

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARDROOM

TUESDAY, AUGUST 26, 2025

PRESENT: CHAIRMAN PETE STEPHENS, VICE CHAIRMAN DENNIS BRINSON, COMMISSIONERS, RUSTY DAVIS, BOBBY BARBER, JR, STEVE BROCK, AND GEORGE ANDERSON, 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, Chairman Stephens 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 Brock seconded the motion; a vote was taken and unanimously approved.

SPECIAL PRESENTATIONS

There were no Special Presentations.

PUBLIC PARTICIPATION

Chairman Stephens recognized Lee Ann Elkins who spoke about her concerns of data centers locating in Decatur County.

APPROVAL OF MINUTES

Vice Chairman Brinson made a motion to approve the minutes of the Commissioners' meeting held August 12, 2025, as presented. Commissioner Anderson seconded the motion; a vote was taken and unanimously approved.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Consider Request from Friendship House – Landfill Fees. Chairman Stephens recognized Hunter Bulger who stated the Friendship House purchased a foreclosed house on 224 Russ Street and they are demolishing the house and are requesting for the landfill fees to be waived. Mr. Bulger stated the purpose of the Friendship House is to lead underprivileged children to a personal relationship with Jesus Christ through offering afterschool and summertime services, activities and programs which will lead them in becoming successful, contributing citizens of their communities and God's Kingdom. The facility operates after school throughout the school year and half days in the summer. All participants receive services at no charge. After a brief discussion, Commissioner Davis made the motion to approve the waiver of landfill fees. Commissioner Anderson seconded the motion; a vote was taken and unanimously approved.

Consider Approval of Resolution Associated with Federally Funded Projects. Chairman Stephens recognized County Administrator Thomas who stated Decatur County is in receipt of Housing and Urban Development funding through the CDBG program for Kelly's Crossing Subdivision. County Administrator Thomas stated as part of the requirements of DCA and to be compliant with the regulations a resolution has to be adopted for policies and procedures for acquisition of real property or easements associated with federally funded projects. County

Administrator Thomas stated one property has to be acquired for this project and is recommending approval by the Board. Commissioner Barber made a motion to adopt the resolution, a copy of which is attached. Commissioner Brock seconded the motion; a vote was taken and unanimously approved.

Consider Approval of Surplus Property. Chairman Stephens recognized County Administrator Thomas who stated a list has been compiled from various departments requesting that vehicles and equipment be declared surplus and sold on govdeals and recommending approval by the Board. The vehicles and equipment listed are beyond their life cycle, high mileage, or require repairs that aren't financially feasible. Commissioner Davis made a motion to approve the vehicles as surplus and sold on govdeals. Commissioner Anderson seconded the motion; a vote was taken and unanimously approved.

Consider Appointment – Georgia Pines Community Service Board. Chairman Stephens recognized County Administrator Thomas who stated Jamie Earp has agreed to serve another term on the Georgia Pines Community Service Board and recommends approval by the Board. The reappointment starts January 1, 2026 and ends December 31, 2028. Commissioner Barber made a motion to approve the reappointment. 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 Davis was duly adjourned. Commissioner Barber seconded the motion; a vote was taken and unanimously approved.

Approved: _____

Chairman, Pete Stephens

Attest: _____

Michelle B. West
County Clerk, Michelle B. West



RESOLUTION
ADOPTION OF POLICIES AND PROCEDURES
FOR ACQUISITION OF REAL PROPERTY OR EASEMENTS
ASSOCIATED WITH FEDERALLY FUNDED PROJECTS

WHEREAS, Decatur County, Georgia, is in receipt of Housing and Urban Development (HUD) funding through the Community Development Block Grant (CDBG) program, and

WHEREAS, the Georgia Department of Community Affairs (DCA) requires adherence to HUD's policies for acquisition of property, easements, and rights-of-way in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA); and

WHEREAS, this policy establishes procedures to ensure the fair, consistent, and lawful acquisition of real property necessary for the implementation of projects funded in whole or in part with CDBG funds, and

WHEREAS, this policy applies to all acquisitions of real property, whether by voluntary sale or involuntary means, undertaken by the County for CDBG-funded projects.

NOW THEREFORE BE IT RESOLVED, that Decatur County hereby adopts the following Policies and Procedures Statement for Acquisition of Real Property or Easements Associated with Federally Funded Projects in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and all applicable requirements of the Georgia Department of Community Affairs (DCA) Community Development Block Grant (CDBG) Program:

I. ACQUISITION PROCEDURES

- A. **TARGET AREA.** The area in which acquisition activities are proposed is described in the narrative of the application for funding and can be referenced by consulting the map attached to the application.
- B. **ACQUISITION POLICIES.** The Agency shall make every reasonable effort to acquire real property expeditiously by negotiation. As soon as feasible, the Agency shall notify the property owner of its interest in acquiring the property and shall do so in writing by issuing a "Notice of Intent to Acquire." This notice will inform the owner of all rights guaranteed under the Uniform Act, and shall be delivered by certified mail, or hand-delivered with a signed receipt. At this time, the Agency shall also deliver the information brochure "When a Public Agency Acquires Your Property," and shall obtain receipt for delivery.
- C. **APPEAL.** Property owners shall have the right to have property appraised. This right may be waived by executing a waiver form, available from the Agency. The property owner reserves the right to waive any or all rights granted under the Uniform Act and this Policies Statement. The Agency MUST inform the property owner of all rights granted under the Uniform Act BEFORE executing any waivers.
- D. **CRITERIA FOR APPRAISALS.** Appraisals shall be written statements prepared independently and impartially by a qualified appraiser, setting forth an opinion of defined value of an adequately described property (platted and with a legal description) as of a specific date and supported by the presentation and analysis of relevant market information. Appraisals will vary in complexity,

depending on the type, location, and size of the property to be acquired, but shall at a minimum, contain all items described in the Uniform Act implementing regulations, which are hereby referenced as part of this document and are available at the Agency office(s).

- E. **QUALIFICATIONS FOR APPRAISERS.** Appraisers shall be Georgia licensed real estate appraisers, according to state law, and shall meet all other requirements described in the Uniform Act.
- F. **APPEALS PROCEDURES.** Appeals shall be reviewed promptly and in accordance with applicable law. Any aggrieved person may file a written appeal with the Agency in any case in which the person believes that the Agency has failed to properly implement all regulations and requirements of the Act or failed to offer fair market value for the property to be acquired. All written appeals shall be considered by the Agency, provided they are filed within 60 days of the Agency's Offer of Sale.

A person has the right to be represented by legal counsel or other representative in connection with the appeal, but solely at the person's expense. The Agency shall permit a person to inspect and copy all materials pertinent to the appeal, subject to reasonable conditions imposed on the rights to inspect (i.e.; inspections to be conducted only during normal business hours.) In deciding an appeal, the Agency shall consider all pertinent justification and other material submitted by the person, and all other available information that is needed to ensure a fair and full review of the appeal. Promptly after receipt of all information submitted by a person in support of an appeal, the Agency shall make a written determination on the appeal, including an explanation of the basis on which the decision was made, and furnish the person a copy. If the full relief requested is not granted, the Agency shall advise the person of his or her right to seek judicial review. The Agency Official conducting the review of the appeal shall be either the head of the Agency or his or her authorized designee. However, the official reviewing the appeal shall not have been directly involved in the appealed action. If the Agency has only one employee, the Agency shall name a committee to be made up of an appropriate cross-section of local citizens or elected officials or both to hear the case.

- G. **REVIEW APPRAISAL.** Complex appraisals (those on property whose value exceeds \$15,000) shall be reviewed for conformance with applicable appraisal requirements. Before acceptance of Fair Market Value as established by appraisal, the review appraiser will determine that the appraiser's documentation, including valuation data and analyses of that data, support the appraiser's opinion of value. Appraisals will be subject to revision if the reviewer has valid objections to the method or amount of valuation. The Review Appraiser's certification of the recommended or approved value shall be set forth in a signed statement which identifies the appraisal reports reviewed and explains the basis for such recommendation for approval. Any damages or benefits to any remaining property shall also be identified in the statement. Review appraisers shall meet all qualifications of appraisers as described above.
- H. **ALTERNATIVE METHODS OF VALUATION.** The Agency may determine through knowledge of area market values that the property to be acquired has value of less than \$15,000. In these cases, the Agency may seek an agreement with the property owner that value be established by method other than a formal appraisal. These cases may be turned over to qualified persons who are familiar with local real estate market conditions. These types of property valuation shall be based on measurable data, such as comparable sales or previous appraisals, and shall be reviewed by a competent, knowledgeable reviewer who is also familiar with local market conditions. The

property owner reserves the right to reject such a method of valuation and insist on a full appraisal should the valuation by such method be unacceptable.

- I. **ESTABLISHMENT OF JUST COMPENSATION.** Before initiation of negotiations, the agency shall establish an amount which it believes to be just compensation for the property, which shall not be less than the fair market value as established by appraisal, review appraisal, or other method of valuation agreed upon by the Agency and property owner. Promptly thereafter, the Agency shall make a written offer to the owner to acquire the property for the full amount believed to be just compensation.
- J. **SUMMARY STATEMENT.** Along with the initial written purchase offer, the owner shall be given a written statement of the basis of the offer of just compensation, which shall include:
 - 1. A statement of the amount offered as just compensation. In the case of a partial acquisition, the compensation for the real property to be acquired and the damages, if any, to the remaining property shall be separately stated.
 - 2. A description and location identification of the real property and the interest in the real property to be acquired.
 - 3. An identification of the buildings, structures, and other improvements, which are considered to be part of the real property for which the offer of just compensation is made. Where appropriate, the statement shall identify any separately held ownership in the property (e.g., a tenant-owned improvement,) and indicate that such interest is not covered by the offer.
- K. **BASIC NEGOTIATION PROCEDURES.** The Agency shall make reasonable efforts to contact the owner or owner's representative and discuss its offer to purchase, including the basis for the offer of just compensation. The Agency shall explain the basic acquisition policies and procedures that apply, and the owner shall be given reasonable opportunity to consider the offer and present material, which the owner believes is relevant to determining the value of the property and to suggest modifications to the proposal. If information presented by the owner, or a material change in the character or condition of the property, indicates the need for new appraisal information, or if a significant delay has occurred since the time of appraisal of the property and it is possible that an increase in property value has occurred, the Agency shall have the appraisal updated or obtain a new appraisal. If the latest appraisal information indicates that a change in the purchase offer is warranted, the Agency shall promptly reestablish just compensation and offer the new amount to the owner in writing.
- L. **COERCIVE ACTION.** The Agency shall not advance the time of condemnation, or defer negotiations or condemnation or the deposit of funds with the court, or take any other coercive action in order to induce an agreement on the price to be paid for the property.
- M. **ADMINISTRATIVE SETTLEMENT.** The purchase price for the property may exceed the amount offered as just compensation when reasonable efforts to negotiate an agreement at that amount have failed and an authorized Agency Official approves such administrative settlement as being reasonable, prudent, and in the public interest. A written justification explaining the basis for the settlement (e.g., recent court awards exceeding the Agency's testimony to value, estimated trial costs exceed the amount of administrative settlement, valuation method not appropriate) shall

be included in the Agency's file. Appraisers and Review Appraisers must not be pressured to adjust their estimate of value for the purpose of justifying a settlement, as such action would invalidate the appraisal process.

- N. **PAYMENT BEFORE TAKING POSSESSION.** The Agency shall pay the agreed purchase price to the owner, or in the case of a condemnation, deposit with the court an amount equal to the Agency's approved fair market value of the property, before requiring the owner to surrender possession of the property. In exceptional circumstances (e.g., immediate threat to the community,) with prior approval of the owner, the Agency may obtain a right-of-entry for construction purposes before making payment available to the owner.
- O. **UNECONOMIC REMNANT.** If the acquisition of only a portion of a property would leave the owner with an uneconomic remnant, the Agency shall offer to acquire the uneconomic remnant along with the portion of the property needed for the project. For purposes of this requirement, "uneconomic remnant" means a parcel of property in which the owner is left with an interest after the partial acquisition of the owner's property, which has little or no value or utility to the owner, as determined by the Agency.

II. CONDEMNATION PROCEDURES.

- A. Should the Agency and property owner fail to come to an agreement on a fair market value for the property to be acquired, the Agency shall reserve the right to institute condemnation proceedings under the power of eminent domain. The Agency shall promptly place the amount of just compensation in trust with the court until such time as the Special Master makes his ruling, or until jury trial is complete and final amount of just compensation is established. The owner reserves the right to appeal the decision of the Special Master, or to insist upon a jury trial to establish the amount of just compensation to be awarded. Friendly condemnations, to secure marketable title to the property shall be instituted by the Agency when appropriate, and all normal rules of condemnation shall apply.

III. EXPENSES AND DONATIONS

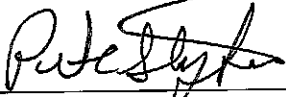
- A. **CERTAIN LITIGATION EXPENSES.** The owner of the real property shall be reimbursed for any reasonable expenses, including reasonable attorney, appraisal and engineering fees, which the owner actually incurred because of a condemnation proceeding, if:
 - 1. The final judgment of the court is that the Agency cannot acquire the property by condemnation; or
 - 2. The condemnation proceeding is abandoned by the Agency other than under an agreed upon settlement; or
 - 3. The court having jurisdiction renders a judgment in favor of the owner in an inverse condemnation proceeding or the Agency effects a settlement of such proceeding.
- B. **EXPENSES INCIDENTAL TO TRANSFER OF TITLE TO THE AGENCY.** The owner of the real property shall be reimbursed for all reasonable expenses the owner necessarily incurred for:

1. Recording fees, transfer taxes, documentary stamps, evidence of title, boundary survey and legal description, and similar expenses incidental to conveying the real property to the Agency. However, the Agency is not required to pay costs solely required to perfect the owner's title to the property.
2. Penalty costs and other charges for prepayment of any preexisting mortgage entered into in good faith encumbering the real property.
3. The pro rata portion of any prepaid property taxes which are allocable to the period after the Agency obtains title to the property or effective possession of it, whichever is earlier.

Whenever feasible, the Agency shall pay for the incidental expenses directly so that the owner will not have to pay such costs and then seek reimbursement for the Agency. To avoid duplicate expenditures, the property owner shall be informed early in the acquisition process of the Agency's intent to make such arrangements.

- C. **DONATIONS.** An owner whose real property is to be acquired may, AFTER BEING FULLY INFORMED BY THE AGENCY OF THE RIGHT TO RECEIVE JUST COMPENSATION FOR SUCH PROPERTY, donate such property or any part thereof, any interest therein, or any compensation paid therefore, to the Agency as such owner shall determine. The Agency must obtain an appraisal of the real property unless the owner, in writing, releases the Agency from such obligation, or as provided in Paragraph I.H., the valuation problem is property under this provision, IT MUST OBTAIN THE WRITTEN CONSENT OF THE OWNER. Such consent must indicate that the owner understands that under the Uniform Act, he or she cannot be required to sell or donate the real property to the Agency for less than fair market value. The owner reserves the right to waive any or all provisions of these policies. However, all provisions contained herein MUST BE CLEARLY EXPLAINED AND PRESENTED TO THE PROPERTY OWNER AND RECEIPT OF SUCH PRESENTATION MUST BE CONTAINED IN THE AGENCY'S FILES.

BE IT RESOLVED this 26th day of August, 2025

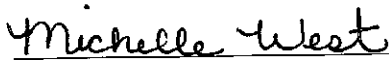


Pete Stephens, Chairman

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the Decatur County Board of Commissioners on the date so stated in said Resolution. I further certify that I am the County Clerk and that said Resolution has full force and effect the 26th day of August, 2025.

ATTEST:



Michelle West, County Clerk



(SEAL)

Decatur County, Georgia



COMMISSIONERS OF DECATUR COUNTY

P.O. Box 726

Wainbridge, Georgia 39818-0726

229-248-3030

August 11, 2025

To: Decatur County Board of Commissioners

From: Randy Williams

Re: Surplus Vehicles and Equipment

The following vehicles and equipment are proposed to be surplus so they can be sold on Gov Deals. Each vehicle and piece of equipment are beyond their lifecycle and either a) they don't run or b) repairs are required that aren't financially feasible or c) they've been used for parts.

Sheriff's Department

2011 Ford Crown Vic VIN: 2FAAP7BV5BX14877
2006 Ford Expedition VIN: FFMPU15596LA75912
2018 Dodge Charger VIN: 2C3CDXAT65H193405
2009 Chevy Tahoe VIN: 1GNEC030X9R221825
2018 Dodge Charger VIN: 2C3CDXAT9JH163282
2018 Dodge Charger VIN: 2C3CDXAT4TH193404
2013 Dodge Ram VIN: 1C6RR7KT7D5600982
2018 Dodge Charger VIN: 2C3CDXATOJH163283
2008 Chevy Tahoe VIN: 1GNFR13028R28200

Public Works

2010 Ford E-450 VIN: 1FDFE4FS4ADA76048
16 Foot Axle Trailer
2015 Ford E-350 VIN: 1FDEE3FS5GDC15387
Broom Sweeper RB48

5 Chair Lift
T-300 Bob Cat
Side Arm Mower

Industrial Park

2005 Chevy Silverado VIN1GTEC14V852334109
John Deere 7900 Tractor
2009 Ford F-150 VIN: 1FTMF1CW4AXA82553


Decatur County Prison

2006 Ford Crown Vic VIN: 2FAFP71W26X156747
2011 Ford Van VIN: 1FDSS3BL1BAA75432

Fire Department

1998 Ford F-250 VIN: 1FDWF36F6XEB54551
Six 4500 PSI Air Tanks for Oxygen

Respectfully,



Randy Williams