

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARD ROOM

TUESDAY, NOVEMBER 12, 2019

PRESENT: CHAIRMAN PETE STEPHENS, VICE CHAIRMAN DENNIS BRINSON, COMMISSIONERS RUSTY DAVIS, GEORGE ANDERSON, GREG MURRAY AND STEVE BROCK, COUNTY ADMINISTRATOR ALAN THOMAS, COUNTY CLERK BEVERLY KING AND NEWS REPORTER POWELL COBB.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Chairman Stephens asked that the Board approve the following amendment: Add Executive Session following #2 on the Agenda to Discuss Board Appointments and Add 2A; Board Appointments. Vice Chairman Brinson made a motion to approve the agenda with these amendments. Commissioner Brock seconded the motion. A vote was taken and unanimously approved.

SPECIAL PRESENTATIONS

There were no Special Presentations.

PUBLIC PARTICIPATION

There was no Public Participation.

APPROVE MINUTES

Commissioner Anderson made a motion to approve the minutes of the Commissioners' Meeting held October 22, 2019 as presented. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

OLD BUSINESS

Discuss – Planning Commission. Chairman Stephens recognized County Administrator Alan Thomas. County Administrator Thomas stated that previously this Board discussed the existing Planning Commission standing them down and develop a joint Planning Commission with the City of Bainbridge. County Administrator Thomas stated that is why this item is on the agenda, to discuss this issue and take any direction that is necessary. Commissioner Davis made a motion to eliminate the existing Decatur County Planning Commission and develop a new joint Planning Commission with the City of Bainbridge. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

EXECUTIVE SESSION

Commissioner Brock made a motion to go into executive session to discuss Personnel. Commissioner Davis seconded the motion. A vote was taken and unanimously approved.

After the executive session, the Commissioners assembled back in the board room. Vice Chairman Brinson made a motion to go into regular session. Commissioner Anderson seconded the motion. A vote was taken and unanimously approved.

Chairman Stephens stated the Board discussed some board appointments for the new Joint Planning Commission during executive session. Commissioner Davis made a motion to appoint Alan Davis for a 2-year term; Zack McClendon for a 1-year term; and John Marshall for a 3-year term on the new joint Planning Commission. Vice Chairman Brinson seconded the motion. A vote was taken and unanimously approved.

NEW BUSINESS

Consider Approval of Authorizing Resolution for 5311 Program. Chairman Stephens recognized County Administrator Thomas. County Administrator Thomas stated this is a yearly request from Southwest Georgia Regional Commission to apply for rural transit 5311 funds on behalf of the participating Counties in the Southwest Georgia Region through the Georgia Department of Transportation to provide rural public transportation. County Administrator Thomas recommended the Board approve this Resolution. Commissioner Brock made a motion to approve this resolution. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

Consider Approval of Lease Agreement – SOWEGA Council on Aging. Chairman Stephens recognized County Administrator Alan Thomas. County Administrator Thomas stated that this is a 10-year lease agreement between Decatur County and the SOWEGA Council on Aging for the Senior Center located at 402 West Water Street. County Administrator Thomas recommended the Board approve this agreement. Commissioner Murray made a motion to approve this lease agreement. Commissioner Davis seconded the motion. A vote was taken and unanimously approved.

Consider Purchase of Excavator – Public Works. Chairman Stephens recognized County Administrator Thomas. County Administrator Thomas presented a bid tabulation for an excavator for Public Works. County Administrator Thomas stated that bids were opened November 6 and the low bid was from Flint Equipment with a total price of \$219,000; a trade-in value of \$95,000; and a guaranteed buy-back in the amount of \$100,000. County Administrator Thomas stated the amount to be paid out is \$124,000. County Administrator Thomas stated the trade-in consists of two pieces of equipment; a 2007 Caterpillar E324D Excavator and a 2008 Caterpillar E330DL Excavator. County Administrator Thomas recommended the Board approve this purchase. Commissioner Brock made a motion to approve this purchase from Flint Equipment. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

Consider Approval of Error and Releases Report from Tax Commissioner. Chairman Stephens recognized County Administrator Thomas. County Administrator Thomas presented the Board with an Error and Releases report from the Tax Commissioner for their consideration of approval. Commissioner Davis made a motion to approve this report. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

Consider Board Appointments. Chairman Stephens recognized County Administrator Thomas. County Administrator Thomas stated that there has been some discussion concerning Glen Heard being reappointed to the Industrial Development Authority; consideration of an individual to fill the position that Alan Davis held on the Board of Tax Assessors; Ms. Tynese Jones on the Recreation Authority; and Mr. Ted Martin on the Joint Development Authority. Chairman Stephens stated that he talked with Mr. Glen Heard and he was willing to serve another term on the Industrial Development Authority. Commissioner Murray made a motion to reappoint Mr. Glen Heard to the Industrial Development Authority. Commissioner Brock seconded the motion. A vote was taken and unanimously approved.

Chairman Stephens stated that Mr. Ted Martin has also agreed to serve another term on the Joint Development Authority. Commissioner Davis made a motion to reappoint Mr. Ted Martin on the Joint Development Authority. Commissioner Brock seconded the motion. A vote was taken and unanimously approved.

Chairman Stephens stated that Ms. Tynese Jones was possibly moving out of Bainbridge but that she was willing to continue to serve on the Recreation Authority for as long as she lives in Bainbridge. Vice Chairman Brinson made a motion to reappoint Ms. Tynese Jones to the Recreation Authority. Commissioner Davis seconded the motion. A vote was taken and unanimously approved.

Chairman Stephens stated that the only name that he has is Mr. Kevin Rentz and he has agreed to serve on the Board of Tax Assessors. Commissioner Anderson stated that Ms. Gloria Freeman has agreed to serve on the Board of Tax Assessors also. Commissioner Brock made a motion to appoint Kevin Rentz to the Board of Tax Assessors. Commissioner Murray seconded the motion. After a lengthy discussion, the Board decided to defer this Board Appointment for a later date.

Discuss SPLOST Referendum. Chairman Stephens recognized County Administrator Thomas. County Administrator Thomas stated that March 2021, our current SPLOST will end. County Administrator stated that he would like to get in gear and put before the voters in March of 2020 the request to continue the SPLOST, which will carry it for another six years. County Administrator Thomas stated this will make a seamless transition from SPLOST VI to SPLOST VII on collections and that he would like to move forward and put it on the ballot for March 2020. County Administrator Thomas stated that if anyone would like to discuss this further, he will be glad to talk with them.

County Administrator Thomas stated that last week the bids were opened for the Jail Roof Replacement and the low bid was in the range of 1.3 million dollars. County Administrator Thomas stated that this project will be paid with SPLOST funds which saves the County from having to use taxpayer's money to fund this project.

COMMISSIONERS / ADMINISTRATOR'S REMARKS

All the Commissioners thanked everyone for coming to the meeting and thanked Mr. Marshall and Mr. McClendon for their willingness to serve on the Planning Commission.

There being no further business, the meeting, on motion by Commissioner Davis, was duly adjourned. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

Approved: 
Chairman

Attest: 
County Clerk

www.swgrc.org
181 East Broad Street
PO Box 346
Camilla, GA 31730
229-522-3552
229-522-3558 (fax)



Date: October 28, 2019

To: County/City Clerks

From: Suzanne Angell, Executive Director

Re: Authorizing Resolution for 5311 Program

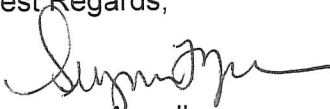
It is again time for the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation (GDOT). The application deadline for FY2021 is November 30, 2019. As we do each year, the Southwest Georgia RC applies on behalf of the participating Counties/Cities in the Southwest GA region to provide rural public transportation.

Enclosed, please find an authorizing resolution allowing the Southwest Georgia RC to once again apply for 5311 funds on your County/City's behalf. **We are asking for you to please place this item on your NEXT meeting agenda to seek approval of the 5311 authorizing resolution.**

Once you have placed this action item on your agenda, please call or email Heather White at (229) 522-3552 (ext 1602) or hwhite@swgrc.org for confirmation and to inform her of the date of the meeting. When the resolution has been approved, signed and notarized, please return it by emailing to Heather or by US Postal Service to the address listed above.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your assistance with this matter.

Best Regards,


Suzanne Angell
Executive Director

Serving all of Southwest Georgia

Baker. Calhoun. Colquitt. Decatur. Dougherty. Early. Grady. Lee. Miller. Mitchell. Seminole. Terrell. Thomas. Worth

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PO Box 346
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Date: October 28, 2019
To: County/City Clerks
From: Suzanne Angell, Executive Director
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Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your assistance with this matter.

Best Regards,

A handwritten signature in black ink, appearing to read "Suzanne Angell", is written over a white background.

Suzanne Angell
Executive Director

Serving all of Southwest Georgia

Baker. Calhoun. Colquitt. Decatur. Dougherty. Early. Grady. Lee. Miller. Mitchell. Seminole. Terrell. Thomas. Worth

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A GRANT FOR PUBLIC TRANSPORTATION ASSISTANCE 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 DeKalb 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 the behalf of the Applicant, a City/County government, with the Georgia Department of Transportation to aid in the financing of public transportation assistance 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 2021 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 the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this 12th day of November, 2019.

Pete Stephens

Authorized Official

Pete Stephens, Chairman

Type Name and Title

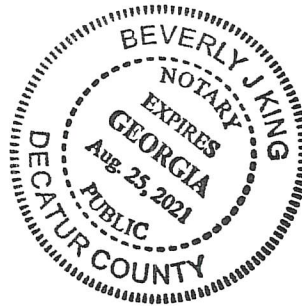
Signed, sealed and delivered this 12th day of November, 2019 in the presence of

Michelle B West

Witness

Beverly J. King

Notary Public/Notary Seal



CERTIFICATE

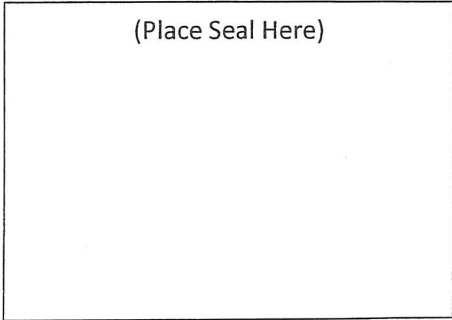
The undersigned duly qualified and acting Chairman of Decatur County Board of Comm. (Title of Certifying/Attesting Official) (Applicant's Legal Name) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on November 12, 2019.

Beverly J. King

Name of Certifying/Attesting Officer

County Clerk

Title of Certifying/Attesting Officer





Mark Harrell

DECATUR COUNTY TAX COMMISSIONER
P.O. Box 246 / 112 W. Water St
Bainbridge, GA 39818
Phone:248-3021 / Fax: 248-2110

E & R / NOD - Property Tax Digest

10/29/2019

2017 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
Personal Property	Duke Energy Renewables Commercial	\$ 2,706,125.00	\$ 4,016,063.00	Items not reported by company in 2017 not discovered until 2019

2018 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
Personal Property	Bainbridge Terminal Services LLC	\$ 13,090,233.00	\$ 13,601,556.00	Late reported items not taxed on 2018 digest
Personal Property	Duke Energy Renewables Commercial	\$ 2,540,892.00	\$ 3,795,675.00	Items not reported by company in 2017 not discovered until 2019
Personal Property	Weaver, John	\$ 380,000.00	\$ 927,078.00	No return submitted in 2018

2019 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
Personal Prop	Bainbridge Development Co & The Miles Co	\$ 2,887,048.00	\$ 2,189,304.00	Appeal Finalized
13A 1	Conner, Joyce F Heirs	\$ 23,692.00	\$ 92,294.00	MH value should be taxed on the 2019 Property Tax Digest
B26 9	Downtown Development Authority Bainbridge	\$ 101,607.00	\$ 40,605.00	B26 9A Should be split for the 2019 digest (exempt)
B26 9 A	Little Jekyll Investments LLC	\$ -	\$ 45,000.00	B26 9 should be split for the digest. Send new bill for B26-9A
B10 87	Lively, Charles Wesley Jr	\$ 36,453.00	\$ 26,463.00	Homestead removed. MH value should be on MH Digest
Personal Prop	Harrell Ag Products	\$ 344,514.00	\$ 436,514.00	Business personal propety 2019 digest-Retun not filed
23 30	McCormick, Michael K & William Q	\$ 178,729.00	\$ 169,369.00	Appeal Finalized
68A 72 73	Pope, Julie G Etal	\$ 36,052.00	\$ 28,140.00	Appeal Finalized
24 18 A	Reynolds, Stewart Bradley	\$ 33,466.00	\$ 49,414.00	MH value should be taxed on the 2019 Property Tax Digest
B80C 21	Schulze, Patricia A	\$ 110,723.00	\$ 97,593.00	Appeal Finalized
105 10	Shaw, Vernon T Jr & Susan	\$ 53,228.00	\$ 79,670.00	Mobile Home value should be taxed on the 2019 Property Tax Digest
42 10 C	Strickland, Winston L & Barbara J	\$ 86,051.00	\$ 78,810.00	Appeal Finalized

Mark Harrell - Tax Commissioner

Alan Davis- Board of Assessors

Pete Stephens, Chairman - Board of Commissioners



Mark Harrell

DECATUR COUNTY TAX COMMISSIONER

P.O. Box 246 / 112 W. Water St

Bainbridge, GA 39818

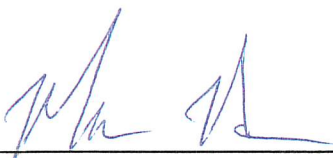
Phone:248-3021 / Fax: 248-2110

E & R / NOD - Property Tax Digest

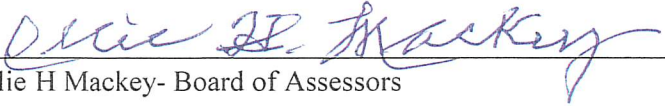
11/13/2019

2019 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
P 125	AT & T Communications	\$ 5,253.00	\$ 4,623.00	Received Values from DOR. Assessment Notice Issued
P 21	Bellsouth Telecom LLC	\$ 2,272,081.00	\$ 2,070,189.00	Received Values from DOR. Assessment Notice Issued
P 23	Bellsouth Telecom LLC	\$ 75,332.00	\$ 60,734.00	Received Values from DOR. Assessment Notice Issued
P 25	Bellsouth Telecom LLC	\$ 223.00	\$ 69.00	Received Values from DOR. Assessment Notice Issued
P 24	Bellsouth Telecom LLC	\$ 3,030,993.00	\$ 2,846,856.00	Received Values from DOR. Assessment Notice Issued
P 22	Bellsouth Telecom LLC	\$ 18,543.00	\$ 66,921.00	Received Values from DOR. Assessment Notice Issued
P 41	Centurylink Communications LLC	\$ 105,156.00	\$ 98,558.00	Received Values from DOR. Assessment Notice Issued
P 1	Colonial Pipeline Company	\$ 2,380,475.00	\$ 2,409,699.00	Received Values from DOR. Assessment Notice Issued
P 2	Colonial Pipeline Company	\$ 1,004,565.00	\$ 1,016,898.00	Received Values from DOR. Assessment Notice Issued
P 31	Consolidated Communications of Florida	\$ -	\$ 440,353.00	Received Values from DOR. Assessment Notice Issued
P 3	C S X Transportation INC	\$ 3,631,344.00	\$ 3,891,415.00	Received Values from DOR. Assessment Notice Issued
P 4	C S X Transportation INC	\$ 564,133.00	\$ 606,279.00	Received Values from DOR. Assessment Notice Issued
P 5	C S X Transportation INC	\$ 379,598.00	\$ 407,697.00	Received Values from DOR. Assessment Notice Issued
P 6	C S X Transportation INC	\$ 12,502,194.00	\$ 13,336,885.00	Received Values from DOR. Assessment Notice Issued
P 50	Earthlink Business LLC	\$ 16,783.00	\$ 10,741.00	Received Values from DOR. Assessment Notice Issued
P 32	Earthlink Business LLC	\$ -	\$ 697.00	Received Values from DOR. Assessment Notice Issued
P 7	Georgia Power Company	\$ 407,728.00	\$ 460,209.00	Received Values from DOR. Assessment Notice Issued
P 8	Georgia Power Company	\$ 21,801,651.00	\$ 23,857,467.00	Received Values from DOR. Assessment Notice Issued
P 9	Georgia Power Company	\$ 21,079.00	\$ 30,824.00	Received Values from DOR. Assessment Notice Issued
P 10	Georgia Power Company	\$ 345,725.00	\$ 397,812.00	Received Values from DOR. Assessment Notice Issued
P 11	Georgia Power Company	\$ 48,488,266.00	\$ 52,286,560.00	Received Values from DOR. Assessment Notice Issued
P 12	Georgia Power Company	\$ 59,025.00	\$ 51,750.00	Received Values from DOR. Assessment Notice Issued
P 39	Georgia Power Company	\$ 12,495,079.00	\$ 12,466,815.00	Received Values from DOR. Assessment Notice Issued
P 40	Georgia Power Company	\$ 29,038.00	\$ 28,139.00	Received Values from DOR. Assessment Notice Issued
P 13	Grady Electric Membership Corp	\$ 25,692.00	\$ 28,135.00	Received Values from DOR. Assessment Notice Issued
P 14	Grady Electric Membership Corp	\$ 176,278.00	\$ 176,278.00	Received Values from DOR. Assessment Notice Issued
P 15	Grady Electric Membership Corp	\$ 22,025.00	\$ 26,668.00	Received Values from DOR. Assessment Notice Issued
P 16	Grady Electric Membership Corp	\$ 10,545,949.00	\$ 11,860,348.00	Received Values from DOR. Assessment Notice Issued
P 34	MCI Communications Services Inc	\$ 242.00	\$ 262.00	Received Values from DOR. Assessment Notice Issued
P 128	MCI Communications Services Inc	\$ 193.00	\$ 208.00	Received Values from DOR. Assessment Notice Issued
P 17	Mitchell E M C	\$ 402,966.00	\$ 407,379.00	Received Values from DOR. Assessment Notice Issued
P 36	Municipal Elec Auth of Georgia	\$ 167,054.00	\$ 135,617.00	Received Values from DOR. Assessment Notice Issued
P 19	Quincy Telephone Company	\$ 243,570.00	\$ 220,393.00	Received Values from DOR. Assessment Notice Issued
P 20	Quincy Telephone Company	\$ 245,430.00	\$ 211,607.00	Received Values from DOR. Assessment Notice Issued
P 68	Southern Natural Gas Co	\$ 1,612,526.00	\$ 1,513,386.00	Received Values from DOR. Assessment Notice Issued
P 28	Three Notch E M C	\$ 8,407.00	\$ 8,446.00	Received Values from DOR. Assessment Notice Issued
P 29	Three Notch E M C	\$ 6,100,687.00	\$ 6,157,898.00	Received Values from DOR. Assessment Notice Issued
P 124	Windstream Georgia Telephone Inc	\$ 171,368.00	\$ 141,070.00	Received Values from DOR. Assessment Notice Issued
P 126	Windstream KDL Inc	\$ 190,045.00	\$ 189,563.00	Received Values from DOR. Assessment Notice Issued
P 38	G T C Inc	\$ 500,000.00	\$ -	Received Values from DOR. Delete for 2019
Personal Prop	Blown Away A Salon/Red Dresser	\$ 6,714.00	\$ 14,798.00	Personal Property Return filed late
Personal Prop	Commercial Refrigeration Specialist Inc	\$ 57,577.00	\$ 108,365.00	Personal Property Return filed late
12 27 E	Cull, Issac & Verdell	\$ 7,899.00	\$ 34,075.00	MH Value should be taxed on the 2019 Property Tax Digest
5B 20 A	Barber, Wendy Lee	\$ 13,930.00	\$ 32,377.00	MH Value should be taxed on the 2019 Property Tax Digest
		\$ 130,132,816.00	\$ 138,115,063.00	\$ 7,982,247.00



Mark Harrell - Tax Commissioner



Ollie H Mackey - Board of Assessors



Pete Stephens, Chairman - Board of Commissioners

ACO (E&R / NOD)
 DECATUR COUNTY

ACO # 652

Real Property

Digest	2019	Account # 1089	Map ID 0016B086	Tax District 04
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REGISTER JEFFERY VANCE
 P O BOX 152
 ELLAVILLE, GA 31806

Legal Desc 355 316 1922 BOOSTER CLUB RD CO_ID_NUM

Owner # 14513
 Situs: 1922 BOOSTER CLUB RD

Control No
 MH Serial #

Code	Original		Final		Adjustment	
	100%	40%	100%	40%	100%	40%
R4	20,671	8,268	11,568	4,627	(9,103)	(3,641)
	0	0	0	0	0	0
R1	78,327	31,331	41,112	16,445	(37,215)	(14,886)
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
GROSS	98,998	39,599	52,880	21,072	(46,318)	(18,527)

Reason Appeal Finalized-Severe Hurricane damages

Other

BOA Date 11/12/2019

BOA Acceptance Yes

Appraiser

Signed:

Amy Rathel
 Chief Appraiser
[Signature]
 Tax Commissioner, Clerk

Signed:

Bellie H. Mackey
 Chairman, BOA

Date

Bill Number

Pete Stephens
 Pete Stephens, Chairman - BOC

STATE OF GEORGIA
COUNTY OF DECATUR

AFFIDAVIT OF CHAIRMAN OR PRESIDING OFFICER

Pete Stephens, Chairman of the Decatur County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Decatur County Board of Commissioners met in a duly advertised meeting on November 12, 2019.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 9:12 a.m./p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential) _____;

Discussion of the future purchase, disposal of or lease of real estate as provided by O.C.G.A. 50-14-3(4);

Discussion of deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6);

Other _____ as provided in _____.

This 12th day of November, 2019.

Sworn to and subscribed
Before me this 12th day of
November, 2019.

Notary Public Beverly J King
My commission expires:



Pete Stephens
Pete Stephens, Chairman
Decatur County Board of Commissioners

LEASE AGREEMENT

This lease agreement is entered into as of the 10th day of November, 2019, by and between Decatur County, Georgia (hereinafter referred to as "County") and the SOWEGA Council on Aging (hereinafter referred to as "COA");

WITNESSETH:

For and in consideration of the mutual covenants and conditions hereinafter contained, the County leases the Decatur County Senior Center, located at 402 W. Water Street, Bainbridge, Georgia to COA, and COA leases from the County on the terms and conditions hereinafter set out.

1. The County will furnish the building for \$1.00 per year as rent to the COA for operation of the Center. The County reserves the right to utilize the facility after normal Center operating hours for appropriate community activities as outlined in the copy of "SOWEGA Council on Aging" Policy for Use of Centers by Community Groups or Organizations and attached as Exhibit A as a part of this contract.

2. The COA shall be responsible for all utilities used by it on the premises. COA shall have the right to pass through utilities, janitorial and miscellaneous expenses incurred by COA as a result of the use of the facility by outside groups.

3. The term of the lease will be for a period of 10 (ten) years from November 10, 2019 from year to year thereafter provided that should COA fail to comply with the terms hereof, the County may cancel this lease after giving COA 120 days notice of its failure to comply. In the event COA brings itself into compliance within the 120 days, or proves to the County's satisfaction that it was in compliance, the lease will continue, notwithstanding said notice. Either party may cancel the lease upon giving 120 days written notice to the other of intention to do so.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written in duplicated.

DECATUR COUNTY BOARD OF COMMISSIONERS

Pete Stephens

Pete Stephens, Chairman

Signed, sealed and delivered in the presence of:

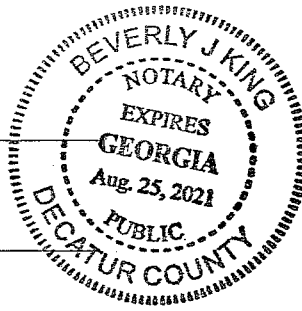
Michelle B. West

Witness

Beverly J. King

Notary Public

My commission expires:



SOWEGA COUNCIL ON AGING

Izzie Sadler

Izzie Sadler, Executive Director



Signed, sealed and delivered in the presence of:

Beverly Parnell

Witness

Patricia Jones

Notary Public

My commission expires:

Exhibit A

SOWEGA Council on Aging Policy for Use of Centers by Community Groups or Organizations

The Council on Aging has 14 centers located throughout Southwest Georgia. Several centers have excellent facilities.

These facilities were constructed primarily with grant funds (Community Development Block Grants) with some matching or in-kind funds such as land by the city or county governments in which of the two applied for and received the grant. The facilities are owned by either the county or city depending on which of the two applied for and received the grant.

These centers have been leased rent-free to the Council on Aging to carry out a senior citizens program. However, these centers must pay utility bills and certain other maintenance costs, which are fairly significant in the centers.

We have received several calls by local groups wishing to use the facilities after the center is closed for the day.

While we are not actively soliciting groups, the Executive Director has decided that allowing reliable, dependable groups or organizations to occasionally use these facilities would be in the best interest of the Council and would promote community involvement and cooperation.

However, since the center's primary function is a structured senior citizen program, which is monitored by the state, certain policies must apply as follows:

1. The center could not be used before 3:00 p.m. (weekdays) and the activity must be completed by 11:00 p.m. Weekend (Sat or Sun) could be used as early as 9:00 am.
2. No organized Religious or Political groups are allowed to rent the building.
3. A \$100.00 refundable deposit will be required to assure that the facility is cleaned and left in the same condition as it was when rented. If this policy is violated, the group will be denied use of the facility in the future and the deposit will not be refunded.
4. There will be no smoking in the facility.
5. There will be no alcoholic beverages consumed in the facility or on the premises.
6. There will be no loud or boisterous parties held in the center.

OCCASIONAL USE

AGREEMENT

Whereas, the SOWEGA Council on Aging agrees to allow the use of the Senior Center under the conditions outlined in SOWEGA Council on Aging "Policy for Use of Centers by Community Groups or Organizations", a copy of which has been provided to you, I/we as official representative of said organization or group agrees to hold harmless from and indemnify the SOWEGA Council on Aging for any losses due to personal injury of any member of the group or organization, as well as any guest or other invites of the organization.

Name of Group or Organization

Name and Title of person authorized
to represent group or organization

Date and Time – Key Received: _____

Individual Receiving the Key: _____

Signature

Organization or group agrees to return key in 24 hours or if the rental occurs on the weekend the key is returned by 1:00 p.m. the following Monday.

Date and Time – Key Returned: _____

Individual Returning the Key: _____

Signature

Date facility to be used: _____

Amount of Rental: _____ plus \$100.00 Deposit.

Date Deposit is Returned: _____

Individual Receiving the Deposit _____

Reason if no return on the deposit:

Signature _____

Date signed _____