

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARD ROOM

TUESDAY, NOVEMBER 24, 2020

PRESENT: CHAIRMAN PETE STEPHENS, VICE-CHAIRMAN DENNIS BRINSON, COMMISSIONERS, RUSTY DAVIS, GREG MURRAY, 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 7:00 p.m. After the call to order, Commissioner Murray gave the invocation and all those assembled pledged allegiance to the flag of the United States of America.

APPROVAL OF AGENDA

Vice Chairman Brinson made a motion to approve the agenda, as presented. Commissioner Davis 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 Murray made a motion to approve the minutes of the Commissioners' Meeting held November 10, 2020, as presented. Commissioner Davis seconded the motion. A vote was taken and unanimously approved.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Consider Transfer of Property to Development Authority. Chairman Stephens recognized County Administrator Thomas who stated the Commissioners had been provided a copy of the proposed warranty deed for review at the last meeting for the Industrial Development Authority for future transfer to the A-1 Truss Company Project which is currently in progress. This warranty deed is for 80.17 acres which Decatur County currently owns and the Development Authority has agreed to contribute to A-1 Truss Company to locate in Decatur County. County Administrator Thomas stated this is a \$17,000,000 project and will create 130 jobs. County Administrator Thomas recommends the Board approve the transfer of this property to the Development Authority, but not under the current warranty deed. The current warranty deed does not provide a maintenance easement access for underground infrastructure of the water and sewer system; therefore, it needs to be amended to provide easement access to Decatur County. County Administrator Thomas stated the amendment is in process, but was not complete at the time of tonight's meeting. County Administrator Thomas recommends that the property be transferred to the Development Authority, then the Development Authority would transfer to A-1 Truss Company with the understanding that the transfer is not executed by the Board Chairman until the easement access has been provided in the deed. Commissioner Davis made the motion to approve the transfer of property to the Development Authority once the warranty deed has

been amended to provide easement access. Commissioner Brock seconded the motion. A vote was taken and unanimously approved.

Consider Approval of Errors and Releases. Chairman Stephens recognized County Administrator Thomas who recommends that the Board approve the errors and releases, stating the Tax Commissioner and the Board of Assessors have approved. Commissioner Brock made the motion to approve the Errors and Releases. Commissioner Murray seconded the motion. A vote was taken and unanimously approved.

Consider Performance Incentive. Chairman Stephens recognized County Administrator Thomas who stated the Board has approved an employee performance incentive in past years and recommends that the Board approve it again this year. County Administrator Thomas states in order for employees to receive the performance incentive, they must have completed their 90 days probationary period and elected officials are excluded. Commissioner Davis made a motion to approve the performance incentive in the amount of \$150 for full time employees and \$50 for part time employees. Commissioner Anderson seconded the motion. A vote was taken and unanimously approved.

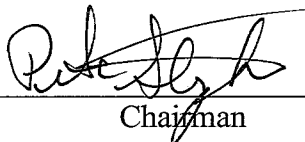
COMMISSIONERS/ADMINISTRATOR'S REMARKS

The Commissioners thanked everyone for coming to the meeting.

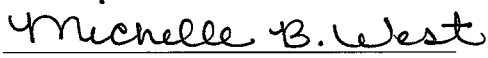
ADJOURN

There being no further business, the meeting, on motion by Vice Chairman Brinson, was duly adjourned. Commissioner Anderson seconded the motion. A vote was taken and unanimously approved.

Approved: _____


Chairman

Attest: _____


County Clerk

RETURN TO:
Conger & Smith LLC
Attorneys at Law
P.O. Box 7457
Bainbridge, GA 39818
NTO

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of November in the year of our Lord Two Thousand Twenty between DECATUR COUNTY, GEORGIA BOARD OF COMMISSIONERS (hereinafter referred to as "Grantor" whether one or more) and DEVELOPMENT AUTHORITY OF BAINBRIDGE AND DECATUR COUNTY (hereinafter referred to as "Grantee" whether one or more) (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH:

That the said Grantor, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF

Subject to easements, restrictions, and rights of way of record.

EXHIBIT "A"

All that tract or parcel of land lying and being located in Land Lot 407, of the 15th Land District, of Decatur County, Georgia, and being more particularly described as follows:

COMMENCE at a right-of-way monument (broken) found at the intersection of the South right-of-way of Brinson Airbase Road (100 feet right-of-way) and the West right-of-way line of Jabara Avenue (75 feet right-of-way); thence South 81 degrees 08 minutes 52 seconds West a distance of 813.85 feet to a SRC 2977 along the North right-of-way line of Brinson Airbase Road and the **POINT OF BEGINNING**. Thence from said **POINT OF BEGINNING**, thence South 00 degrees 00 minutes 28 seconds West a distance of 392.41 feet to a SRC 2977; thence South 19 degrees 24 minutes 17 seconds East a distance of 472.82 feet to a SRC 2977, along the West right-of-way line of Jabara Avenue; thence along said West right-of-way line, South 33 degrees 43 minutes 27 seconds West a distance of 411.58 feet to a SRC 2977; thence leaving said right-of-way line and run, North 82 degrees 48 minutes 53 seconds West a distance of 155.68 feet to a SRC 2977; thence South 59 degrees 29 minutes 53 seconds West a distance of 612.06 feet to a SRC 2977; thence South 89 degrees 56 minutes 22 seconds West a distance of 1,836.80 feet to a SRC 2977; thence North 00 degrees 03 minutes 38 seconds West a distance of 431.76 feet to a SRC 2977; thence South 88 degrees 36 minutes 35 seconds East a distance of 740.90 feet to a SRC 2977; thence North 00 degrees 00 minutes 00 seconds West a distance of 296.36 feet to a SRC 2977; thence along a curve to the right, said curve having an arc length of 105.65 feet, with a radius of 1,674.13 feet, subtended by chord length of 105.63 feet, bearing at North 89 degrees 41 minutes 18 seconds West, to a SRC 2977; thence North 87 degrees 52 minutes 49 seconds West a distance of 342.26 feet to a SRC 2977; thence along a curve to the left, said curve having an arc length of 392.11 feet, with a radius of 1,125.87 feet, subtended by chord length of 390.13 feet, bearing at South 82 degrees 08 minutes 32 seconds West, to a SRC 2977; thence South 72 degrees 09 minutes 54 seconds West a distance of 142.09 feet to a SRC 2977; thence North 52 degrees 30 minutes 55 seconds West a distance of 28.69 feet to a SRC 2977; thence North 00 degrees 00 minutes 00 seconds East a distance of 819.42 feet to a SRC 2977 on the South right-of-way line of Brinson Airbase Road; thence along said South right-of-way line, North 89 degrees 58 minutes 18 seconds East a distance of 777.41 feet to a SRC 2977; thence leaving said South right-of-way line and run, South 00 degrees 03 minutes 38 seconds East a distance of 639.95 feet to a SRC 2977; thence North 89 degrees 56 minutes 22 seconds East a distance of 286.89 feet to a SRC 2977; thence North 00 degrees 00 minutes 00 seconds West a distance of 639.79 feet to a SRC 2977 on the South right-of-way line of Brinson Airbase Road; thence along said South right-of-way line, North 89 degrees 58 minutes 18 seconds East a distance of 1,552.71 feet to a SRC 2977; thence along a curve to the left, said curve having an arc length of 224.57 feet, with a radius of 2,800.00 feet, subtended by chord length of 224.51 feet, bearing at North 87 degrees 40 minutes 27 seconds East, to a SRC 2977 and the **POINT OF BEGINNING**.

Said tract having an area of 3,492,076 square feet, 80.17 acres

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, executors, administrators, successors and assigns of the Grantee in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the above-described property unto the said Grantee and the heirs and assigns of Grantee, against the lawful claims of Grantor and Grantor's heirs and assigns, and against the claims of all persons owning, holding, or claiming by, through, or under Grantor.

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

DECATUR COUNTY, GEORGIA
BOARD OF COMMISSIONERS

By: *R. S. Light*
Chairman

Attest: *Michelle B. West*
Secretary

(IMPRESS SEAL)

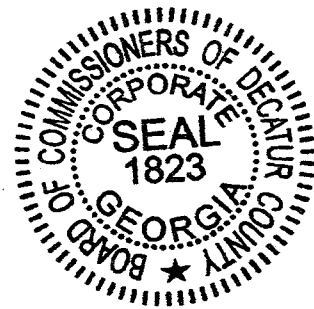
Signed, sealed and delivered
in the presence of:

Jane Collier
Unofficial Witness

[Signature]
Notary Public
(SEAL)

Date commission expires:

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rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, executors, administrators, successors and assigns of the Grantee in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the above-described property unto the said Grantee and the heirs and assigns of Grantee, against the lawful claims of Grantor and Grantor's heirs and assigns, and against the claims of all persons owning, holding, or claiming by, through, or under Grantor.

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

DEVELOPMENT AUTHORITY OF
BAINBRIDGE AND DECATUR COUNTY

By: _____
Keith Lyle as Chairman

Attest: _____
Rick McCaskill as Secretary

(IMPRESS SEAL)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
(SEAL)

Date commission expires:

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

11/12/2020

E & R / NOD - Property Tax Digest

2020 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
21C 1	Bingham, Frasier O	\$ 232,200.00	\$ 159,000.00	2.44 AC sold to Decatur County. No taxes due for there portion for 2020
B35 32	Brock, Charlie Mack	\$ 153,377.00	\$ 75,732.00	Appeal Finalized
35 16	Clements, Paula A as Trustee	\$ 447,355.00	\$ 447,355.00	Breach of Covenant. Penalty Amount Due \$321.40
70 19	Darley, Betty Thompson	\$ 50,000.00	\$ 50,000.00	Conservation Use Covenant Exemption Removed
B78 1 1	First Port City Bank	\$ 12,096.00	\$ -	ATM machine was torn down 11-27-2019
14 4	R G Heard Farms Inc	\$ 2,358,760.00	\$ 2,358,760.00	Breach of Covenant. Penalty Amount Due \$238.47
92 81 A	Sheppard, David & Carolyn & Deborah Ann	\$ 56,066.00	\$ 51,310.00	Appeal Finalized
P 29	Three Notch E M C	\$ 6,851,235.00	\$ 6,842,262.00	Revised Assessment from DOR
P 26	Three Notch E M C	\$ -	\$ 8,973.00	NOD-Revised Notice from DOR
		\$ 10,161,089.00	\$ 9,993,392.00	

Mark Harrell - Tax Commissioner

Ollie H Mackey- Board of Assessors

Pete Stephens, Chairman - Board of Commissioners