OPERATOR RESPONSE FORM

Informal Conference Requested: Yes **X** No ☐

Operator Name:

Docket Number: 56377 – Document Number 224711

Responses required within **30 days of electronic mail.** Provide the following information for this report:

Response to Inspection Number: JB26-001

Type of Enforcement Action(s) cited in report:		Informal Conference Requested	
☒ Notice of Probable Violation (NOPV)	☒ New ☐Continuing	☒ Yes	☐ No
☐ Notice of Amendment (NOA)	☐ New ☐Continuing	☐ Yes	☐ No
☐ Warning Letter	☐ New ☐Continuing	☐ Yes	☐ No
☐ Letter of Concern	☐ New ☐Continuing	☐ Yes	☐ No
☐ Observed Issue	☐ New ☐Continuing	☐ Yes	☐ No
☒ Proposed Civil Penalty	$10,000.00 PCP $ Amount (Total for report)		

Indicate below (A-E) based on the type of Enforcement Actions in this report: (Check all that apply)
Complete a separate copy of Page 2, Operator Response to Enforcement Action, for each cited item.

A. Response for **Notice of Probable Violation** (with and without proposed civil penalty):
   1. ☐ Written statement indicating that corrective measures have achieved Compliance or
   2. ☒ Written plan of action outlining the corrective measures that will be taken to achieve compliance and when compliance is anticipated.

B. Response for **NOA**:
   1. ☐ Contested: Attach written explanation, information, or other material in answer to the allegations in the Notice of Amendment stating your reasons for objecting to the NOA, in whole or in part; or
   2. ☐ Not Contested: Explanation, information, or other material believed to warrant modification of the NOA in whole or in part; or
   3. ☐ Written request for clarification. (Attached)

C. Response for **Continuing** and/or **Existing** violations:
   Current status, updates, expected completion dates, proposed modifications, etc., of the continuing and/or existing violations, even if this information was previously provided. Referencing a previously filed response letter, as status, updates, etc. alone is not sufficient for this response. Failure to provide this information may result in formal interrogatories from the Director through data requests.

D. Response for ☐ **Letter of Concern** / ☐ **Warning Letter**
   I acknowledge receipt of the Letter of Concern/Warning Letter: _____
   SIGNATURE / TITLE

   Additional Comments: (Optional) _____

E. Response for **Observed Issue** and **No Violation**: (Optional Response)
   Staff requests that the Operator acknowledge receipt of the Observed Issue/No Violation in writing, or by submitting an email to the FPU Director

OPERATOR RESPONSE FORM

Informal Conference Requested: Yes X No ☐

Operator Name:

Docket Number: 56377 – Document Number 224711

Enforcement Action for: §191.5 ☒ New Violation ☐ Continuing Violation

Enter Code / Commission Rule (Complete a separate attachment for each enforcement action)

Enforcement Action(s) cited in report:	Conference Requested:	
☒ Notice of Probable Violation (NOPV)	☒ Yes ☐ No	$5,000.00 Proposed Penalty for this violation
☐ Notice of Amendment (NOA)	☐ Yes ☐ No	
☐ Warning Letter	☐ Yes ☐ No	
☐ Letter of Concern	☐ Yes ☐ No	
☐ Observed Issue	☐ Yes ☐ No	
☒ Proposed Civil Penalty	☒ Yes ☐ No	

OPERATORS RESPONSE: As determined in the Informal Conference on January 29, 2026, the City of Bainbridge respectfully submits additional information related to inspection report JB25-048. Please see the following attachments named "Bainbridge Recap 2026", "Bar-Hole710Gordon", and "AppxB-2". The City of Bainbridge is available to answer any questions that PSC staff may have regarding the attached items to this inspection report.

Response Provided by: Kevin Maxwell/Gas Superintendent (Name / Title) Date: 2/10/2026

Internal use only:

Lead Inspector: _____ Date Response Reviewed: _____

Actions Acceptable: ☐ Yes ☐No Re-inspection Needed: ☐ Yes ☐ No Clear Violation: ☐ Yes ☐ No

Supervisor Review by: _____ Date Reviewed: _____

Additional Enforcement Recommended: ☐ Yes ☐ No

Director Review

Approved: ☐ Yes ☐No Schedule Special Follow-up Inspection: ☐ Yes ☐ No

Cleared Violation: ☐ Yes ☐ No

Comments: _____

OPERATOR RESPONSE FORM

Informal Conference Requested: Yes X No ☐

Operator Name:

Docket Number: 56377 – Document Number 224711

Enforcement Action for: §192.617 ☒ New Violation ☐ Continuing Violation

Enter Code / Commission Rule (Complete a separate attachment for each enforcement action)

Enforcement Action(s) cited in report:	Conference Requested:	
☒ Notice of Probable Violation (NOPV)	☒ Yes ☐ No	$5,000.00 Proposed Penalty for this violation
☐ Notice of Amendment (NOA)	☐ Yes ☐ No	
☐ Warning Letter	☐ Yes ☐ No	
☐ Letter of Concern	☐ Yes ☐ No	
☐ Observed Issue	☐ Yes ☐ No	
☒ Proposed Civil Penalty	☒ Yes ☐ No	

OPERATORS RESPONSE: As determined in the Informal Conference on January 29, 2026, the City of Bainbridge respectfully submits additional information related to inspection report JB25-048. Please see the following attachments named "Bainbridge Recap 2026", "Bar-Hole710Gordon", and "AppxB-2". The City of Bainbridge is available to answer any questions that PSC staff may have regarding the attached items to this inspection report.

Response Provided by: Kevin Maxwell/Gas Superintendent Date: 2/10/2026

Name / Title

Internal use only:

Lead Inspector: _____ Date Response Reviewed: _____

Actions Acceptable: ☐ Yes ☐No Re-inspection Needed: ☐ Yes ☐ No Clear Violation: ☐ Yes ☐ No

Supervisor Review by: _____ Date Reviewed: _____

Additional Enforcement Recommended: ☐ Yes ☐ No

Director Review

Approved: ☐ Yes ☐No Schedule Special Follow-up Inspection: ☐ Yes ☐ No

Cleared Violation: ☐ Yes ☐ No

Comments: _____

Filings:

For all written responses or any other official correspondence, the Operator shall file the response at the following address:

Ms. Sallie Tanner, Executive Secretary
Georgia Public Service Commission
244 Washington Street, SW
Atlanta, Georgia 30334

The Operator must file **five (5)** copies of any response and/or official correspondence, as well as a CD with an electronic version of the response in Microsoft Word and/or a PDF, if applicable.

Informal Conference:
Any Operator who chooses to request an informal conference shall request such a conference through emailing the Director (michellet@psc.state.ga.us), calling the Director (404-463-2765), or selecting the "Request Conference" choice.

Civil Penalty Payments:
Certified check for the full amount of the recommended civil penalty or consent agreement amount made payable to the Georgia Public Service Commission. The Operator's name, applicable Docket No., and Inspection Report No. must be included on the certified check. Mail payment to:

Ms. Michelle Thebert, Director, Facilities Protection Unit
Georgia Public Service Commission
244 Washington Street
Atlanta, Georgia 30334

Hearing Requests:
The Operator has the right to request a hearing before the full Commission to contest the alleged probable violations, recommended civil penalties, and all other proposed actions of enforcement. A request for a hearing must be submitted in writing and in accordance with Commission Rule 515-2-1-.04. The Operator must include a statement of the issues that you intend to raise at the hearing. The issues may relate to the allegations, new information, proposed compliance order, proposed civil penalty, or any other recommendation for enforcement action. Please refer to Commission Rule 515-9-3-.11 and O.C.G.A. § 46-2-91 for assessment considerations upon which civil penalties are based. An operator's failure to specify an issue may result in a waiver of the right to raise that issue at hearing. The request must also indicate whether or not the Operator will be represented by counsel at the hearing.

Open Records and Trade Secret Filings:
The Operator is advised that any material provided to the Commission, and all materials prepared by the Commission, including the Notice of Probable Violations and any Orders issued in this case, may be considered public information and subject to disclosure under the Georgia Open Records Act (O.C.G.A. § 50-18-70 et seq.). If you believe that any portion of your response material is security sensitive, privileged, confidential or may cause your company competitive disadvantages and would qualify for protection under the Commission's "Trade Secret Rule" (Commission Rule 515-3-1-.11), you must, along with the complete original document clearly marked "TRADE SECRET" on each page, provide a second copy of the document with the portions you believe qualify for trade secret treatment redacted, and an explanation of why you believe the redacted information qualifies for such trade secret treatment. Should the Commission receive a request for disclosure of any "TRADE SECRET" material, you will be notified, if after review, the materials and your provided justification are deemed not to meet any exemptions provided in the Georgia Open Records Act. You may appeal the Commission's decision to release material at that time. Your appeal will stay the release of those materials until a final decision is made.

City of
BAINBRIDGE
GEORGIA

April 28, 2025

On April 28, 2025, at approximately 0819 hours, Bainbridge Public Safety was dispatched to 710 Gordon Avenue, Apartment H30 in reference to a burn. The victim was a 30-year-old female who had burns to her shoulder and arms, according to the Bainbridge Public Safety Incident Report.

(Bainbridge Public Safety plays a dual role in Police & Fire).

In the initial 911 call reported on April 28, 2025, the caller identified hair products as the cause of the burns. At no time during the investigation conducted by Bainbridge Public Safety did anyone detect the odor of natural gas. According to the BPS Incident Report, Officers Smith and Turner advised that the bathroom exhaust fan fell from the ceiling and caused the victim's burns.

April 29, 2025

The City of Bainbridge received a "smell of gas" call at 8:23 am from Earnest of Landmark Apartments reporting the smell at the rear of the building. A series of questions are asked when receiving Emergency Calls found in Appendix B-2 of the City of Bainbridge Emergency Manual. The questions asked to maintenance man Earnest relevant to the specific topic include ***C. Outside Leak c.4 Can you smell gas in the building?*** The response was NO.

John McCullough and Jaheen Cheatem reported to the scene at approximately 8:29am and began investigating a possible leak and questioned the maintenance personnel, Earnest. During the outside leak investigation John noted that gas was turned off to Apartment H30. Sometime during the outside leak investigation, Ernest, informed John and Jaheen that a woman was burned the previous day.

During the outside leak investigation, the flame Pak was used to survey the main and services in the area. Gas was detected at the rear of the property. Once gas was detected with the flame Pak, they began to bar hole using the CGI to determine the migration of the gas which prompted by procedures lead them to an inside leak investigation. Kevin Maxwell and Timothy Harris arrived at approximately 10:00am and immediately called Doyle Welch to the scene to discuss the current leak found as well as retrieve information pertaining to the burned victim the previous day to conclude if the two were connected.

During the investigation John and Jaheen began picking up gas with their CGI picking up a small amount in the Kitchen of 8% LEL **(.4 of 1% Natural Gas)** in Apartment H30. John and Jaheen proceeded to check all other apartments in the H building with maintenance man, Ernest, assistance to apartments H29, H31, and H32 and picked up 24% LEL **(1.2% Natural Gas)** upstairs in H31 and H32. Building H was evacuated at approximately 10:30 am with the assistance of Public Safety; buildings G & I was evacuated out of precaution by Public Safety. John McCullough and Kevin Maxwell turned gas off to the complex at approximately 10:50am while Jaheen and Timothy continued bar holing to pinpoint the leak.

City of
BAINBRIDGE
GEORGIA

All apartments in the affected building were periodically checked until gas was no longer detected in the buildings and cleared at 12pm. Emergency locates were called in and area of leak was excavated. 2"PE main was found to have a split in pipe caused by roots wrapped around pipe. A 3' section of the pipe was then cut and replaced using a 3' section of pipe and 2 electrofusion couplings. Gas was then turned back on and checked for leaks. No leaks were present. The gas department began turning all affected customers back on and spotting all meters (38). Apartments maintenance crew assisted in the relite process. All meters passed the meter test.

Conclusion

The City of Bainbridge Natural Gas Department concluded that based on the information obtained on April 29, 2025 from the inside and outside leak investigation at 710 Gordon Avenue and the information obtained from Chief Doyle Welch for the accident that occurred on April 28, 2025, at 710 Gordon Avenue Apartment H30 that the two incidents were not related. The City of Bainbridge gathered information from the readings inside the apartment buildings on April 29, 2025, with the highest reading of 1.2% natural gas in the upstairs apartments, H31 and H32, where no one was home and the apartments were completely sealed up. Also, bar hole evidence indicates decreasing migration closer to Apartment H30.

No tenants reported any signs or smells of a gas leak on April 28, 2025. The maintenance men present on April 28, 2025, also did not indicate the odor of natural gas, or any odor detection equipment. No one in the H buildings of the Landmark Apartments at 710 Gordon Avenue had reported smelling gas inside or outside on April 28, 2025. When Public Safety were dispatched to 710 Gordon Avenue, Apartment H30 on April 28, 2025, the characteristics of natural gas were not present.

The City of Bainbridge goes over the characteristics of natural gas as well as explosive limits with Public Safety annually through Liaison as part of our Public Awareness Plan. Not all members of Public Safety are able to attend; however, the Fire Chief and Police Chief are typically present. The Fire Chief and Police Chief also get the materials discussed during the Annual Liaison Meeting emailed to them to present to the members of Public Safety that could not attend. The City of Bainbridge feels confident in our Public Awareness Outreach and Education. Landmark Apartment maintenance man, Ernest, even informed members of the Public Service Commission he knows to call the city when he smells gas or suspects a gas leak and the gas department are always prompted to respond.

Based on the interior and exterior leak investigation conducted on April 29, 2025, low readings of natural gas were detected in all apartments, with the lowest readings recorded in Apartment H30. It is important to note that natural gas must be readily detectable at one-fifth of the lower explosive limit or lower.

In addition, evidence collected on April 28, 2025 by several trained professionals from Bainbridge Public Safety indicated no presence of natural gas. When specifically asked whether the incident could be natural-gas-related, Bainbridge Public Safety personnel stated that it was not, as there was no smell of gas. Furthermore, no reports of a "smell of gas" were made on April 28, 2025.

Based on these findings, the City of Bainbridge determined that the accident that occurred on April 28, 2025 and the gas leak discovered on April 29, 2025 were not related.

City of
BAINBRIDGE
GEORGIA

The City of Bainbridge is also aware of a separate incident at the Landmark property in which an exhaust fan in the bathroom of another apartment building caught fire, causing damage to the bathroom.

101 South Broad Street | Bainbridge, Georgia 39817
P.O. Box 158 | Bainbridge, Georgia 39818
(P) 229.248.2000 | (F) 229.246.7311 | www.bainbridgecity.com

CITY OF BAINBRIDGE GAS DEPARTMENT
REPORT OF GAS TROUBLE

NAME Earnest Tucker, Maintenance @ Landmark Manor

ADDRESS 710 Hendon Ave TELEPHONE NO.

DATE 4/29/25 TIME REPORTED: 8:25 (AM) PM

TAKEN BY Jennifer Clary TIME DISPATCHED AM PM

DISPATCHED TO 911 / Kevin Mowrer TRUCK NO.

AS REPORTED ☐ INSIDE ☐ LINE BROKEN/ DAMAGE ☑ SMELL GAS ☐ CONTRACTOR

☑ OUTSIDE ☐ UNKNOWN ☐ BLOWING GAS ☑ CUSTOMER

LOCATION OF SYSTEM

- ☐ CUSTOMER'S EQUIPMENT
- ☐ MAIN LINE
- ☐ SERVICE LINE
- ☐ REDUCING STATION
- ☐ METER SET
- ☐ OTHER

EQUIPMENT THAT FAILED

- ☐ CLAMP
- ☐ COUPLING
- ☐ METER
- ☑ PIPE
- ☐ REGULATOR
- ☐ RELIEF VALVE
- ☐ VALVE
- ☐ OTHER

MAIN CAUSE OF TROUBLE

- ☐ CORROSION
- ☐ NATURAL FORCES
- ☐ EXCAVATION DAMAGE
- ☐ OTHER OUTSIDE FORCE DAMAGES
- ☐ MATERIAL OR WELDS
- ☐ EQUIPMENT
- ☐ INCORRECT OPERATIONS
- ☐ OTHER

Repairs SEE WORK ORDER

Leak causes are classified as:

CORROSION: Leak resulting from a hole in the pipe or other component that was caused by galvanic, bacterial, chemical, stray current, or other corrosive action.

NATURAL FORCES: Leak resulting from earth movements, earthquakes, landslides, subsidence, lightening, heavy rains/floods, washouts, flotation, mudslide, scouring, temperature, frost heave, frozen components, high winds, or similar natural causes.

EXCAVATION DAMAGE: Leak resulting from damage caused by earth moving or other equipment, tools, or vehicles. Include leaks from damage by operator's personnel or contractor or people not associated with the operator.

OTHER OUTSIDE FORCES DAMAGES: Include leaks caused by fire or explosion and deliberate or willful acts, such as vandalism.

MATERIAL OR WELDS: Leak resulting from failure of original sound material from force applied during construction that caused a dent, gouge, excessive stress or other defect that eventually resulted in a leak. This includes leaks due to faulty wrinkle bends, faulty field welds, and damage sustained in transportation to the construction or fabrication site. Also include leak resulting from a defect in the pipe material, component, or the longitudinal weld or seam due to the faulty manufacturing procedures. Leaks from material deterioration, other than corrosion, after exceeding the reasonable service life, are reported under Other.

EQUIPMENT: Leak resulting from malfunction of control/relief equipment including valves, regulators, or other instrumentation; stripped threads or broken pipe couplings on nipples, valves, or mechanical couplings; or seal failures on gaskets, O-rings, seal/pump packing, or similar leaks.

INCORRECT OPERATIONS: Leaks resulting from inadequate procedures for safety practices, or failure to follow correct procedures, or other operator error.

Appendix B-2 – City of Bainbridge Guidance for Personnel Receiving Emergency Calls

A. Inside Outside Is the leak Inside or Outside?

(If "Inside", Go to "B", If "Outside", Go to "C")

B. Inside – Leak

B.1 Yes No Can you hear evidence of escaping gas?

B.2 Yes No Can you smell gas throughout the building?

B.3 Yes No Has an appliance been moved or disconnected?

If "Yes" to any of the above, read STATEMENT #1

B.4 Yes No Any evidence of construction work in the area?

B.5 Length of time odor has been present? _____

If "Yes" to any of the above, or if the caller's statements indicate the possibility of danger to life or property, or other potential hazardous situation, read the Statement #1

If all answers to the questions above are 'NO', the call shall continue to be handled as if there is a leak or other hazardous situation.

Advise the caller that Service Personnel and/or Emergency Personnel will be dispatched to their location immediately!!!!

STATEMENT – #1
FROM THE INFORMATION YOU HAVE PROVIDED, WE MUST ADVISE YOU OF THE FOLLOWING:

Evacuate the premise/area to a safe distance;

Do not create any source of possible ignition by lighting of lighters or matches, or turning on or off any electrical switches, or any other device/appliance that may create a potential source of ignition;

Do not hang up the phone, place the telephone receiver down and leave the premise/area to a safe distance;

Do not to re-enter the premise/area until a leak investigation has been conducted; only Emergency Response Personnel should enter the premise/area;

Service personnel will be dispatched to your premise/area immediately;

If you have any additional information for response personnel, call back from a safe location – **DO NOT** call back from the same premise/area that you are evacuating;

DO YOU UNDERSTAND THESE INSTRUCTIONS?

Yes No

C. Outside – Leak

C.1 Yes (No) Can you hear evidence of escaping gas?

C.2 Yes (No) Has any construction work been done in the area?

If "Yes" to either "C1" or "C2" above, read STATEMENT #1-A

C.3 Yes (No) Is the leak near a building?

C.4 Yes (No) Can you smell gas in the building?

If "Yes" to either "C.3" or "C.4" above, read STATEMENT #1-A

C.5 Length of time odor has been present?_____

C.6 Yes (No) Is the leak in the yard?

C.7 Yes (No) Is the leak at the street?

If "Yes" to any of the above, or if the caller's statements indicate the possibility of danger to life or property, or other potential hazardous situation, read the Statement #1A

If all answers to the questions above are 'NO', the call shall continue to be handled as if there is a leak or other hazardous situation.

Advise the caller that Service Personnel and/or Emergency Personnel will be dispatched to their location immediately!!!!

Statement #1-A – FROM THE INFORMATION YOU HAVE PROVIDED, WE MUST ADVISE YOU OF THE FOLLOWING:

Evacuate the premise/area to a safe distance;

Do not create any source of possible ignition by lighting of lighters or matches, or turning on or off any electrical switches, or any other device/appliance that may create a potential source of ignition;

Do not hang up the phone, place the telephone receiver down and leave the premise/area to a safe distance;

Stop operating all equipment/vehicles – Do not attempt start or move equipment

Do not re-enter gaseous area, even to turn off equipment; only Emergency Response Personnel should enter the area

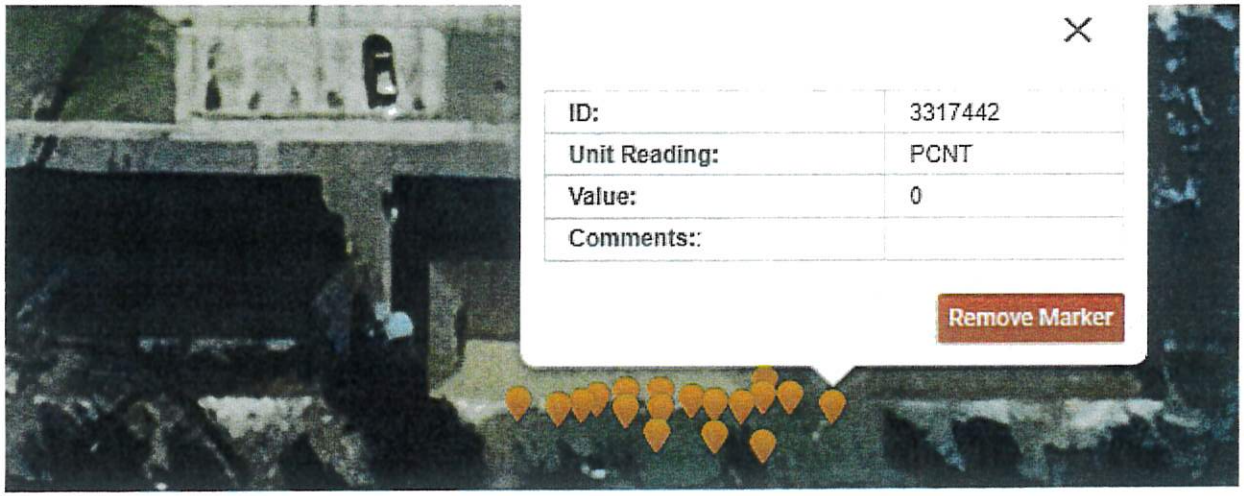
Do not attempt to repair a damaged facility

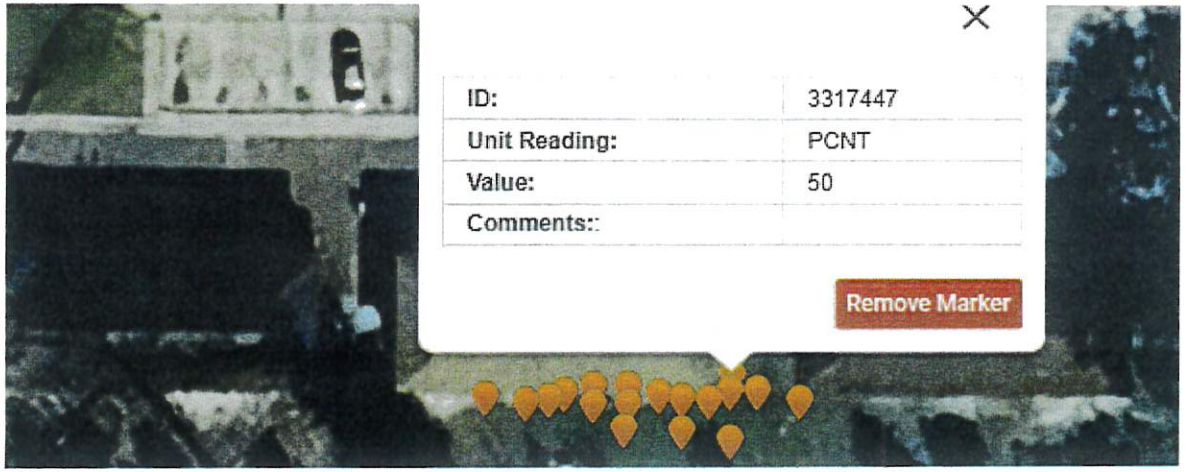
DO YOU UNDERSTAND THESE INSTRUCTIONS?

(Yes) No

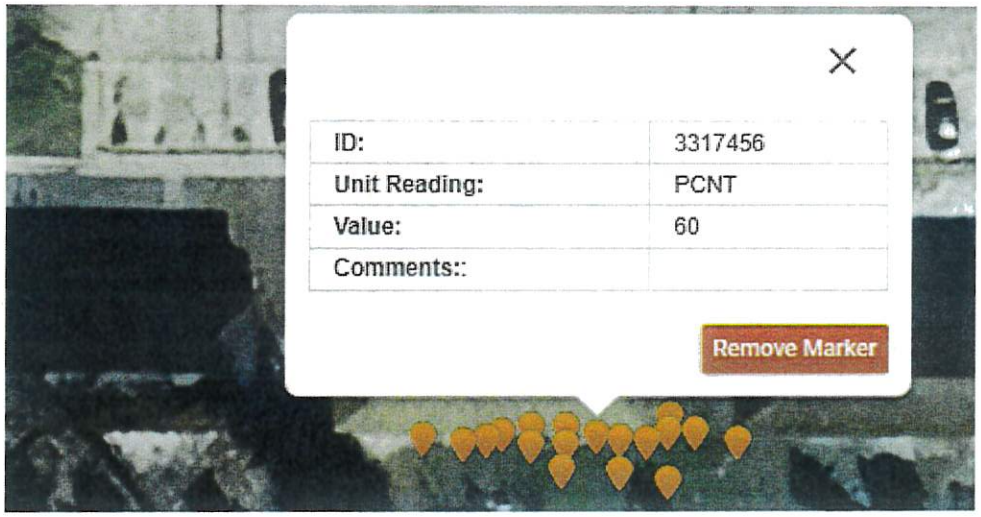
Portions of this section are © Copyright American Gas Association. All Rights Reserved. Reprinted with Permission

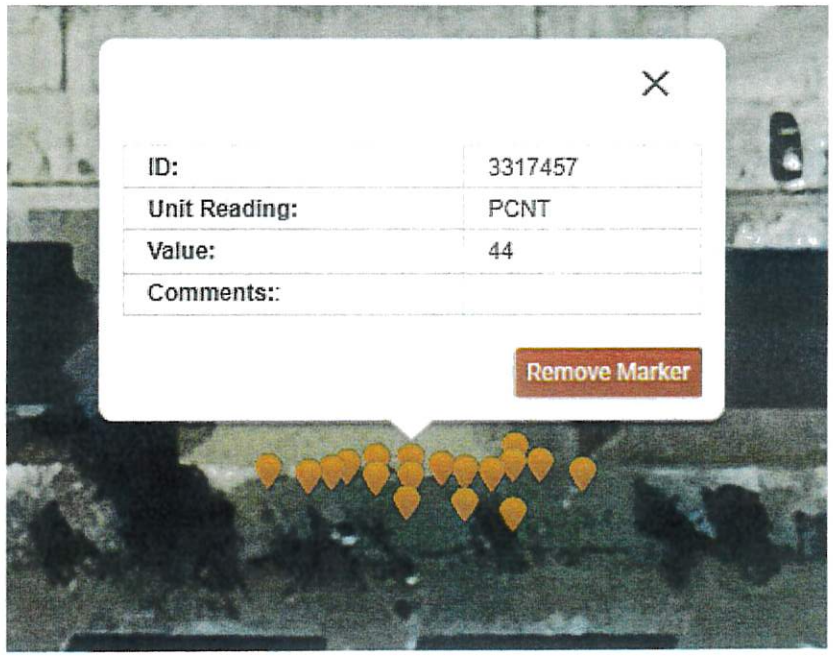
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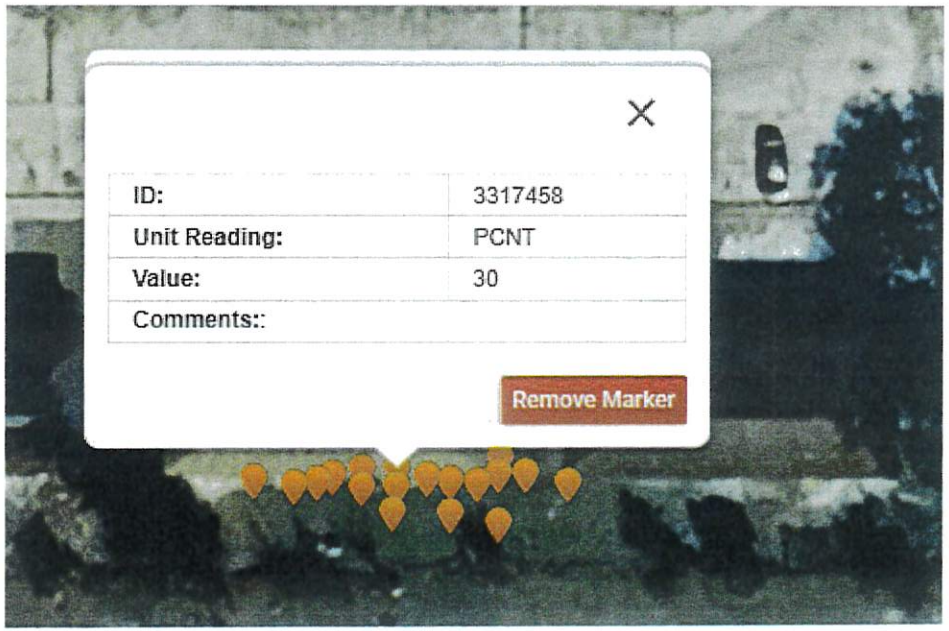

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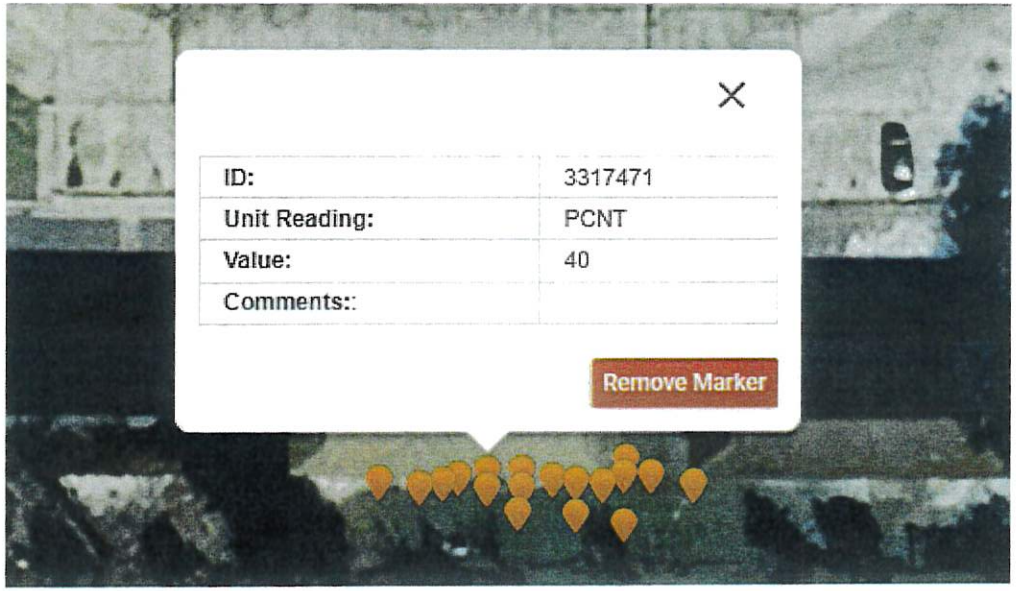

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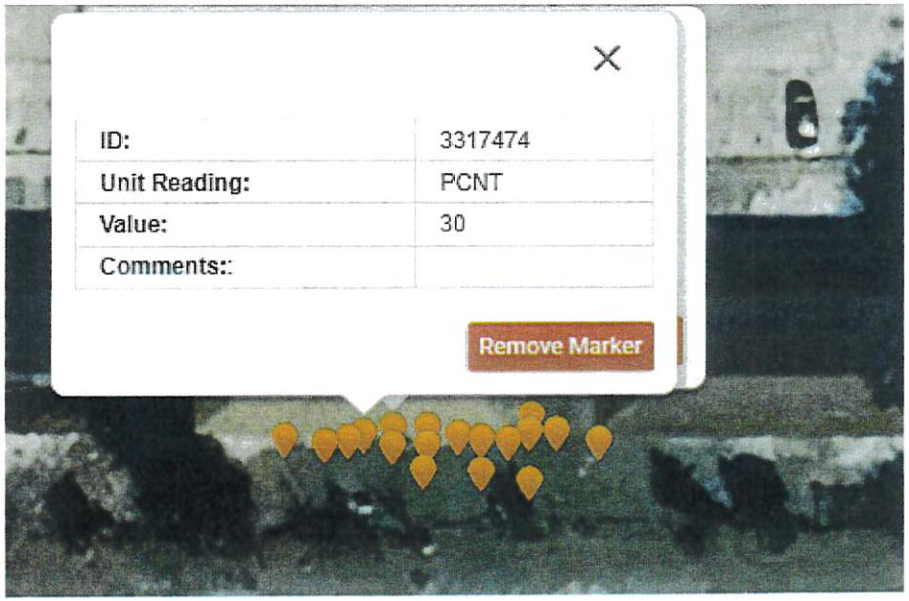

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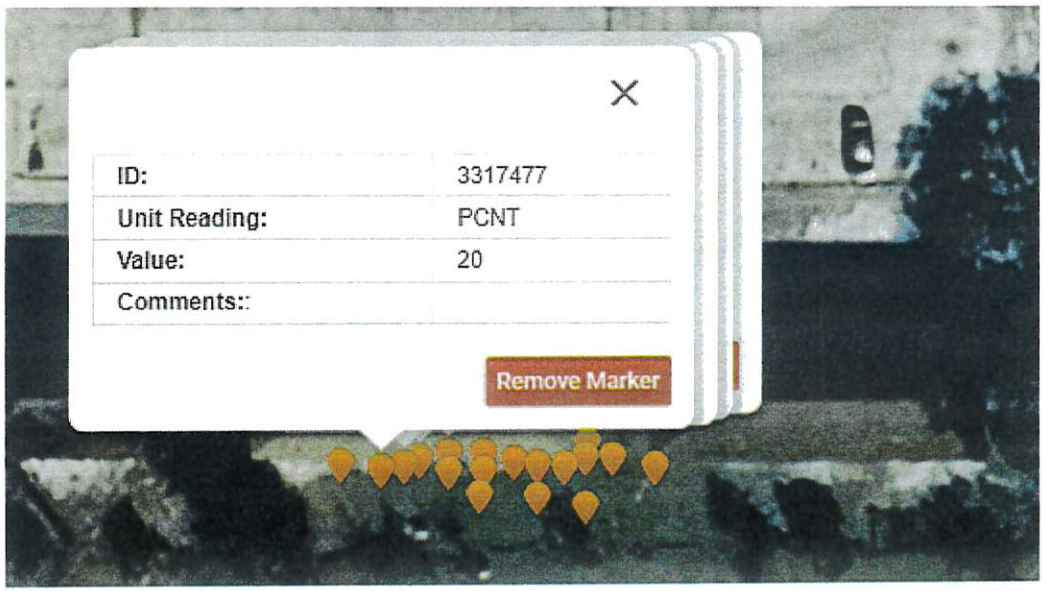

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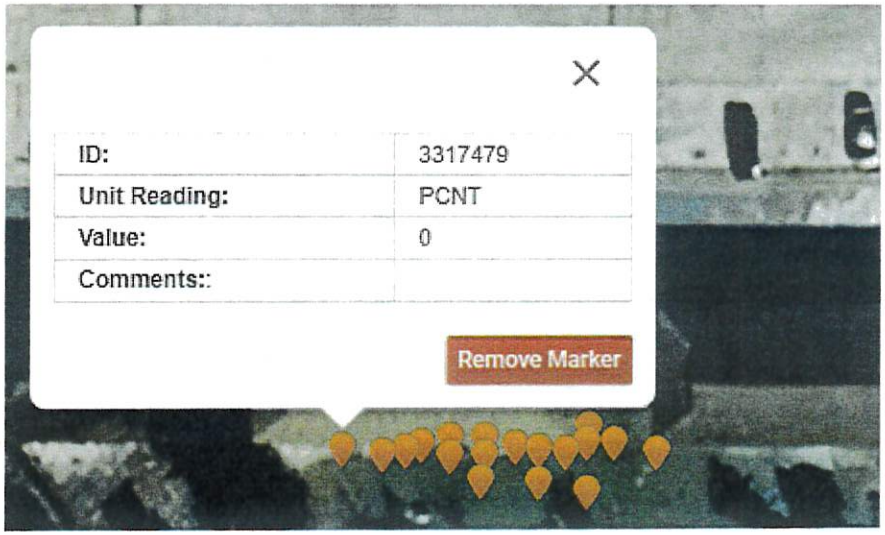

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Comments::
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ID:
3317477
Unit Reading:
PCNT
Value:
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Comments::
Remove Marker


ID:
3317479
Unit Reading:
PCNT
Value:
0
Comments::
Remove Marker

Bainbridge Public Safety Department
510 East Louise Street
Bainbridge, Georgia 39817
229-248-2038

Fire Division

Incident Report

Incident Number
BPSD-2025-17952

Incident type
Building fire

PSAP Call Date/Time
10/25/2025 06:37:43

Officer in Charge
Welch, Doyle, Fire Chief, Truck 1

Incident Address
710 GORDON AVE, BAINBRIDGE, GA, 39819

County
Decatur County

Business Name
Landmark Manor

Property Type
Multifamily dwelling. Includes apartments, condos, townhouses, rowhouses, tenements.

Property Status
In normal use

Dispatch Information

Alarm Date/Time	10/25/2025 06:37:43	**Condition on dispatch**	Smoke Showing
Notification Type	911 Call	**Number of Alarms**	4

Incident Location Information

Population Density	Urban	**Total Acres Burned**	0.0
Structure Type	Enclosed building	**Property Status**	In normal use
Construction Type	Type III - Ordinary	**Pre-incident Property Value**	60,975
Pre-incident Contents Value	10,000	**Property Loss**	2,000
Contents Loss	1,000	**Floors Above Grade**	1
Floors Below Grade	0	**Length**	20
Width	30	**Area**	600
Presence of Detectors	Present	**Type of Detectors**	Undetermined
Detector Power Supply	Hardwire with battery backup	**Detector Operation**	Undetermined
Presence of AES	None Present		

Apparatus

Department Unit 1 of 4

Apparatus Name	Patrol Vehicle	**Dispatch Date/Time**	10/25/2025 06:37:43
Type	None	**Acknowledge Date/Time**	10/25/2025 06:37:57
# of Crewmembers	9	**En Route Date/Time**	10/25/2025 06:39:00
Use	Other	**Arrive Date/Time**	10/25/2025 06:40:30
ALS Support Capable	No	**Clear Date/Time**	10/25/2025 08:05:47
Location at Dispatch	Assigned station	**Back in Service Date/Time**	10/25/2025 08:05:47
Crewmembers	Bennett, Elijah | Dumas, Nyla | Glover, Kendall L | Hayes, Jason E | McConnell, Joseph L | Mock, Trey H | Register, Brandon M | Spence, Austin L | Strickland, Dustin		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus

Department Unit 2 of 4

Apparatus Name	Engine 3	**Dispatch Date/Time**	10/25/2025 06:37:43
Type	Engine	**Acknowledge Date/Time**	10/25/2025 06:37:57
# of Crewmembers	1	**En Route Date/Time**	10/25/2025 06:39:00
Use	Suppression	**Arrive Date/Time**	10/25/2025 06:42:02
ALS Support Capable	No	**Clear Date/Time**	10/25/2025 08:05:47
Location at Dispatch	Assigned station	**Back in Service Date/Time**	10/25/2025 08:05:47
Crewmembers	Brown, Xavier		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus

Department Unit 3 of 4

Apparatus Name	Truck 1	**Dispatch Date/Time**	10/25/2025 06:37:43
Type	Chief officer car	**Acknowledge Date/Time**	10/25/2025 06:37:57
# of Crewmembers	1	**En Route Date/Time**	10/25/2025 06:50:30
Use	Other	**Arrive Date/Time**	10/25/2025 06:53:26
ALS Support Capable	No	**Clear Date/Time**	10/25/2025 07:42:24
Location at Dispatch	Assigned station	**Back in Service Date/Time**	10/25/2025 07:42:24
Crewmembers	Welch, Doyle		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

Apparatus

Department Unit 4 of 4

Apparatus Name	Engine 1	**Dispatch Date/Time**	10/25/2025 06:37:43
Type	Engine	**Acknowledge Date/Time**	10/25/2025 06:37:57
# of Crewmembers	1	**En Route Date/Time**	10/25/2025 06:39:00
Use	Suppression	**Arrive Date/Time**	10/25/2025 06:41:52
ALS Support Capable	No	**Clear Date/Time**	10/25/2025 08:05:47
Location at Dispatch	Assigned station	**Back in Service Date/Time**	10/25/2025 08:05:47
Crewmembers	Eakin, Arthur V		
		Apparatus Arrived Patient Date/Time	--
		Apparatus Transfer of Care Date/Time	--

MS Mary Ward

Person 1 of 1 - Demographic Information

Incident Involvement	Involved Person	**Date of Birth**	1961-05-22
Age	64 Years	**Gender**	Female
Race	Black or African American		

Weather Information

Temperature	-20 °F	**Wind Speed**	8.5 mph
Wind Direction	North	**Humidity**	84%
Weather Type	Broken clouds, 6/10 to 9/10 cloud cover		

Fire Information

Extent of Fire Involvement on Arrival	Flame and smoke showing	**# of Buildings involved**	1
Area of Fire Origin	Duct: hvac, cable, exhaust, heating, or AC	**Floor of Origin**	1
# of Rooms Damaged	1	**Amount of Flame Damage**	<25%
Cause of Ignition	Failure of equipment or heat source	**Factors contributing to ignition**	Short-circuit arc from mechanical damage
Human Factors contributing to ignition	None	**Heat Source**	Spark, ember, or flame from operating equipment
Fire Spread	Confined to room of origin	**Item first Ignited**	Appliance housing or casing
Type of Material	Undetermined	**Equipment Involved in Ignition**	Yes
Vehicle involved in Incident?	No	**Acres burned**	Less than one

Hazardous Materials Information

HazMat Released	None

Actions Taken

Department

Extinguishment by fire service personnel	Salvage & overhaul	Ventilate
Establish safe area	Operate apparatus or vehicle	Secure property
Provide manpower	Incident command	Investigate
Standby		

Actions Taken

Engine 3 | Personnel

Brown, Xavier	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate

Actions Taken

Patrol Vehicle | Personnel

Bennett, Elijah	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate
Dumas, Nyla	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate
Glover, Kendall L	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate
Hayes, Jason E	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate
McConnell, Joseph L	Establish safe area Secure property Standby	Operate apparatus or vehicle Investigate
Mock, Trey H	Ventilate Operate apparatus or vehicle Standby	Establish safe area Secure property
Register, Brandon M	Extinguishment by fire service personnel Ventilate Operate apparatus or vehicle Investigate	Salvage & overhaul Establish safe area Secure property Standby
Spence, Austin L	Investigate	Standby
Strickland, Dustin	Establish safe area Investigate	Secure property Standby

Actions Taken

Truck 1 | Personnel

Welch, Doyle	Operate apparatus or vehicle	Incident command

Actions Taken

Engine 1 | Personnel

Eakin, Arthur V	Extinguishment by fire service personnel	Salvage & overhaul
	Ventilate	Establish safe area
	Operate apparatus or vehicle	Secure property
	Investigate	Standby

Narratives

Department NFIRS Narrative

On Saturday, October 25, 2025 at approximately 06:38:55 hours, E-911 dispatched Bainbridge Public Safety to Landmark Manor Apartments located at 710 Gordon Avenue, Apartment A3, Bainbridge, Decatur County, Georgia to a structure fire.

911 says the dispatch was at 06:37:57 which is incorrect. The call was not dispatched at 06:37:57 it was actually dispatched at 06:38:55 hours. The Fire trucks went in Route immediately after the dispatch.

Officer Luke McConnell arrived on scene at 0640 hours, he notified all responding units there was smoke and flames in the bathroom.

The exhaust fan was on fire.

Engine 1 arrived on scene at 0641 hours.

A thermal camera, small pike pole, exhaust fan and a water extinguisher were pulled from E1 to extinguish the fire.

The fire was extinguished at 0651 hours.

The fan was pulled out of the celling and the wires were cut, the wires were capped and tapped to avoid any other possible incident.

Georgia Power was canceled en-route at 0703 hours.

A chainsaw was pulled from E1 and one 1x4 was cut and removed from the attic space that was severely burned.

The power to the unit was shut off by Fire Chief Doyle Welch and the maintenance man was notified and requested to respond to the complex. Chief Welch collected a bathroom vent fan from the scene.

The maintenance manager arrived on scene at 0805 hours.

Once the maintainer manager was on scene and the scene was cleared, all BPS units returned to service.

All BPS units returned to service at 0805 hours.

For further information concerning this incident, please contact Bainbridge Public Safety.

Last update on 11/20/2025 at 10:47:41 by Emory Ryan Deen

Report Completion

Officer In Charge

Welch, Doyle

Rank	Fire Chief
Assignment	Truck 1

Member Completing Report

Eakin, Arthur V

Rank	Engineer	Signature
Assignment	Engine 1	

City of
BAINBRIDGE
GEORGIA

SWORN STATEMENT

I Redell Walton, Police Chief of Bainbridge Public Safety, being duly sworn, hereby state the following: I was present at 710 Gordon Ave. Apt H30 on April 28, 2025. I am familiar with the characteristics of natural gas including but not limited to Odor. Upon arrival and during my time at the apartment, I observed no characteristics consistent with the presence of natural gas. Specifically, there was no odor, sound or other indicator commonly associated with natural gas. Based on my training, experience, and observations at the scene on April 28, 2025, I determined that smell of natural gas was not present at the time of my investigation. I make this sworn statement truthfully and voluntarily. I declare under oath that the foregoing is true and correct to the best of my knowledge and belief.

Redell Walton
Police Chief of Bainbridge Public Safety

Subscribed and sworn to before me
this 10 day of Feb, 2025

Notary Public
My Commission Expires:

RACHEL TROLINGER
NOTARY
EXPIRES
GEORGIA
JUNE 30, 2028
PUBLIC
DECATUR COUNTY

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