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June 20, 2019

Via Email and First Class Mail

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Re: Service Delivery Strategy Mediation Report

Dear Counsel:

Please accept this correspondence as the Mediation Report required under O.C.G.A. § 36-70-20 et seq., and City of Union Point v. Greene County, 303 Ga. 449 (2018).

I served as mediator over three (3) sessions of the Baldwin County Board of Commissioners and the Mayor and Alderman of the City of Milledgeville. Each session included not less than a quorum of each governing body, and most of the mediation sessions had attendance of all elected officials from both Baldwin County and the City of Milledgeville.

The first mediation occurred on October 17, 2018. During that meeting, the parties discussed the following topics/services:

1. Water Service
2. Library Services
3. SPLOST distribution and financial responsibilities for MEGA site
4. Funding equities/inequities for the following services: Fire, solid waste, Planning & Zoning, Buildings, GIS and Mapping, Administrative expenses, Regional Planning Commission, Storm water & Soil Erosion

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June 20, 2019
Page Two

With respect to the provision of water service, I was informed of Baldwin County's position that the existing Intergovernmental Agreement between Baldwin County and Milledgeville had expired and that there were certain service areas in the unincorporated portion of Baldwin County for which the County wanted to provide water service moving forward. Milledgeville disputed this contention. I did not review the Intergovernmental Agreement, so no opinion was offered by me with respect to the Agreement or the current status of the Agreement.

The parties met for a second mediation session on November 20, 2018. During that meeting, the parties discussed the following topics/services:

1. Water Service and service areas
2. Library Service
3. Animal Control
4. The creation of special services districts by the County for the following services:
Building inspections/licenses, code enforcement, engineering, fire, GIS & mapping, solid waste collection, Planning & Zoning, recycling facilities, Regional planning, and Storm water & Soil Erosion.
5. Payments made to the County's Enterprise fund for water service from the County's General Fund
6. SPLOST distribution and financial responsibilities for MEGA site
7. EDA Grant receipt, funding, and project
8. Use of county parking deck in downtown area
9. Fire service area
10. Industrial Development Authority funding and appointment of officers
11. Central State Facility control, operations, services

The parties met for a final mediation session on December 19, 2018. During that meeting the parties discussed the following topics:

1. SPLOST distribution and financial responsibilities for the MEGA site.
2. Water service and service areas
3. Water and sewer rate differentials charged by City for customers located inside and outside the unincorporated area.

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June 20, 2019
Page Three

In addition, the parties exchanged documents to address the funding sources and provision of the following services:

Animal Control
Airport
Allied Arts
Building and Properties
Building Inspections
Business Licenses
County Extension
Code Enforcement
Coroner
Cemetery
E-911
Court Services
Elections
Economic Development (discussed potential division of duties among other Authorities)
EMS
Emergency Management
Fire Protection
Forestry Commission
GIS Mapping
General Government Services (Administrative Services)
Golf Course
Jail Services
Indigent Defense
Hospital
Law Enforcement
Maintenance Shop
Library
Mosquito Control
Planning & Zoning
Public Health
Public Transportation
Recreation and Parks

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June 19, 2019
Page Four

Regional Planning
Roads & Bridges
Sewerage Collections
Senior Citizens Center
Solid waste collections
Sewerage Treatment
Solid waste disposal
Street lighting
Stormwater Management
Street Cleaning
Tax Collection
Water Distribution
Tax Assessor
Traffic Control
Water Treatment

At the close of the meeting on December 19, 2018, the parties were at an impasse on the issues and the mediation concluded. No agreement was reached by the parties with respect to the services and funding for such services as set forth in this report.

Thank you for allowing me to serve as mediator in this matter.

Sincerely,



Theodore P. Meeker, III

TPM/ms