

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARD ROOM

TUESDAY, SEPTEMBER 10, 2024

PRESENT: CHAIRMAN PETE STEPHENS, VICE CHAIRMAN DENNIS BRINSON, COMMISSIONERS, BOBBY BARBER, JR, RUSTY DAVIS, GEORGE ANDERSON, AND STEVE BROCK, COUNTY ADMINISTRATOR ALAN THOMAS, COUNTY ATTORNEY BRUCE KIRBO AND COUNTY CLERK MICHELLE WEST.

INVOCATION AND THE PLEDGE OF ALLEGIANCE

Chairman Stephens called the regular meeting to order at 9:00 a.m. After the call to order, Vice Chairman Brinson gave the invocation and all those assembled pledged allegiance to the flag of the United States of America.

APPROVAL OF AGENDA

Commissioner Davis made a motion to approve the agenda, as presented. Commissioner Anderson seconded the motion, a vote was taken and unanimously approved.

SPECIAL PRESENTATIONS

There were no Special Presentations.

PUBLIC PARTICIPATION

There was no Public Participation.

APPROVAL OF MINUTES

Commissioner Brock made a motion to approve the minutes of the Commissioners' meeting held August 27, 2024, as presented. Vice Chairman Brinson seconded the motion, a vote was taken and unanimously approved.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Consider Authorizing Resolution for 5311 Program – Rural Public Transportation. Chairman Stephens recognized County Administrator Thomas who stated the Southwest Georgia Regional Commission is applying for a grant to continue to provide rural transportation services in Decatur County. A copy of the proposed resolution is included in the packets of each commissioner along with an activity report that shows the importance of the service. County Administrator Thomas recommends approval of the resolution by the Board. Commissioner Barber made a motion to approve the resolution, a copy of which is attached. Commissioner Brock seconded the motion, a vote was taken and unanimously approved.

Consider Approval of Property Purchase. Chairman Stephens recognized County Administrator Thomas who stated Decatur County had an opportunity to purchase the Howell Ag Flight property located at 116 First Ramp at Decatur County Industrial Air Park. The total purchase price of the property is \$750,000 and will be a great asset to Decatur County. County Administrator Thomas recommended approval of the purchase by the Board. Commissioner Davis made the motion to purchase the property, a copy of the agreement is attached. Commissioner Barber seconded the motion, a vote was taken and unanimously approved.

Consider Restaurant License Application – Annie Jean Richardson – S & J Dining/Catering – 2331 Dothan Road. Chairman Stephens recognized County Administrator Thomas who stated Annie Jean Richardson owner of S & J Dining/Catering located at 2331 Dothan Road has met all the requirements for obtaining a restaurant license and recommends approval to the Board. Commissioner Barber made the

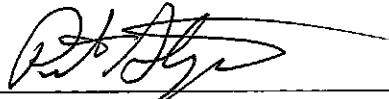
motion to approve the license. Commissioner Brock seconded the motion, a vote was taken and unanimously approved.

COMMISSIONERS/ADMINISTRATOR'S REMARKS

The Commissioners thanked everyone for coming.

ADJOURN

There being no further business, the meeting, on motion by Commissioner Barber, was duly adjourned. Commissioner Anderson seconded the motion, a vote was taken and unanimously approved.

Approved: 
Chairman, Pete Stephens

Attest: Michelle B. West
County Clerk, Michelle B. West



RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5311.

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

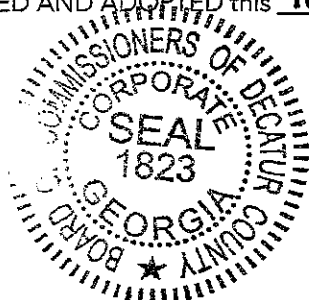
WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Decatur County Board of Commissioners hereinafter referred to as the "Applicant",

1. That the Designated Official SW GA Regional Commission, hereinafter referred to as the "Official", is authorized to execute and file an application on behalf of Decatur County Board of Commissioners with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5311 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.
5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

- 6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9040.1G, FTA Certifications and Assurances for Federal Assistance 2024 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.
- 7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this 10th day of September, 2024.



Pete Stephens
Signature of Authorized Official

Pete Stephens, Chairman
Name and Title of Authorized Official

Signed, sealed, and delivered this 10th day of September, 2024 in the presence of



Maranda Sims
Witness

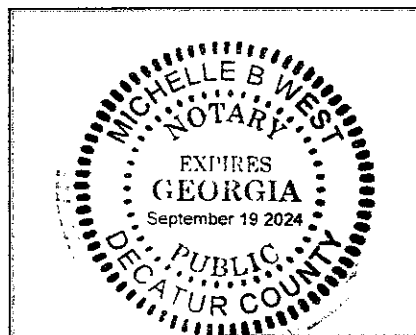
[Signature]
Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting County Clerk of Decatur Co. BOC (Title of Certifying/Attesting Official) (Applicant's Legal Name) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on September 10, 2024.

Michelle B. West
Name of Certifying/Attesting Officer

County Clerk
Title of Certifying/Attesting Officer



Transit Activity Report

Decatur County

July 1, 2023 - June 30, 2024

Report Period

Operation Parameters

Operation Hours 6:00am to 8:00pm M-F
Office Hours 8:00am to 5:00pm M-F

Vehicles in Service - 9

Total Statistics

Trips Performed	21,515
Public Trips*	3,710
Service Hours**	9,728
Service Miles**	330,525

Monthly Averages

Trips Per Vehicle - 2,391

Percentage of Total Trips That Are Public - 17.24%

Peak - 6:00am to 10:00am / 2:00pm to 6:00pm
Off Peak - 10:00am to 2:00pm / 6:00pm to 8:00pm

Trip Purpose

DCH Non-Emergency Medical	10,608
DHS - Division of Aging	2,502
DHS - DBHDD (Disabilities)	4,688
Public - Personal	3,710
Private Pay	7
Not Specified	0

Deed Doc: WD
Recorded 09/13/2024 10:59AM
Georgia Transfer Tax Paid : \$750.00
CECILIA WILLIS
Clerk Superior Court, DECATUR County, Ga.
Bk 00535 Pg 0734-0737

PT-61 043-2024-000842

After recording return to:
Bruce W. Kirbo, Jr.
Kirbo & Heckman, Attorneys at Law, LLC
P.O. Box 425
Bainbridge, Georgia 39818

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DECATUR

THIS INDENTURE, made this 13th day of September, 2024, between ALICE R. HOWELL whose address is 168 Redwood Drive, Bainbridge, GA 39819 (hereinafter referred to as "Grantor") and DECATUR COUNTY, GEORGIA, a Body Politic existing in the State of Georgia whose address is 203 W. Broughton Street, Bainbridge, GA 39817 (hereinafter referred to, collectively, as "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the real property located in Decatur County, Georgia which is more particularly described as follows:

TRACT 1: All of that certain tract or parcel of land situate, lying and being in Lot of Land No. 408 in the 15th Land District of Decatur County, Georgia, containing 3.93 acres, and more particularly described as follows: To reach the point of beginning commence at a railroad spike at a point where the west land lot line of Lot of Land No. 408 intersects the centerline of Industrial Boulevard (a street within Decatur County's Industrial Park) and thence run North 88 degrees 55 minutes 44 seconds East along the centerline of Industrial Boulevard a distance of 576.28 feet to a point; thence run South 01 degree 23 minutes 46 seconds East a distance of 406.52 feet to

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an iron rod, which marks the point of beginning, and from said point of beginning run thence North 88 degrees 55 minutes 44 seconds East a distance of 430.56 feet to an iron rod; thence run South 01 degree 04 minutes 16 seconds East a distance of 398.63 feet to a mark painted in groove; thence run South 88 degrees 54 minutes 37 seconds West a distance of 428.30 feet to a mark painted in groove; thence run North 01 degree 23 minutes 46 seconds West a distance of 398.77 feet to an iron rod and the point of beginning.

The property is described in accordance with a plat of survey prepared by Shad L. Atkinson, Georgia Registered Land Surveyor No. 2254, and dated September 7, 1990 and recorded in Cabinet B, Slide 85-2, in the Office of the Clerk of Superior Court of Decatur County, Georgia.

TOGETHER WITH a non-exclusive perpetual right-of-way easement to an existing 20 foot wide asphalt paved access road lying north of and contiguous to the above described property and as more particularly shown on the above identified plat of survey, which is made a part hereof by this reference.

The physical address of the property is: 116 1st Ramp Road, Bainbridge, GA 39817

Tax Parcel ID: 60/23C

TRACT 2: All of that tract or parcel of land situate, lying, and being in Lot of Land Number 408 in the 15th Land District of Decatur County, Georgia, containing 0.50 acres, and more particularly described as follows: To reach the point of beginning commence at the Northwest corner of Lot of Land Number 408 and thence run South 00 degrees 01 minute 36 seconds East a distance of 1173.06 feet to a railroad spike in the center of Jabara Avenue; thence run North 88 degrees 55 minutes 44 seconds East along the center line of Jabara Avenue a distance of 576.28 feet to a nail and cap; thence run South 01 degree 23 minutes 46 seconds East a distance of 194.76 feet to the South right-of-way line of the Seaboard Coastline Railroad, which marks the point of beginning; and from said point of beginning, run thence North 88 degrees 15 minutes 50 seconds East along the South right-of-way line of the Seaboard Coastline Railroad right-of-way a distance of 174.31 feet to a point; thence run South 01 degree 23 minutes 46 seconds East a distance of 125.0 feet to a point; thence run South 88 degrees 15 minutes 50 seconds West a distance of 174.31 feet; thence run North 01 degree 23 minutes 46 seconds West a distance of 125.0 feet to the South right-of-way line of the Seaboard Coastline Railroad and the point of beginning.

Also a perpetual nonexclusive right-of-way easement described as follows: To reach the point of beginning commence at the Northwest corner of Lot of Land Number 408 in the 15th Land District of Decatur County, Georgia, and thence run South 00 degrees 01 minute 36 seconds East a distance of 1173.06 feet to a railroad spike in the center of Jabara Avenue; thence run

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North 88 degrees 55 minutes 44 seconds East along the center of Jabara Avenue a distance of 1247.73 feet to a nail and cap on the West right-of-way line of an unpaved street; thence run South 01 degree 10 minutes 36 seconds East along the West right-of-way line of an unpaved street a distance of 442.09 feet to the center line of the beginning point of the easement hereby conveyed, and from said point of beginning 15 feet on either side of a line having a bearing of South 88 degrees 17 minutes 41 seconds West a distance of 441.24 feet to a point; thence run North 51 degrees 49 minutes 51 seconds West a distance of 71.12 feet.

Said property is described in accordance with a survey and plat thereof prepared by Wallace Long Hambrick, Georgia Registered Land Surveyor No. 1375, and dated June 10, 1978.

The physical address of the property is: 116 1st Ramp Road, Bainbridge, GA 39817

Tax Parcel ID: 60/23B

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE.

GRANTOR will warrant and forever defend the right and title to the above-described property unto Grantee against the claims of all persons whomsoever.

SUBJECT to the terms set out in numbered paragraph 15 of the Agreement For The Purchase and Sale of Real Estate between GRANTOR and GRANTEE, GRANTOR reserves the rights to store any remaining Ag Flight School airplanes at/in the real estate conveyed herein

(WARRANTY DEED CONTINUED ON THE FOLLOWING PAGE)

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for the 90 day period following the date of this Warranty Deed.

IN TESTIMONY WHEREOF, Grantor, has set her hand and affixed her seal and delivered these presents, the day and year first above written.

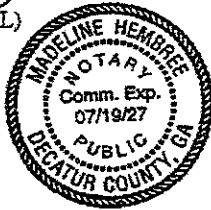
GRANTOR:

Alice R Howell (SEAL)
ALICE R. HOWELL

Signed, sealed and delivered in our presence on the following date of execution by the Notary:

Brian W. Kirby
Unofficial Witness

Madelin Hembree
Notary Public, State of Georgia
My Commission Expires: 7/19/27
Date Notarized: 9/13/2024
(AFFIX NOTARIAL SEAL)



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