

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
DECEMBER 13, 2021**

**A Work Session of the Board of Commissioners was held on Monday, December 13, 2021, at 6:00 p.m. at the C. E. Weir Center. Mayor Tony L. Paulk was presiding, and Mayor Pro Tem Edwin Taylor, Commissioners Mike Gowen, Cindy McNeill and was present. Commissioners Kentaiwon Durham, and Olivia Pearson were absent.**

**REVIEW OF NOVEMBER 22, 2021 MEETINGS MINUTES**

The first business item presented by Mayor Tony L. Paulk was to review the minutes from November 22, 2021 ( W.S./Reg Minutes) of the Board Commissioners. Mayor Tony L. Paulk requested that the Commissioners offer any changes so that the City Clerk could correctly record the minutes for historical data.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL REQUESTING TO CLOSE E. ASHLEY ST. (FRONT OF MARTIN THEATER**

Charles W. Davis, City Manager, and Brian Norris appeared before the Mayor and Commission to o request the block of E. Ashley Street in front of The Martin Centre, between Hwy 441 North & South be blocked off on Friday, February 11th between the hours of 5:00pm and 12:00 (Midnight).

Mr. Brian Norris (DBA The Martin Centre Preservation Company) stated that he would like to request that the block of E. Ashley Street in front of The Martin Centre, between Hwy 441 North & South be blocked off on Friday, February 11th between the hours of 5:00pm and 12:00 (Midnight). The Martin Centre is holding our first concert of 2022 that night. He also stated that he has booked a national touring band from New Orleans named "Dumpstaphunk" as the headliner. Mr. Norris also stated that he has a local artist Eric Brigmond bringing in his bandmates from JJ Grey & Mofro to open the show. The date of February 11th is Mardi Gras season. The goal is to create a Mardi Gras event on Ashley Street before and during the show hours that night. Mr. Norris would like to have Mardi Gras music, Mardi Gras themed supplies, Portable restrooms and food vendors on the street during the above hours. All businesses on that block are closed by 5:00 pm on that Friday. In conjunction with our local alcohol sidewalk sales ordinance, we would like to use our alcohol permit to sell alcoholic beverages from the sidewalk or street during the period the street is closed. Mr. Norris explained that there was conversation s with The Chamber, Scott Moore (DDA Chairman) and Dan McKnight of Broadcast South about the idea. All are in support of it and willing to help however possible. The event could be a great draw for local tourism. The tickets went on sale last Friday. So far, we have sold tickets to patrons from Tampa, Atlanta, Macon, Jacksonville, St. Augustine and Valdosta. Dan and his group at Broadcast South can be a great asset in promoting the event regionally. Mr. Davis will contact the local DOT about the steps staff needs to take to get their approval for the closure.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

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**DISCUSSED APPOINTMENT TO REVISE LANGUAGE ACCESS PLAN (LAP) FOR  
2021 HOUSING REHABILITATION AND 2017 MITIGATION COMMUNITY  
DEVELOPMENT BLOCK GRANTS**

Georgia Henderson, Community Development Director appeared before the Commission to seek approval for a revised Language Access Plan (LAP) for the 2021 Housing Rehabilitation and 2017 Mitigation Community Development Block Grants.

Mrs. Henderson stated that the City of Douglas was awarded a Community Development Block Grant for housing rehabilitation and a Community Development Block Grant for Mitigation. In compliance with Title VI of the Civil Rights Act of 1964 and Executive Order 13166, the Recipient must take timely and reasonable steps to provide Limited English Proficient (LEP) persons with meaningful access to programs and activities funded by the federal government and awarded by DCA. This Language Access Plan has been prepared to address the City of Douglas's responsibilities as a recipient of Federal financial assistance as they relate to the needs of individuals with limited English language skills. The city is tasked with the responsibility to update and revise the Language Access Plan with each awarded grant.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL OF SUBMITTAL RESOLUTION FOR REVISED  
LANGUAGE ACCESS PLAN FOR 2021 HOUSING AND 2017 MITIGATION  
COMMUNITY DEVELOPMENT BLOCK GRANTS**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of a submittal resolution for the Revised Language Access Plan for 2021 Housing and 2017 Mitigation Community Development Block Grants.

Mrs. Henderson stated that the City of Douglas was awarded a 2021 Community Development Block Grant for housing rehabilitation and a 2017 Community Development Block Grant for Mitigation and it is necessary to adopt a Revised Language Access Plan (LAP) for the Community Development Block Grant (CDBG), Community HOME Investment Program (CHIP) and other Georgia Department of Community Affairs (GA DCA), U.S. Department of Housing and Urban Development (HUD) and other Federally funded grants and programs.

Mrs. Henderson also stated that the City of Douglas has developed this Language Access Plan to help identify reasonable steps for providing language assistance to persons with Limited English Proficiency (LEP) who wish to access services provided through Federal or State programs. As defined by Executive Order 13166, LEP persons are those who do not speak English as their primary language and have limited ability to read, speak, write or understand English.

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**DISCUSSED AND APPROVAL OF THE LAND LEASE AGREEMENT AT DOUGLAS MUNICIPAL AIRPORT WITH THAD CARTER, DBA PINELAND AVIATION**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval for Mr. Thad Carter, dba, Pineland Aviation, to renew land lease agreement at the Douglas Municipal Airport.

Mrs. Henderson stated that Mr. Thad Carter currently has a Land Lease Agreement with the City of Douglas Municipal Airport and requests to upgrade his contract with the most recent language. The location is 160 Airport Circle, Douglas, Georgia 31535. The purpose of the lease for general aviation. The lease space will consist of a total 10,068 sq. ft. at the rate of \$0.29, payable to the city in the amount of \$243.31 each month. The term of the contract shall be for five years with a right to renew for three consecutive terms, each, of five years for a total twenty-year lease agreement. It is agreed that the rent will increase by 5% at the beginning of each five-years.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL OF THE BID FOR LAND LEASE AT DOUGLAS MUNICIPAL AIRPORT WITH TONY WRIGHT**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval for the Land Lease - Douglas Municipal Airport Hangar area.

Mrs. Henderson stated that the City of Douglas opened bids for land lease options at the Douglas on September 30, 2021. Only one bid was received from Tony Wright at \$0.29 per sq. ft. Wright wishes to construct a building not to exceed 80'x100' sq. ft. The purpose will be general aviation use of space. Once the final construction plans are drawn, along with approval from the FAA, staff will bring the final contract back before the City Commission.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL OF THE BID SALE OF 608 AND 610 LONNIE STREET**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval for the sale of 608 and 610 Lonnie Street in Douglas, GA to Terrance Simpson. The price submitted for 608 Lonnie Street was \$3,750. The price submitted for 610 Lonnie Street was \$3,750.

Mrs. Henderson stated that the sale of 608 and 610 Lonnie Street was advertised in the Douglas Enterprise on November 11 and 18, 2021. A condition for building on these lots is that homes must be built within 1-2 years of the purchase. Only single-family homes may be built. Three bids to purchase the lots were received.

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**DISCUSSED AND APPROVAL OF THE GA PUBLIC WEB INC TRANSACTION  
(MEAG)**

Mike Hudson, Utilities Director, appeared before the Commission to seek approval for the resolution and authorized for Mayor Paulk to sign the Fourth Amendment to the Telecommunication Project Contract with the Municipal Electric Authority of Georgia.

Mr. Hudson presented documents for the background and the resolution and amendment. This information was reviewed by the City Attorney Jerome Adams.

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL OF THE PURCHASE OF TWO AIRE-O2 TRITON 2.0  
AERATORS**

Mike Hudson Utilities Director, appeared before the Commission to seek approval to have back up aeration at the Wastewater Treatment Plant.

Mr. Hudson stated that at the November 8, 2021 Mayor and Commission Meeting it was approved to rent two AIRE-O2 Aerators to be used at the Waste Water Plant. These Aerators were brand new when they were delivered to us. We are being offered the chance to buy the two aerators and our rental for the 2 months (\$53,326.00) would go towards that purchase price. The cost to purchase both units after the two-month rental is \$96,800.00. I have attached a copy of the rental agreement and the purchase price after the two-month rental

It was the consensus of the Commission to move this item forward on the **Consent Agenda**

**DISCUSSED AND APPROVAL OF THE LEASE AGREEMENT AND THE POWER  
SALE AGREEMENT DEALING WITH EZ BLOCKCHAIN LLC**

Mike Hudson Utilities Director, appeared before the Commission to seek approval for Property Lease and Power Sells Agreement to EZ Blockchain, L

Mr. Hudson stated that at the City of Douglas has been working with Sergii Gerasymovych (EZ Blockchain, LLC) on the possibility of putting a Crypto Mining Operation here. We are proposing a starting project of 15 MW of power that would be fed out of substation # 1. Sergii is interested in leasing a portion of the old Natural Gas Building site and the back side of the old water/sewer property to include the use of the back warehouse and shelter (I have included a map that Statewide Surveying prepared showing the property proposed boundaries). I have attached a copy of the lease agreement and the power sales agreement. The next project would be fed out of sub-station 3 into the Satilla Industrial Park. All documents were reviewed by the City Attorney Jerome Adams. I have also included an overview of the EZ Blockchain, LLC for your review.