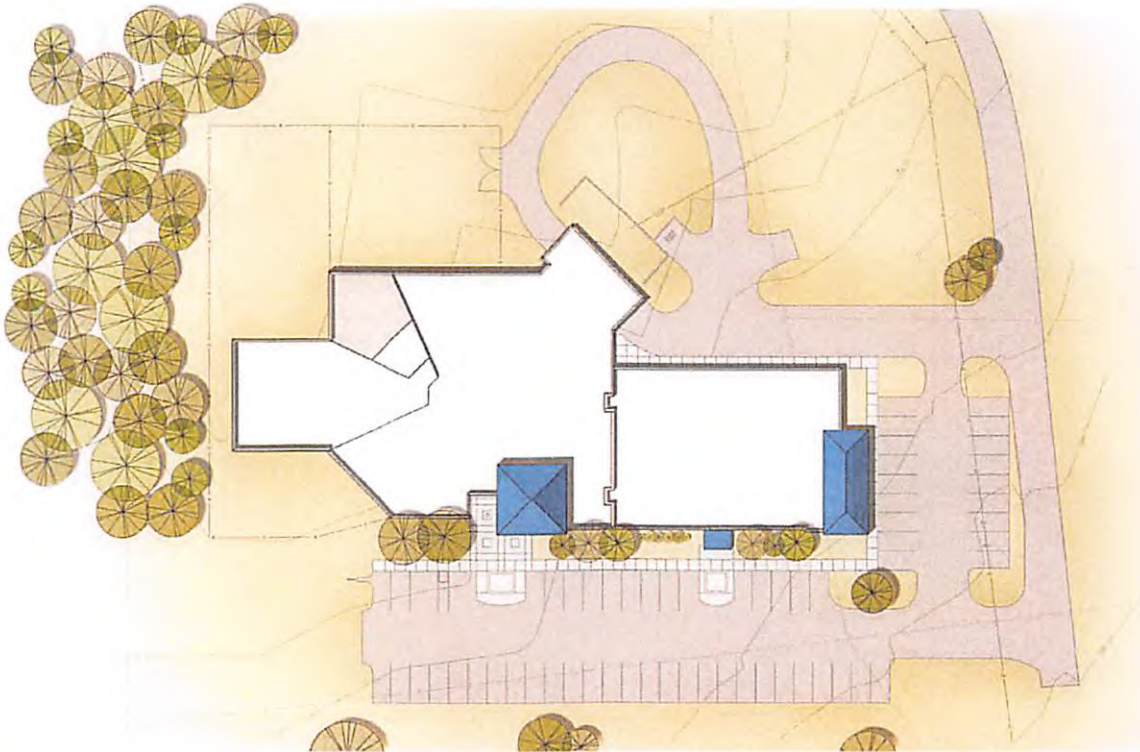
Program Document - January 2016

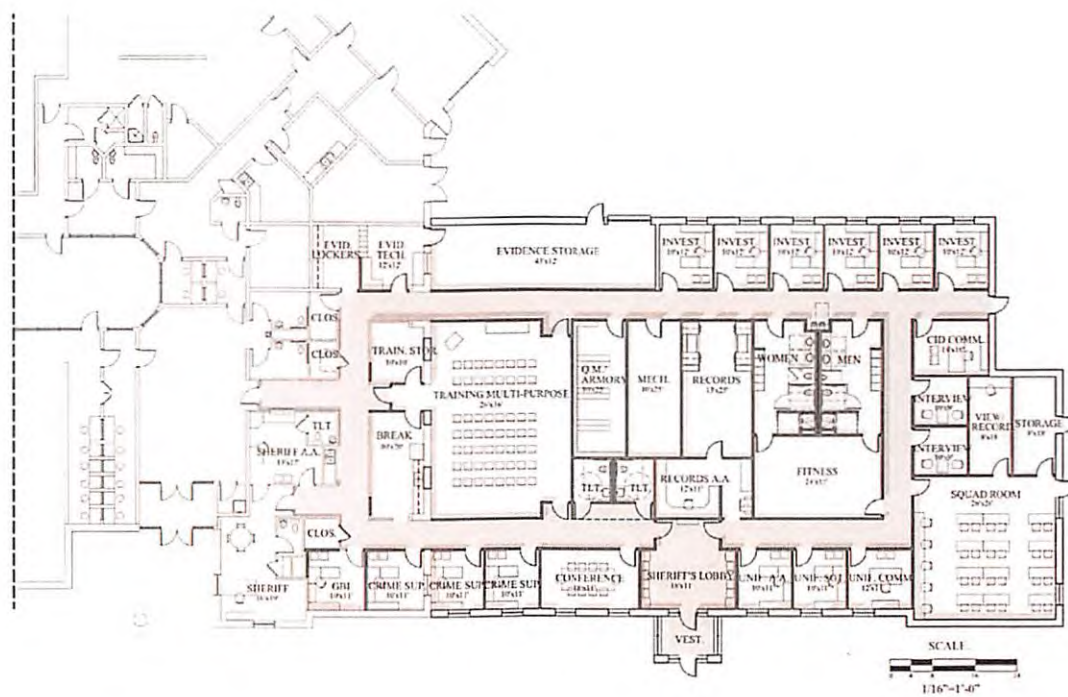
Final

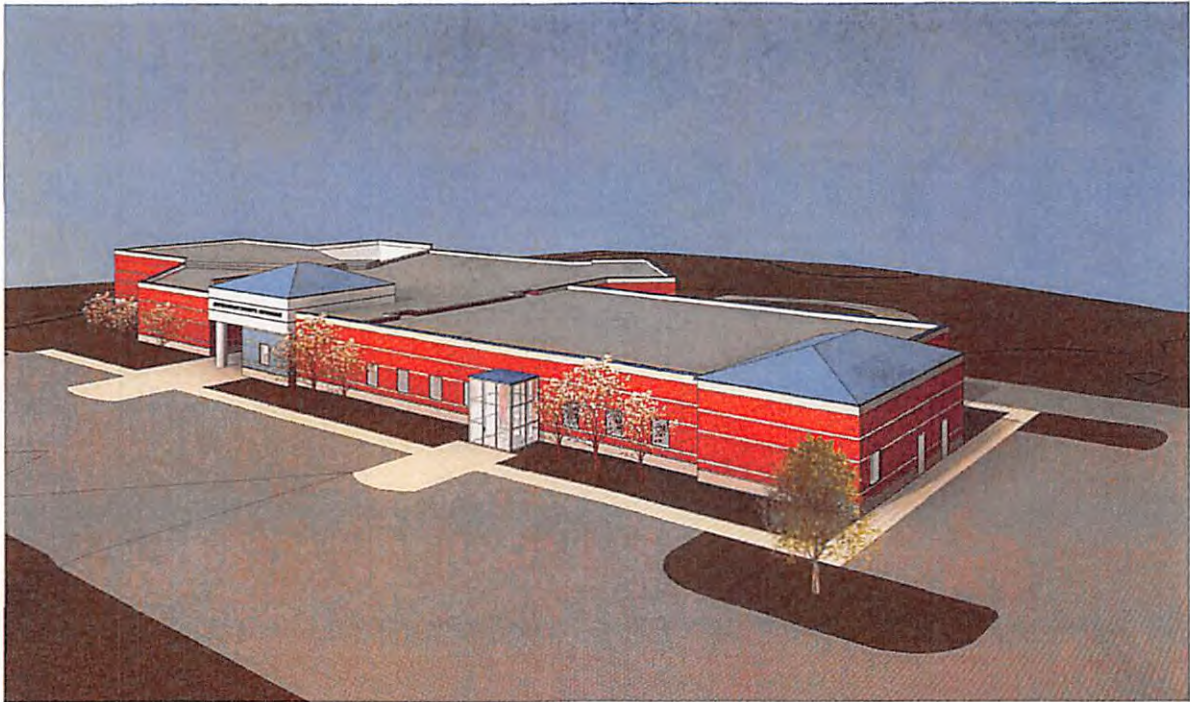


Sheriff's Office Renovation/Addition

| | Area Needed | Adjacency Needed | | Space Needs | | Remarks |
|---|-------------|---------------------|------|-------------|---------------|-------------------------------------|
| | | | | No. | Total | |
| Staff Space | | | | | | |
| Sheriff | 250 | Sheriff's AA | s.f. | 1 | 250 | s.f. 4-person conf., private toilet |
| Sheriff's AA | 160 | Sheriff | s.f. | 1 | 160 | s.f. |
| CID Commander | 160 | Investigators | s.f. | 1 | 160 | s.f. |
| Uniform Commander | 160 | Squad Room | s.f. | 1 | 160 | s.f. |
| Uniform AA | 140 | Uniform Commander | s.f. | 1 | 140 | s.f. |
| Records AA | 140 | Sheriff's Lobby | s.f. | 1 | 140 | s.f. Transaction window into Lobby |
| GBI Officer | 140 | | s.f. | 1 | 140 | s.f. |
| Patrol Sergeant | 140 | Squad Room | s.f. | 1 | 140 | s.f. |
| Evidence Tech | 120 | Evidence Processing | s.f. | 1 | 120 | s.f. |
| Investigator | 120 | | s.f. | 6 | 720 | s.f. Sound attenuation |
| Crime Suppression | 120 | | s.f. | 3 | 360 | s.f. |
| Support Space | | | | | | |
| Sheriff's Lobby | 150 | | s.f. | 1 | 150 | s.f. 6-8 seats |
| Conference Room | 300 | Sheriff | s.f. | 1 | 300 | s.f. 10-12 seats |
| Training Room | 1,000 | | s.f. | 1 | 1,000 | s.f. 50 seats |
| Records Room | 200 | Records AA | s.f. | 1 | 200 | s.f. High density files |
| Quartermaster/Armory | 200 | | s.f. | 1 | 200 | s.f. Storage racks and work area |
| Break Room | 150 | Training Room | s.f. | 1 | 150 | s.f. Fridge, microwave, sink |
| Squad Room | 400 | Exterior entrance | s.f. | 1 | 400 | s.f. 24 Seats, computer carrels |
| Interview Room | 100 | CID | s.f. | 2 | 200 | s.f. Sound attenuation |
| Copy/Work Room | 150 | Records | s.f. | 1 | 150 | s.f. Base and wall cabinets |
| Evidence Bag and Tag | 120 | Corridor | s.f. | 1 | 120 | s.f. Work counter, storage, lockers |
| Evidence Processing | 140 | Evidence Storage | s.f. | 1 | 140 | s.f. Base and wall cabinets |
| Evidence Storage | 500 | Evidence Tech | s.f. | 1 | 500 | s.f. High density files |
| Lockers/Showers | 300 | | s.f. | 2 | 600 | s.f. Male/female showers |
| Public Restrooms | 80 | Sheriff's Lobby | s.f. | 2 | 160 | s.f. |
| Janitor Closet | 80 | | s.f. | 1 | 80 | s.f. |
| General Storage | 250 | | s.f. | 1 | 250 | s.f. |
| I.T. Closet | 120 | | s.f. | 1 | 120 | s.f. |
| Mechanical/Electrical | 300 | | s.f. | 1 | 300 | s.f. |
| Subtotal | | | | | 7,510 | s.f. |
| Circulation/Grossing Factor 35% | | | | | 2,629 | s.f. |
| Total Sheriff's Office Renovation/Addition | | | | | 10,139 | s.f. |







JAIL HOUSING

RENOVATION/ADDITION (2019)



JAIL HOUSING
RENOVATION/ADDITION



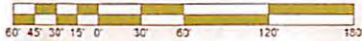
TABLE OF CONTENTS

- I. SHERIFF'S OFFICE RENOVATION/ADDITION
- II. JAIL HOUSING RENOVATION/ADDITION
- III. OPINIONS OF PROBABLE COST



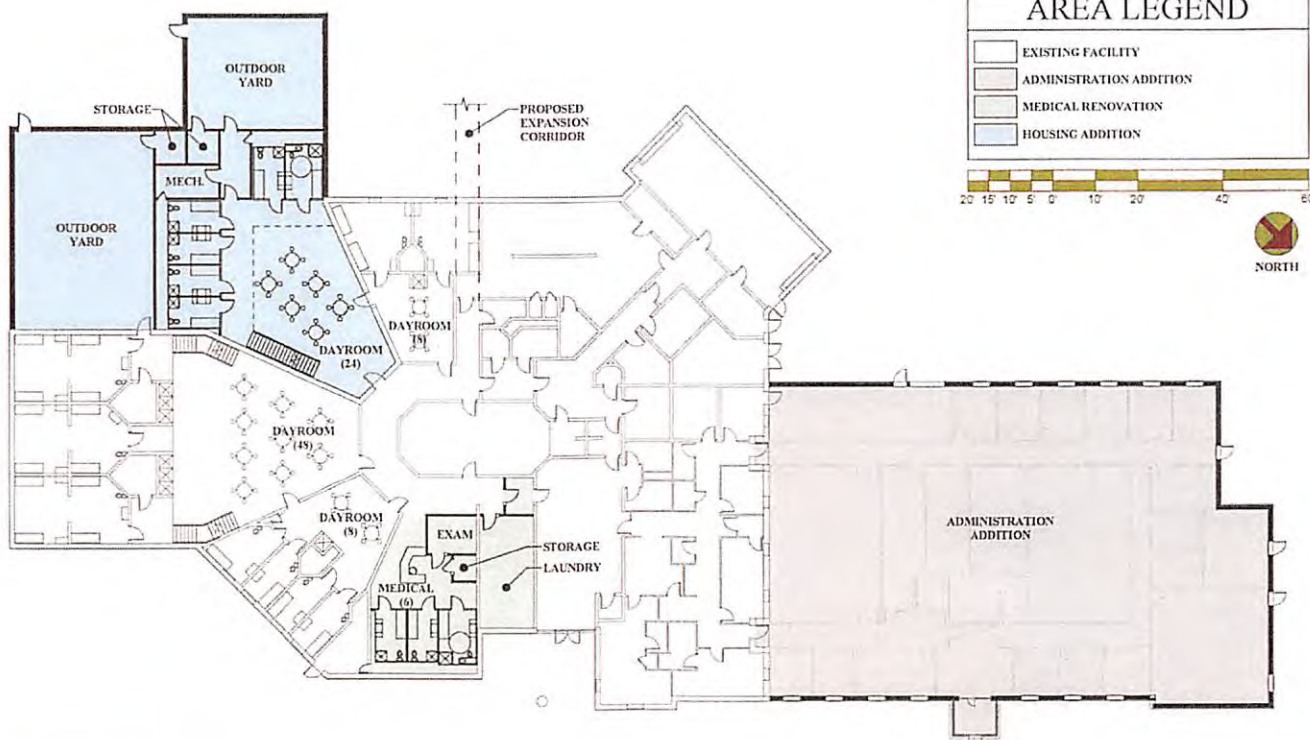
AREA LEGEND

- EXISTING FACILITY
- ADMINISTRATION ADDITION
- MEDICAL RENOVATION
- HOUSING ADDITION



NORTH





AREA LEGEND

- EXISTING FACILITY
- ADMINISTRATION ADDITION
- MEDICAL RENOVATION
- HOUSING ADDITION

20' 15' 10' 5' 0' 10' 20' 40' 60'

NORTH

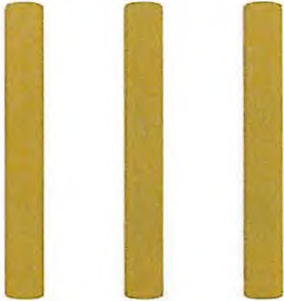
OPINIONS OF PROBABLE COST



OPINIONS OF
PROBABLE COST

TABLE OF CONTENTS

- I. SHERIFF'S OFFICE RENOVATION/ADDITION
- II. JAIL HOUSING RENOVATION/ADDITION
- III. OPINION OF PROBABLE COST



Jasper County - Sheriff's Office Renovation and Expansion



| SITE DEVELOPMENT | | | \$355,349 |
|------------------|------------------------------------|-----------|-----------|
| | Site Development | | \$355,349 |
| | Site Demolition | \$13,153 | |
| | Earthwork and Grading | \$149,136 | |
| | Parking Lot, Paving, and Sidewalks | \$106,025 | |
| | Landscaping | \$12,360 | |
| | Site Mechanical Utilities | \$56,650 | |
| | Site Electrical Utilities | \$18,025 | |

| BUILDING CONSTRUCTION | | | \$2,292,778 |
|-----------------------|---|-----------|-------------|
| | Addition | | \$1,527,192 |
| | Foundations and SOG | \$100,196 | |
| | Structure | \$273,263 | |
| | Exterior Wall Construction and Skin | \$198,017 | |
| | Roofing | \$131,040 | |
| | Interiors | \$307,754 | |
| | Plumbing | \$72,870 | |
| | HVAC | \$182,175 | |
| | Fire Protection | \$38,712 | |
| | Electrical | \$200,393 | |
| | Cabinetry | \$22,772 | |
| | Renovation | | \$199,026 |
| | Renovation | \$199,026 | |
| | Contractor Soft Cost | | \$566,559 |
| | General Conditions & General Requirements | \$229,525 | |
| | Permits and Bonding | \$135,933 | |
| | Contractor Contingency | \$75,000 | |
| | Contractor Fee | \$126,101 | |

| SOFT COSTS | | | \$602,295 |
|------------|--|-----------|-----------|
| | Design, Specialty Systems, and Furniture | | \$602,295 |
| | Fixtures, Furniture, and Equipment Allowance | \$200,000 | |
| | Security Systems, IT and AV Allowance | \$150,000 | |
| | Architectural and Engineering (8%) | \$232,423 | |
| | Soil and Material Testing (1%) | \$19,872 | |

| OTHER COSTS | | | \$325,042 |
|-------------|------------------------|-----------|-----------|
| | Other Costs | | \$325,042 |
| | Owner Contingency (5%) | \$162,521 | |
| | Escalation (5%) | \$162,521 | |

| TOTAL PROJECT COSTS | | | \$3,575,464 |
|---------------------|--|--|-------------|
|---------------------|--|--|-------------|

Note 1: Escalation of 5% has been carried for the construction costs until the end of 2021.

Note 2: Costs for Housing Addition and Medical Renovation has been carried as a separate estimate.

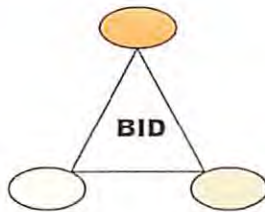
Jasper County - Housing Addition and Medical Renovation



| BUILDING CONSTRUCTION | | | \$2,430,593 |
|--|--|-----------|--------------------|
| Housing Addition | | | \$1,541,025 |
| | Sitework | \$136,318 | |
| | Foundations and SOG | \$68,509 | |
| | Structure | \$199,204 | |
| | Exterior Wall Construction and Skin | \$140,994 | |
| | Roofing | \$61,820 | |
| | Interiors | \$109,574 | |
| | Plumbing | \$18,088 | |
| | HVAC | \$77,522 | |
| | Fire Protection | \$12,275 | |
| | Electrical | \$82,690 | |
| | Detention Equipment and Security Electronics | \$607,289 | |
| | Demolition | \$26,744 | |
| Renovation | | | \$373,246 |
| | Slab Infill/Modifications | \$10,500 | |
| | Interiors | \$46,801 | |
| | Plumbing | \$13,650 | |
| | HVAC | \$40,950 | |
| | Fire Protection | \$5,460 | |
| | Electrical | \$40,950 | |
| | Detention Equipment and Security Electronics | \$183,960 | |
| | Cabinetry | \$10,500 | |
| | Demolition | \$20,475 | |
| Contractor Soft Cost | | | \$516,323 |
| | General Conditions & General Requirements | \$210,570 | |
| | Permits and Bonding | \$115,010 | |
| | Contractor Contingency | \$75,000 | |
| | Contractor Fee | \$115,743 | |
| SOFT COSTS | | | \$306,155 |
| Design, Specialty Systems, and Furniture | | | \$306,155 |
| | Fixtures, Furniture, and Equipment Allowance | \$25,000 | |
| | Architectural and Engineering (10%) | \$262,924 | |
| | Soil and Material Testing (1%) | \$18,231 | |
| OTHER COSTS | | | \$273,674 |
| Other Costs | | | \$273,674 |
| | Owner Contingency (5%) | \$136,837 | |
| | Escalation (5%) | \$136,837 | |
| TOTAL PROJECT COSTS | | | \$3,010,423 |

- Note 1: Escalation of 5% has been carried for the construction costs until the end of 2021.
- Note 2: Costs for Sheriff's Office Addition has been carried as a separate estimate.
- Note 3: Budget assumes Security Electronics as a separate system and does not include cost to integrate or update existing systems.

Project Delivery Approach Options



1. Design-Bid-Build (traditional approach to public projects)

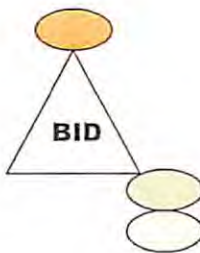
Steps:

1. Hire the architect/engineer to produce a design and bid package
2. Bid the project publicly to general contractors
3. Award the construction contract to the lowest, responsive, responsible bidder

Advantages: Competition between builders, low cost

Disadvantages: Potential change orders, potentially unqualified builder*

**Note: Bidders may be pre-qualified to ensure all responding bidders are experienced with the project type and capable of completing the work*



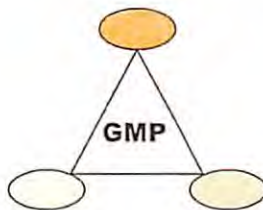
2. Design-Build (involves a single contract with a design-build team)

Steps:

1. Publicly bid the project to design-build teams
2. Award the design/build contract to the lowest, responsive, responsible bidder

Advantages: Builder involved from beginning, fast pace, low cost

Disadvantages: Architect works for the builder rather than the owner, owner's design intent may not be met



3. Construction Manager (CM) at Risk with a Guaranteed Maximum Price (GMP)

Steps:

1. Hire the architect/engineer to produce a pre-design package
2. Procure a CM at Risk by RFP process
3. Award the construction contract based on qualifications and fee
4. Architect/engineer produces design documents with input from CM
5. CM bids the individual building trades publicly, open-book process

Advantages: Selection of builder based on qualifications AND cost, involvement of CM during design phase, team approach to project, GMP (no change orders)

Disadvantages: Less competitive, possible higher cost

Agenda Request – Jasper County BOC

Department: Planning & Zoning

Date: August 23, 2021

Subject: Lake Pines Development - Landers Lane Access Improvements

Summary:

The Lake Pines Development on Landers Lane off SR 212 West is in the design phase. The preliminary plat was approved by the Planning and Zoning Board on January 30, 2020. Jordan Engineering met with GDOT to discuss the proposal for development and inquired about GDOT access improvement requirements. GDOT stated that since Landers Lane was an existing County road there would be no requirements by GDOT to improve the entrance. GDOT said if the County wanted the existing entrance to be repaved, restriped, resigned, or have the turn radii or shoulders improved, etc., as a part of the development project, the County could request permission from GDOT to make improvements to the existing intersection. Jasper County BOC would have the options of incurring the cost of improvements, requiring the developer to incur the cost of the improvements or requesting GDOT to perform and incur the cost of improvements. If the Jasper County BOC will agree to make the request to GDOT for improvements, Jordan Engineering will suggest appropriate improvements to the existing access point and include those in the construction drawing.

Background:

The Lake Pines Development is a 31 Lot proposed subdivision.

Cost:

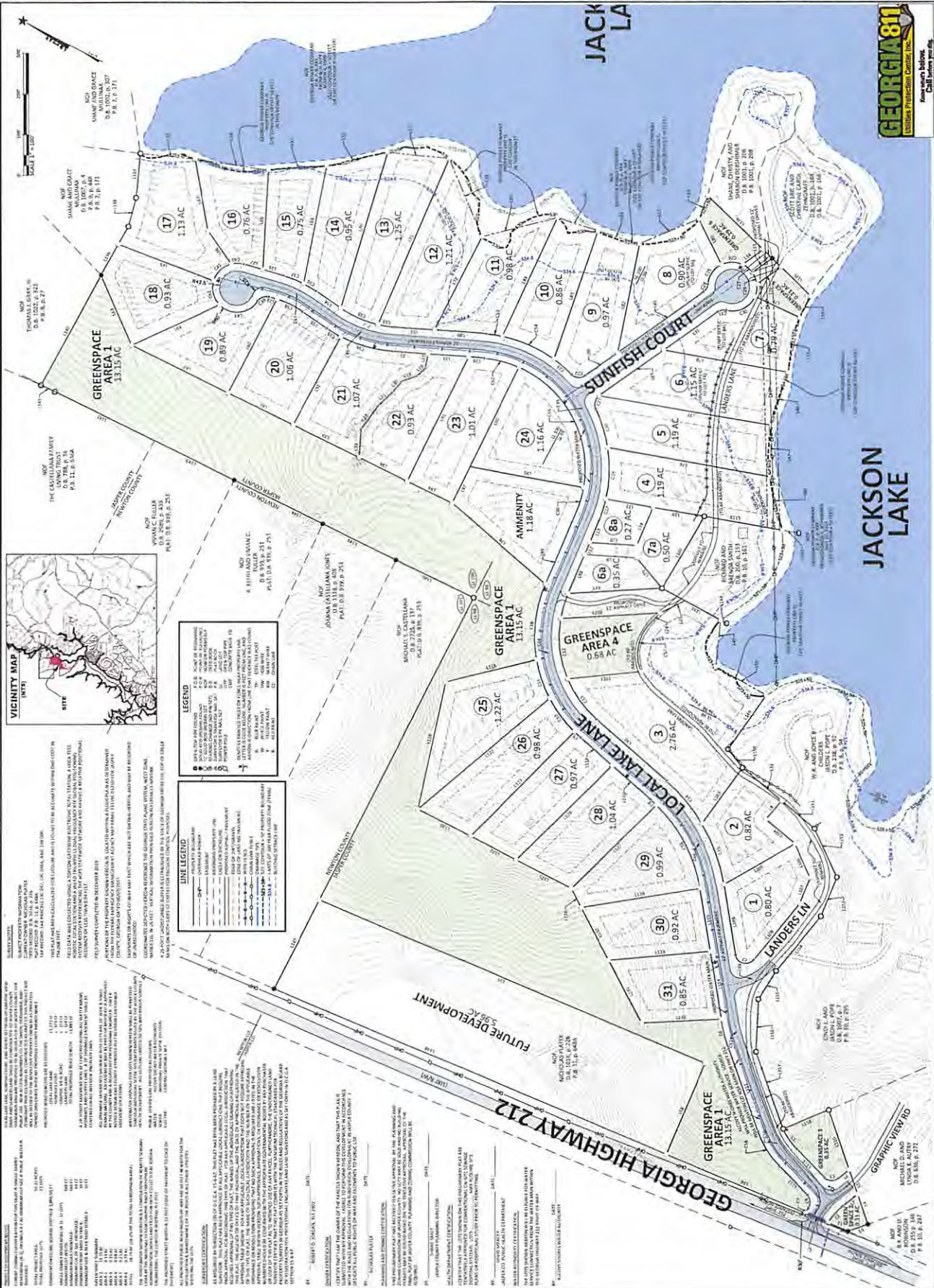
No cost to Jasper County

Recommended Motion:

Authorize Staff to request permission from GDOT to make improvements to the existing intersection of SR 212 West and Landers Lane County Rd # 192 and Authorize Staff to direct Jordan Engineering to suggest improvements to the existing access point and include those in the construction drawing and all improvements are to be incurred by the developer.



| NO. | REVISION DESCRIPTION | DATE |
|-----|----------------------|----------|
| 1 | ISSUED FOR PERMIT | 02/27/24 |
| 2 | REVISIONS TO PERMIT | 02/27/24 |
| 3 | REVISIONS TO PERMIT | 02/27/24 |



LEGEND

OPERATION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- 1. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 2. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 3. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 4. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 5. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 6. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 7. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 8. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 9. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 10. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 11. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 12. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 13. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 14. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 15. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 16. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 17. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 18. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 19. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 20. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 21. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 22. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 23. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 24. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 25. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 26. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 27. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 28. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 29. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 30. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
- 31. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.

NOTES

1. THE PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
2. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
5. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
6. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
7. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
8. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
9. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
10. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
11. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
12. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
13. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
14. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
15. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
16. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
17. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
18. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
19. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
20. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
21. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
22. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
23. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
24. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
25. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
26. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
27. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
28. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
29. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
30. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.
31. ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY OWNERS.

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: August 23, 2021

Subject: Service Delivery Strategy Update

Summary:

The Water Service Area Map component of the Service Delivery Strategy needs updating.

The Monticello City Council and the Shady City Council have approved the Proposed Water Service Area Map.

Background:

The Georgia General Assembly enacted House Bill 489 in 1997 establishing the Service Delivery Strategy Act. The Department of Community Affairs requires periodic updates to the Service Delivery Strategy when needed.

Cost:

No Cost

Recommended Motion:

Adopt Resolution # 2021.08.23 updating the Water Service Area component of the Jasper County Service Delivery Strategy as presented.

REVISING AN EXISTING SERVICE DELIVERY STRATEGY

Local governments are encouraged to keep their Service Delivery Strategy accurate and up to date in order to efficiently and effectively address the service delivery needs of their citizens. Counties and their cities: (1) **should** complete periodic updates/revisions to specific portions of an existing Service Delivery Strategy so it will always be current and reflect locally preferred service delivery arrangements; and (2) **must** complete an update of their entire Strategy under certain conditions outlined in the law. In accordance with section 36-70-28 of the Service Delivery Strategy law, local strategies must be reviewed and completely updated if any of the following six conditions are met:

- In conjunction with a local government updating its comprehensive plan;
- Whenever necessary in order to change service delivery or revenue distribution arrangements;
- Whenever necessary due to changes in revenue distribution arrangements;
- In the event of the creation, abolition, or consolidation of local governments (including first time cross –county annexations by cities);
- When the existing service delivery strategy agreement expires; or
- Whenever the county and affected municipalities agree to revise the strategy.

If any of these six conditions occur in a county, the local governments in that county are responsible for: (1) reviewing their entire strategy; (2) revising any portion of the strategy necessary to reflect the “new” preferred service delivery arrangements; (3) getting the updated strategy approved and signed by the local governments required to approve and adopt the revisions to the strategy; and (4) forwarding a copy of the updated/revised portion(s) of the strategy to DCA for review and verification in accordance



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **JASPER COUNTY**

I. GENERAL INSTRUCTIONS:

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

| <p>OPTION A <i>Revising or Adding to the SDS</i></p> | <p>OPTION B <i>Extending the Existing SDS</i></p> |
|---|---|
| <ol style="list-style-type: none"> 4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2). 6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).] | <ol style="list-style-type: none"> 4. In Section IV type, "NONE." 5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <div data-bbox="841 1192 1544 1423" style="background-color: #002060; color: white; padding: 5px; text-align: center;"> <p>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</p> </div> |

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

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

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

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

JASPER COUNTY BOARD OF COMMISSIONERS
MONTICELLO CITY COUNCIL
SHADY DALE CITY COUNCIL
TURTLE COVE WATER
ALCOVY WATER AUTHORITY
JASPER COUNTY WATER AUTHORITY
NEWBORN WATER

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

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

ANIMAL CONTROL
BUILDING INSPECTION
CODE ENFORCEMENT
ELECTIONS
JUVENILE COURT
MAGISTRATE COURT
PROBATE COURT
SUPERIOR COURT
ECONOMIC DEVELOPMENT SERVICES
EMERGENCY MEDICAL SERVICES
HOSPITAL
INDIGENT DEFENSE
LIBRARIES
MAPPING
PARKS AND RECREATION
PLANNING AND ZONING
PUBLIC HOUSING
PUBLIC WORKS
SENIOR CITIZENS SERVICES
SEWERAGE COLLECTION
TAX ASSESSORS AND TAX MAPS
TAX COMMISSIONER
FIRE PROTECTION
JAIL
LAW ENFORCEMENT
ADDRESSES
SOLID WASTE
SOCIAL SERVICES

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

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

WATER SUPPLY AND DISTRIBUTION



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

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

COUNTY: JASPER COUNTY

Service: WATER SUPPLY AND DISTRIBUTION

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

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

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

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

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

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

SDS FORM 2, continued

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

| <i>Local Government or Authority</i> | <i>Funding Method</i> |
|--------------------------------------|-----------------------|
| CITY OF MONTICELLO | USER FEES |
| CITY OF SHADY DALE | USER FEES |
| TURTLE COVE WATER | USER FEES |
| ALCOVY WATER AUTHORITY | USER FEES |
| JASPER COUNTY WATER AUTH. | USER FEES |
| NEWBORN WATER | USER FEES |

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

JASPER COUNTY WATER AND SEWER AUTHORITY HAS BEEN ADDED TO THE ABOVE LIST.
 CITY OF MONTICELLO WATER SERVICE DISTRICT INCLUDES PROPERTY ANNEXED IN 2018
 CITY OF NEWBORN ADDED.

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

| <i>Agreement Name</i> | <i>Contracting Parties</i> | <i>Effective and Ending Dates</i> |
|-----------------------|---|-----------------------------------|
| IGA | Jasper County Water Authority; City of Monticello | TBD |
| | | |
| | | |
| | | |
| | | |

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?

PER THE IGA INCLUDED IN PARAGRAPH 5, THE CITY OF MONTICELLO HEREBY AGREES TO NEGOTIATE WITH THE JASPER COUNTY WATER AND SEWER AUTHORITY REGARDING ALL ISSUES PERTAINING TO WATER SUPPLY AND DISTRIBUTION BETWEEN NON-CONTIGUOUS AREAS OF LAND INCORPORATED INTO THE CITY OF MONTICELLO.

7. Person completing form: **MIKE BENTON, COUNTY MANAGER**

Phone number: **706-468-4900** Date completed: Type Date Here

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:



SERVICE DELIVERY STRATEGY
FORM 4: Certifications

Instructions:

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

COUNTY: JASPER COUNTY

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

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

| JURISDICTION | TITLE | NAME | SIGNATURE | DATE |
|---|-------|------|-----------|------|
| <u>JASPER COUNTY</u> <u>BOARD OF</u> <u>COMMISSIONERS</u> | | | | |
| <u>MONTICELLO CITY</u> <u>COUNCIL</u> | | | | |
| <u>SHADY DALE CITY</u> <u>COUNCIL</u> | | | | |

RESOLUTION - #2021.08.23

WHEREAS, the 1997 Georgia General Assembly enacted House Bill 489, The Service Delivery Strategy Law, requiring all local governments to adopt a Service Delivery Strategy,

WHEREAS, the Department of Community Affairs requires periodic updates to the Service Delivery Strategy,

NOW THEREFORE, BE IT RESOLVED by the Jasper County Board of Commissioners that the Service Delivery Strategy has been updated as required and is formally adopted.

Adopted this 23rd day of August, 2021

Jasper County Board of Commissioners

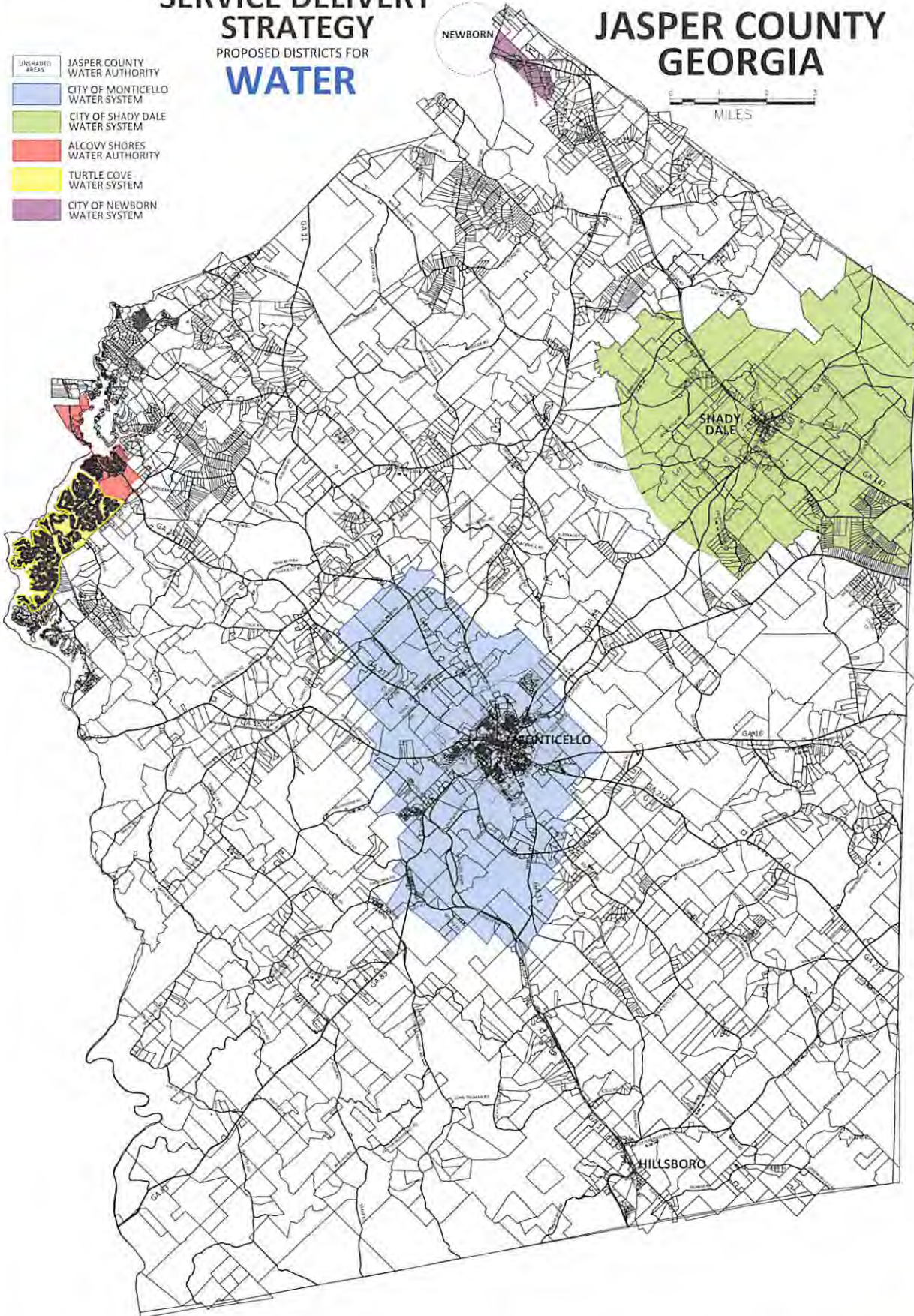
Bruce Henry, Chairman

Mike Benton, County Manager

SERVICE DELIVERY STRATEGY PROPOSED DISTRICTS FOR WATER

JASPER COUNTY GEORGIA

- UNSHADED AREAS
JASPER COUNTY WATER AUTHORITY
- CITY OF MONTICELLO WATER SYSTEM
 - CITY OF SHADY DALE WATER SYSTEM
 - ALCOVY SHORES WATER AUTHORITY
 - TURTLE COVE WATER SYSTEM
 - CITY OF NEWBORN WATER SYSTEM



| Rev. | Revision Description | Date |
|------|----------------------------------|---------|
| 1 | INITIAL DRAFT | 4/18/21 |
| 2 | REVISIONS TO DISTRICT BOUNDARIES | 5/10/21 |
| | | |
| | | |
| | | |

Sheet No.
W/1

Jasper County
Georgia

PROPOSED
SERVICE DELIVERY STRATEGY MAP
WATER









JASPER COUNTY
NEWTON COUNTY

JASPER COUNTY
NEWTON COUNTY
GA HWY 212
LANDERS LN
LANDERS LN
GRAPHIC VIEW RD
CONLEY DITCH RD
JACKSON LAKE

COUNTY LINE ROAD

LONG PINEY RD

STRATEGY
PROPOSED DISTRICTS
WATER

-  ALL UNSHADED AREAS
-  JASPER COUNTY WATER AUTHORITY
-  CITY OF MONTICELLO WATER SYSTEM
-  CITY OF SHADY DALE WATER SYSTEM
-  ALCOVY SHORES WATER AUTHORITY
-  TURTLE COVE WATER SYSTEM

JACKSON LAKE

BLUE HERON DR
LOH RD
LAKESHORE DR
GA HWY 212

JACKSON LAKE RD

TURTLE COVE
WHIPPOORWILL RD
GA HWY 212

| Rev | Revision Description | Date |
|-----|----------------------|--------|
| 1 | INITIAL ISSUE | 4/8/21 |
| | | |
| | | |
| | | |

Sheet No. **W1**

Jasper County
Georgia

PROPOSED
SERVICE DELIVERY STRATEGY MAP
HWY 212 - LAKE AREA
WATER



Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: August 23, 2021

Subject: Broadband Project – AT&T - ARP - State Fiscal Recovery Fund

Summary:

AT&T approached Jasper County BOC with a potential project to provide broadband service based on the following:

| | <u>Project A</u> | <u>Project B</u> |
|---|------------------|------------------|
| <u>Total Living Units Served</u> | 7400 | 3400 |
| <u>Total Build Cost</u> | \$44 Million | \$26 Million |
| <u>AT&T Proposed Investment</u> | \$9 Million | \$4 Million |
| <u>Total Needed from County or State ARP Fund</u> | \$35 Million | \$22 Million |

According to AT&T

Project A would provide 100% of Jasper County living units with broadband.

Project B would provide 87 % of the current unserved living units with broadband.

Background:

State Fiscal Recovery Fund Application due date is August 31, 2021.

The Northeast Georgia Regional Commission stated they would assist with preparing the application.

Cost:

To Be Determined

Recommended Motion:

Board Discretion

State Fiscal Recovery Fund Application Information

Applying for State Fiscal Recovery Funds

The application period for the State Fiscal Recovery Funds will be August 1-August 31, 2021.

Applicant will be required to register in the Georgia Grants portal to submit an application. The portal registration will begin August 1st, 2021.

In addition to general applicant information, you will need:

- [DUNS Number](#)
- [EIN Number](#)
- [SAMs Number](#) (while this is not required to submit an application, it will be required to receive your award. This process could take some time, so OPB strongly encourages applicants so proactively apply for a SAMs account)

Reporting Requirements

This guidance provides additional detail and clarification for each recipient's compliance and reporting responsibilities under the SLFRF program, and should be read in concert with the Award Terms and Conditions, the authorizing statute, the SLFRF implementing regulation, and other regulatory and statutory requirements, including regulatory requirements under the Uniform Guidance (2 CFR Part 200).

- [Compliance and Reporting Guidance](#)

Applicant Eligibility

Government Organizations:

- State Agencies
- County governments
- City or township governments
- Special district governments

Georgia Professional Associations and Organizations:

- Industry Trade Associations
- Business Organizations
- Trade/Professional Organizations

- Non-Profit Organizations

Application Requirements

More detailed application information on scoring criteria is forthcoming.

The application will include a proposal narrative for Water/Sewer Infrastructure, Broadband Infrastructure, and Negative Economic Impact projects.

To assist applicants develop proposals, the narrative portion of the application is outlined as follows:

1. Proposal Name

2. Proposal Summary

Approximately 2 paragraphs (no more than 400 words) summarizing the proposed project, including primary activities, products and deliverables, the target area, and who will benefit from the proposed project.

The Proposal Summary should include:

1. Brief statement of the problem your proposal seeks to address.
2. Location
3. Dollar amount of federal grant funds requested
4. Identification of the target neighborhood/project boundaries, population of the target area, and ZIP code(s)
5. Summary of goals of the project and proposed project activities

3. Description of the Issue

Applicants should define the specific problem they seek to address and how it was impacted by COVID-19. Additionally, describe the process used to assess, analyze, or determine the nature of the problem and explain any gaps in resources or limitations in funding the program without COVID-19 response funding. Please identify the geographic boundaries of the proposed jurisdictions/communities, and the ZIP code(s), as well as the population size and demographic makeup of the population of both the overall jurisdiction and the communities where the project is proposed.

4. Project Design and Implementation:

Applicants should identify the program objectives and describe the vision for the target population, specifically how this vision will address the problems identified in the Description of the Issue section and the broader impact to communities, jurisdictions, or industries. Ensure each objective is measurable and identify strategies to achieve the objectives.

Additionally, applicants should include a comprehensive timeline (as an attachment in the supporting documentation section) that identifies milestones, numerically lists deliverables, and indicates who is responsible for each activity.

5. Capabilities and Competencies

Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.

Additional capabilities should include how the applicant will:

- Monitor strategy implementation and achievement of objectives
- Manage and monitor any subaward(s)
- Govern changes or modifications to the strategy
- Ensure project and fiscal accountability
- Collect, collate, and submit timely performance data

6. Plan for Collecting the Data Required

Applicants should describe the process for measuring project performance, identify who will collect the data, who is responsible for performance measurement, and how the information will be used to guide and assess the program. Successful applicants will demonstrate understanding of performance data to be collected and reported.

For each project goal, applicants should identify the criteria that will determine how and if the objectives have been successfully met and one or more specific measurable outcome(s) and the data sources that will be used to determine whether the outcome was accomplished.

7. Budget

Applicants should submit a budget that is complete, reasonable, cost effective, and is an allowable use of the funding under the chosen category.

8. Match Funds

Applicant's plan for leveraging funds, if any, from other sources to maximize impact and is requesting funds that will be used to match State Fiscal Recovery grant funds.

9. Supporting Documentation:

Applicants may upload any supporting documentation for your proposal.

Governmental Fiscal Assistance

Governor's Office of Planning and Budget

For expenses incurred through December 31, 2024

- Funds may be used to respond to COVID-19 or its negative economic impacts, premium pay to essential workers (up to \$13/hour, maximum of \$25,000 per worker), lost revenues, and water/sewer/broadband infrastructure
- May not be used to reduce taxes directly or indirectly or make payments to pension funds

Agenda Request – Jasper County BOC

Department: Elections

Date: August 23, 2021

Subject: Redistricting Overview – 2020 Census

Summary:

Discussion Points

Redistricting Principles

Redistricting Timeline

Redistricting Process

Legislator Sponsor

Map Drawing Assistance

Map Certification

Map Adoption

General Assembly Passage

Governor's Signature

Background:

Upon completion after each Census, Counties are required to analyze changes in population counts per district and make any necessary changes to the district boundaries with the goal of having each district representing the same amount of population per district as practicable.

Cost:

To Be Determined

Recommended Motion:

Board Discretion

Preparing for Redistricting- Local Governments



Gina H. Wright,
Executive Director

Georgia General Assembly
Office of Legislative & Congressional Reapportionment

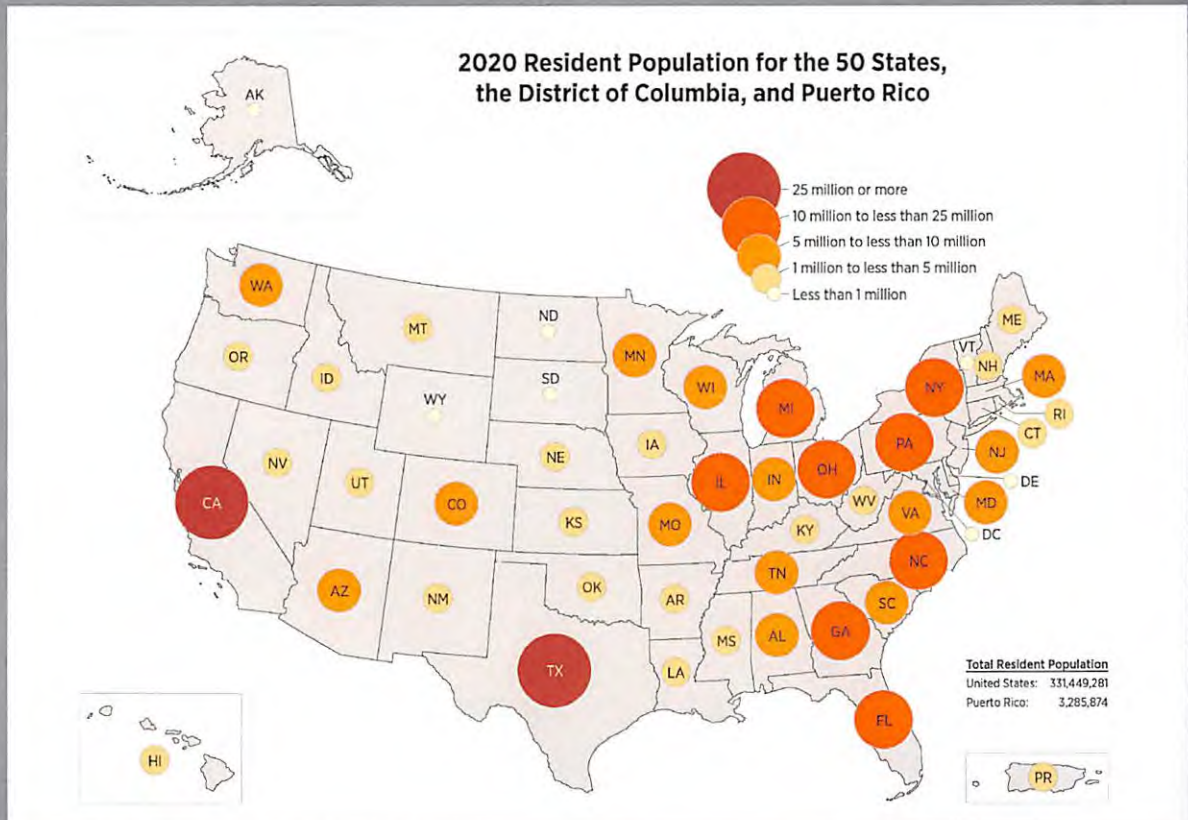
The Census

- A Census of all residents is taken every 10 years
 - Residence as of April 1 of the year ending in zero
- Mandated by the U. S. Constitution
 - Article I, Section 2
- First taken in 1790



Census Information

- Population of Georgia in 2020 was **10,711,908**
- Population of Georgia in 2010 was 9,687,653
- 8th largest state in population



What happens next?

- *New Census* → *New Maps*
- District boundaries change so that each district will have as close to equal population as practicable
- *All districts* are affected by the changes!

What's the difference?

Reapportionment

- Reallocation of United States Congressional districts following a decennial Census
- Uses formula to redistribute the 435 House seats among the states
- Established in U. S. Constitution Art. 2, Sec. 3

Redistricting

- Redistricting is the redrawing of district boundary lines
- Occurs at all levels of election districts

Redistricting Principles

- Legal requirements
- Compliance with U.S. and State Constitution
- Compliance with the Voting Rights Act of 1965
- Equal Protection Clause (14th Amendment)
- “One Person, One Vote”

Redistricting Principles

- Traditional Redistricting Principles
 - Compactness
 - Contiguity
 - Respecting political boundaries
 - Communities of interest
 - Incumbent protection

Redistricting Timeline Overview

- New 2020 Census data delayed
 - Apportionment data (state totals) released on April 26, 2021
 - Redistricting data will arrive between mid August and late September, 2021
- Public Hearings across the state
 - Summer 2021
- Analysis of new data with current maps
 - Fall 2021 - after data arrives
- Special Session for Redistricting
 - Fall 2021

Redistricting Process

- GGA passes legislation to redistrict:
- Statewide Districts
 - U.S. House, State Senate, State House, PSC
- Local Maps
 - County Commissions
 - Boards of Education
 - Independent City School Boards
- *City Councils can redistrict under Home Rule*

Process for Local Governments

Local Redistricting Process

- Redistricting in 2011-2012 revealed new ways that local governments were drawing their maps
 - New technology
 - New interest
- Senate Bill 177 (2019)
 - Changes and organizes the steps in the process
 - Prevents delays in legislation

Local Redistricting Process

- Senate Bill 177 (2019)
- Request a legislator to sponsor you
 - State Senator or Representative
 - County delegations may have requirements
 - Legislator needs to notify my office
 - Can run local ad before session begins

Local Redistricting Process

- Determine who you will work with to create a draft map
 - Reapportionment Office
 - GIS Department
 - Other consultants or groups

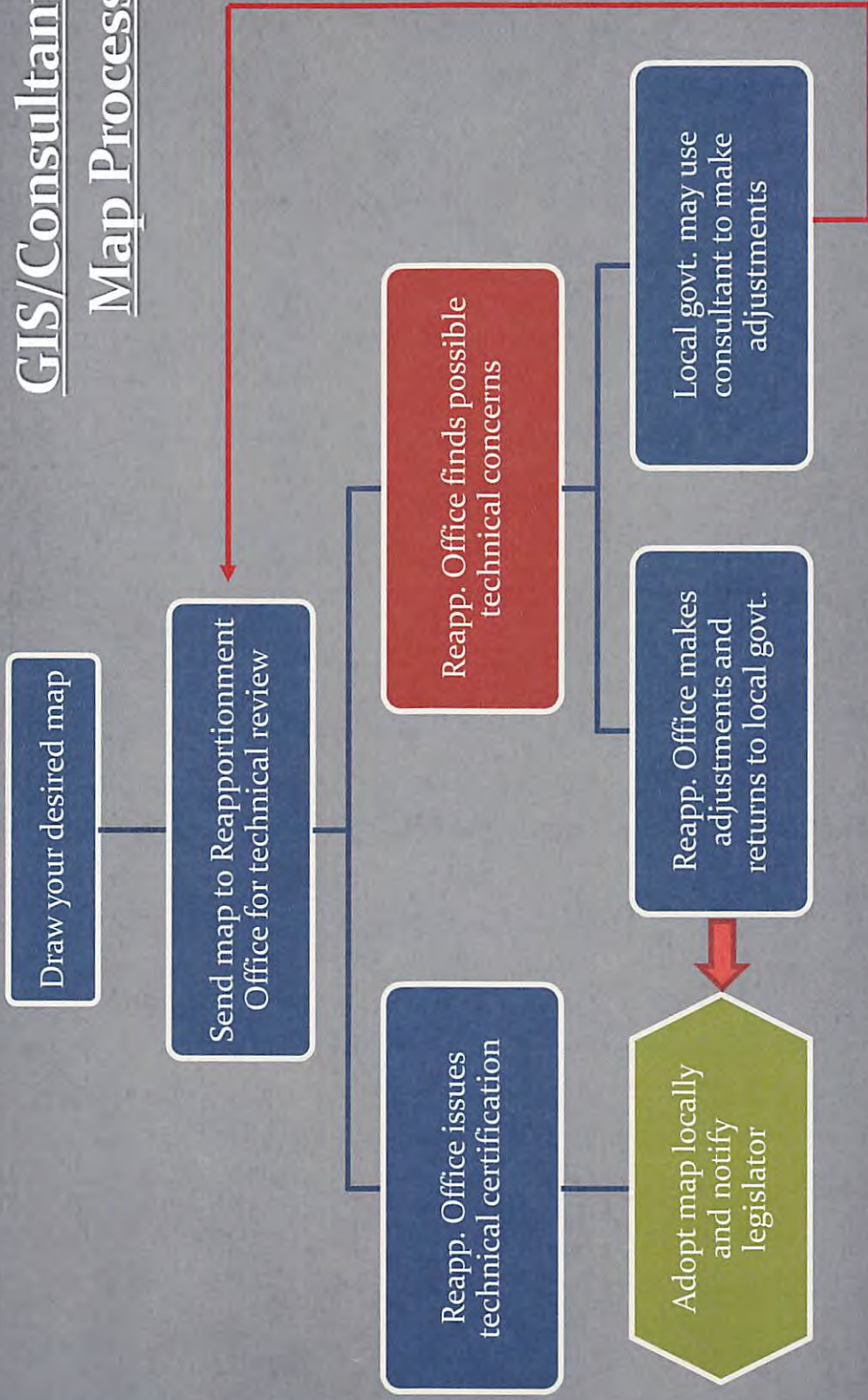
Local Redistricting Process

- Reapportionment Office
 - Staff trained and experienced in this specific area
 - Services are at no charge to local government
 - Makes the process of drafting legislation easier

Local Redistricting Process

- GIS staff or other consultants
 - Draw your desired map
 - Submit your map to Reapportionment Office for technical review
 - This should be BEFORE any action is taken to adopt the map
 - A certification form will be provided following the review
 - If there are concerns, adjustments can be made by the Reapportionment Office or the creator of the map
 - If the adjustments are made outside of the Reapportionment Office, another review must occur before a certification is provided
- After certification, local body adopts new map

GIS/Consultant Map Process



Local Redistricting Process

- Notification should be sent to your legislators of your desire for legislation to enact the map
 - *Notification can be sent to the Reapportionment Office also*
- Legislation will not be drafted until it is requested by a legislator
- Members of the General Assembly have the ability and authority to draft their own versions of local district maps

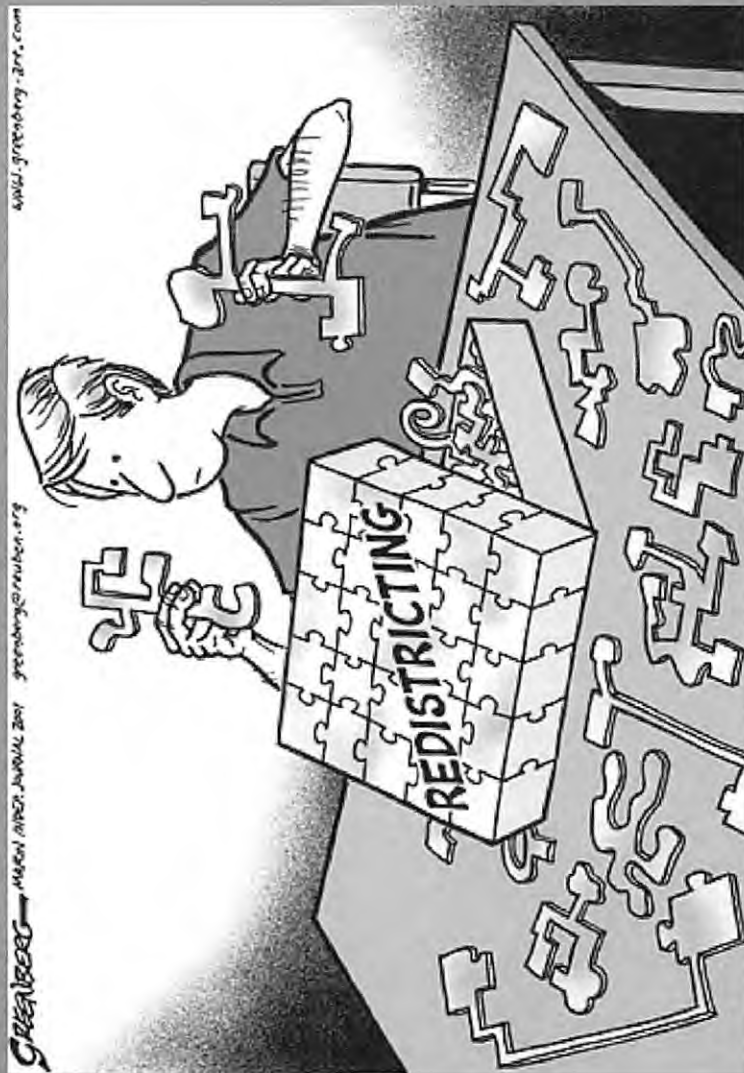
Implementation of Maps

- Maps become official upon passage by the General Assembly and signature by the Governor
- Maps, data, and any assistance we can offer will be given to your local elections office at their request
- *(Should Congress reinstate a formula and preclearance is required, maps would not be final until then)*

Local Redistricting Process

- Conversations to consider:
 - Legislators (State Senators and Representatives)
 - County Attorneys or School Board Attorneys
 - County Election Supervisors
 - County/City residents

Questions?



Contact Information

Legislative & Congressional Reapportionment Office

Georgia General Assembly

Coverdell Legislative Office Building

Suite 407

18 Capitol Square

Atlanta, Georgia 30334

Phone (404) 656-5063

www.legis.ga.gov/joint-office/reapportionment

