

MINUTES

DECATUR COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS' BOARDROOM

TUESDAY, FEBRUARY 24, 2026

PRESENT: CHAIRMAN PETE STEPHENS, VICE CHAIRMAN DENNIS BRINSON, COMMISSIONERS, BOBBY BARBER, JR, RUSTY DAVIS, STEVE BROCK, AND GEORGE ANDERSON, COUNTY ADMINISTRATOR ALAN THOMAS, OPERATIONS MANAGER RANDY WILLIAMS, 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, 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 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.

APPROVAL OF MINUTES

Commissioner Anderson made a motion to approve the minutes of the Commissioners' meeting held February 10, 2026, 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 Approval of Agreement and Resolution with Georgia Department of Natural Resources – Ralph King Landing.** Chairman Stephens recognized Manager Williams who stated this is an agreement and resolution for Decatur County to maintain the public access road to Ralph King Landing; remove trash from the parking lot, as needed; light maintenance and to remove silt. If approved, the contract would be for five years and Manager Williams is recommending approval by the Board. Commissioner Barber made the motion to approve the agreement and resolution, a copy of which is attached. Commissioner Anderson seconded the motion; a vote was taken and unanimously approved.

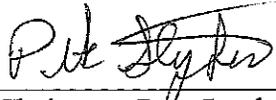
**Consider Approval of Errors & Releases.** Chairman Stephens recognized Manager Williams who stated a copy of the Errors and Releases were included in the Commissioners' packet. Manager Williams stated the Tax Commissioner and the Board of Assessors have approved and are recommending approval by the Board. Commissioner Davis made a motion to approve the Errors and Releases, a copy of which is attached. Commissioner Barber seconded the motion, a vote was taken and unanimously approved.

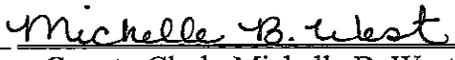
**COMMISSIONERS/ADMINISTRATOR'S REMARKS**

The Commissioners thanked everyone for coming.

**ADJOURN**

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

Approved:   
Chairman, Pete Stephens

Attest:   
County Clerk, Michelle B. West



STATE OF GEORGIA  
COUNTY OF FULTON

**BOAT RAMP  
OPERATION AND MAINTENANCE AGREEMENT**

THIS INDENTURE, entitled "Boat Ramp Operation and Maintenance Agreement", (hereinafter "Agreement") is made and entered into this

24<sup>th</sup> day of February, 2026 by and between **Decatur County, Georgia**, whose address is **P.O. Box 726, 203 W. Broughton Street Bainbridge, GA. 39818**, hereinafter referred to as "COUNTY") and the **DEPARTMENT OF NATURAL RESOURCES** whose business address is **Suite 1252, Floyd Towers East, 2 Martin Luther King, Jr. Drive, S. E., Atlanta, Georgia 30334-9000** (hereinafter referred to as "DEPARTMENT").

**W I T N E S S E T H:**

WHEREAS, there is a demonstrated interest and need for additional access to streams and impoundments within the State of Georgia for water related recreational purposes; and

WHEREAS, it is considered that water related recreational opportunities can be most effectively increased by the construction, operation and maintenance of additional public boat

launching ramps and water access areas through cooperative efforts of the DEPARTMENT and MUNICIPALITIES; and

WHEREAS, the DEPARTMENT is authorized pursuant to O.C.G.A Section 12-3-5 to enter into cooperative agreements and leases of real property for any of the services or responsibilities vested in the DEPARTMENT, including the construction, operation and maintenance of public boat ramps; and

WHEREAS, at its duly called meeting held on February 24, 2026, the governing body of **Decatur County, Georgia** has voted to enter into this Agreement and obligate the COUNTY to the terms and conditions provided herein; and

WHEREAS, the duly authorized representatives of the DEPARTMENT and the COUNTY have pledged their desire for such action.

NOW THEREFORE, this Agreement is made and entered into, the parties hereto mutually covenanting and agreeing as follows:

(A) A parcel plat, or plats, shall be attached to the DEPARTMENT'S copy and the COUNTY'S copy of this agreement at the time of signing and thereby shall become incorporated by reference and a part of this Agreement. Any parcel plats so attached shall be hereinafter referred to severally as "Premises".

(B) This Agreement covers, relates to and is effective in respect to Premises in **Decatur County, Georgia**.

THE PARTIES HERETO FURTHER AGREE that the following shall cover, relate to, and be effective in respect to the Premises for the term hereof:

(C) The DEPARTMENT has or agrees to construct, or reconstruct, a boat ramp and suitably develop a portion of the Premises for parking.

(D) The COUNTY agrees to provide and suitably maintain an all-weather, public access road to the Premises.

(E) The COUNTY agrees to provide for periodic inspection of the Premises and to remove trash and litter therefrom and grade the parking area as needed.

(F) The COUNTY agrees to perform any needed routine light maintenance which enhances the appearance or usefulness of, or local pride in, the facility.

(G) The COUNTY agrees to remove any silt, as needed, which is causing the boat ramp to be in any unsatisfactory condition.

(H) The COUNTY shall not make any improvements to the Premises, including but not limited to the placement of signs or trash receptacles, without prior written authorization from the DEPARTMENT. Authorized improvements to the Premises by the COUNTY shall be and remain the personal property of the COUNTY.

(I) The DEPARTMENT shall periodically inspect the facility to ensure compliance with Federal funding rules and regulations.

(J) The DEPARTMENT shall be responsible for any needed repairs to the boat ramp and signs.

(K) The parties hereto do mutually covenant and agree that the herein referenced boat ramp, parking area and any other facilities constructed or placed upon the Premises shall be operated and maintained for the recreational pleasure of the general public without charge.

(L) The parties mutually agree that this Agreement shall become effective on the date first above written and shall continue in force until midnight on the **5th** anniversary of the date aforesaid.

(M) In the event either of the parties hereto is not in compliance with any of the provisions of this Agreement and has failed to correct the non-compliance within thirty (30) days after receiving written notice thereof, the other party may terminate this Agreement by giving written notice to the party not in compliance. Termination for non-compliance will not preclude the enforcement of any rights under this Agreement.

(N) This Agreement represents the sole and complete

understanding of the terms of this Agreement between the parties hereto and may be amended, changed, extended, or modified only by a document signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their names and on their behalf by themselves and their respective officers duly authorized, on the day and year first above written.

SIGNED, SEALED AND DELIVERED

**Department Of Natural Resources  
Wildlife Resources Division**

In the presence of:

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Chris Harper  
Director

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)

**RESOLUTION**

WHEREAS, the Board of Commissioners of **Decatur County, Georgia** have considered an agreement for the operation and maintenance of a boat ramp to be constructed by the Department of Natural Resources.

WHEREAS, such facilities are necessary to provide adequately for the public welfare and recreation;

IT IS HEREBY RESOLVED by the Commission Members that the proposed Agreement captioned "Boat Ramp Operation and Maintenance Agreement" be and the same is hereby approved and the Chairman is herewith authorized to execute, on behalf of **Decatur County, Georgia** and the Board of Commissioners, referenced contract and any other related documents or papers necessary to secure such boat ramp facilities as provided therein.

This 24<sup>th</sup> day of February, 20 26.

ATTEST:

Michelle B. West  
Clerk of Commission  
(SEAL)



FEDERAL ID # 58-6000813

[Signature]  
County Commission Chairman

[Signature]  
Commissioner

[Signature]  
Commissioner

[Signature]  
Commissioner

[Signature]  
Commissioner

**CERTIFICATION**

I do hereby certify the above is a true and correct copy of the Resolution duly adopted by the Commissioners on the date so stated in said Resolution.

I further certify that I am the CLERK OF THE COMMISSION and that said Resolution had been duly entered in the official records of said Board and remains in full force and effect this 24<sup>th</sup> day of February, 20 26.

Michelle B. West  
Signature

SIGNED, SEALED AND  
DELIVERED in the  
presence of:

Pete Stephens  
Decatur County, BOC

Carmy L. Stewart  
Witness

By: Pete Stephens

Print: Pete Stephens

Title: Chairman

[Signature]  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)





# Mark Harrell

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

2/12/2026

## E & R / NOD - Mobile Home Digest

### 2026 Digest Year

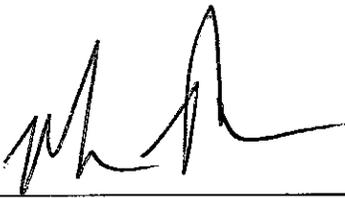
Map & Parcel	Name	100% Value From	100% Value To	Memo
101 16	Andrews Sarah & Mary	\$ 7,958.00	\$ -	Mobile home demolished.
31 22 A1	Arsenault Lynn Marie & David J	\$ 82,933.00	\$ -	Delete 2026 mobile home tax bill. Owner Applied for homestead for the 2026 tax year.
24 83	Barwick John Charles	\$ 25,892.00	\$ 1.00	Mobile home burned. Set value at \$1.00.
65 34C	Boyd Charles Clinton Jr	\$ 73,129.00	\$ -	Delete 2026 mobile home tax bill. Owner Applied for homestead.
16 8 C3	Brown Kenneth Gerard & Adrienne Denise	\$ 123,906.00	\$ 123,906.00	Delete mobile home digest bill. Detitled for 2026
76B 5	Chappell Leeann Cenette	\$ 10,738.00	\$ -	Delete 2026 mobile home tax bill. Owner Applied for homestead for the 2026 tax year.
9 21A	Coleman Patricia	\$ 5,875.00	\$ -	Delete 2026 mobile home tax bill. Mobile home burned February 2025.
76D 82	Crawford Tiffany Denise % Sweetriver Properties LLC	\$ 3,069.00	\$ -	Mobile home demolished.
75A 94 A1	Easterwood Christopher Eugene	\$ 23,607.00	\$ 23,607.00	Owner needs a 2026 mobile home bill mailed. Mobile home added from Miller county.
32 11B	Floyd Alyssa Marie	\$ 33,858.00	\$ -	Delete mobile home bill for 2026. Mobile home sold & move to Grady County in 2025.
31A 24	Granados Alexah Isabel	\$ -	\$ -	Delete 2026 mobile home tax bill. Mobile home now in Dougherty County.
43 49	Martin Kenneth Ezekiel	\$ 21,300.00	\$ -	Delete mobile home tax bill. Owner applied for homestead for the 2026 tax year.
43 14	McVay Dennis A & Melanie M	\$ 117,568.00	\$ -	Delete 2025 mobile home tax bill. Owner applied for homestead for the 2025 tax year.
67B 24	Meredith James W	\$ 2,151.00	\$ -	Delete 2026 mobile home bill. Mobile home was demolished November of 2025.
79 44 C3	Moore Sylena Lee Hutto	\$ 22,625.00	\$ -	Delete 2026 mobile home tax bill. Owner applied for homestead.
76 17	Moxley Mandy Noel	\$ 6,108.00	\$ -	Mobile home removed.
76D 62	Scott Gregory T % Sweetriver Properties LLC	\$ 1,123.00	\$ -	Mobile home demolished by owner.

BJ2 40	Smith Jeanna Marie	\$ 146,984.00	\$ 146,984.00	Owner needs a 2026 mobile tax bill mailed, not on digest.
31 7 A5	Spence Ginger Nicole	\$ 33,206.00	\$ -	Delete 2026 mobile home tax bill. Owner applied for homestead for the 2026 tax year.
76D 62	Sweetriver Properties LLC	\$ 4,526.00	\$ -	Mobile home demolished by owner.
85A 103	White Jack T & Shirley A	\$ 1.00	\$ -	Mobile home demolished.
97 29A	Zimmerman Kathryn Vollmerhausen	\$ 8,851.00	\$ 8,851.00	Owner needs a 2026 mobile home bill mailed. Added from field work.
		\$ 755,408.00	\$ 303,349.00	

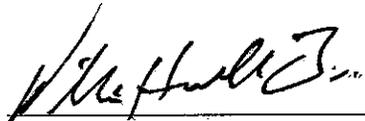
## E & R / NOD - Property Tax 2025 Digest Year

Map & Parcel	Name	100% Value From	100% Value To	Memo
MR 95	Global Oil & Gas Field LLC & Dee L Martinez Family Lp &	\$ -	\$ 2,052.00	Mineral right previously not on digest.
B67 79A	Rural King Realty LLC	\$ 1,869,227.00	\$ 1,378,276.00	Finalized appeal.
		\$ 1,869,227.00	\$ 1,380,328.00	

\$ 2,624,635.00 \$ 1,683,677.00



Mark Harrell - Tax Commissioner



William Harrell Jr - Board of Assessors



Pete Stephens, Chairman - Board of Commissioners