

**MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
JANUARY 25, 2022**

A Work Session of the Board of Commissioners was held on Tuesday, January 25, 2022, at 6:00 p.m. at the C. E. Weir Center. Mayor Pro Tem Edwin Taylor was presiding over the meeting. Commissioners Cindy McNeill, Kentaiwon Durham, and Mike Gowen were present. Mayor Tony L. Paulk and Commissioner Olivia Pearson were absent.

REVIEW OF JANUARY 10, 2022 MEETINGS MINUTES

The first business item presented by Mayor Pro Tem Edwin Taylor was to review the minutes from January 10, 2022 (W.S./Reg Minutes) of the Board Commissioners. Mayor Pro Tem Edwin Taylor 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 OF THE O.D. CRAB HOUSE OF DOUGLAS, INC.
REMOVED FROM THE AGENDA**

DISCUSSED APPOINTMENT TO DOWNTOWN DEVELOPMENT AUTHORITY

Georgia Henderson, Community Development Director, appeared before the Mayor and Commission to seek approval for the appointment of a new member to the Downtown Development.

Mr. Henderson stated that the Downtown Development Authority is seeking to fill a vacant seat that became vacant upon the termination of two members due to low meeting attendance. Upon the recommendation of the Downtown Development Authority, staff recommends appointing Jeannie Amerson to serve the remaining term from now through December 31, 2025. in the amount of \$243,633.49 (\$19,315.35 less). Mr. Hudson attached all documents relating to this bid for review.

Mrs. Henderson also stated that anyone desiring to serve on DDA must meet the stipulations listed below. Taxpayers residing in the municipal corporation for which the authority is created; owners or operators of businesses located within the downtown development area and who shall be taxpayers residing in the county in which the municipal corporation is located for which the authority is created; or persons having a combination of the qualifications specified in paragraphs (1) and (2) of this subsection

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**DISCUSSED AND APPROVAL OF THE REQUEST OF CHRIS ROUNDS TO
REHABILITATE AND LEASE BUILDINGS - AIRPORT CIRCLE**

Georgia Henderson, Community Development Director, appeared before the Mayor and Commission to seek approval to present the request for lease from Mr. Chris Rounds to lease two buildings at the WWII Historic Air Base, Airport Circle.

Mrs. Henderson stated that Mr. Chris Rounds is requesting to lease two buildings at the historic airbase, Airport Circle. The two buildings are the old hospital building (8 Willie C. Lane) and the classroom training building (5 Willie C. Lane). The purpose of use would be to have a place for individuals to train in World War II type aircraft. Mr. Rounds hopes that the activity will create interest and attract people from across the nation.

Mrs. Henderson also stated that Mr. Rounds proposes to rehabilitate each building by investing \$52,800 on the hospital building and \$127,750 for the former classroom building. Because Mr. Rounds will invest a total of \$180,550, he is requesting a ten-year lease at the rate of \$100 per month, per building. Depending on the decision of the City Commission, staff will follow up with a draft agreement and report back to the commission.

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

**DISCUSSED AND APPROVAL FOR DEADLINE EXTENSION FOR COMMUNITY
HOME INVESTMENT PROGRAM GRANT (CHIP)**

Georgia Henderson, Community Development Director, appeared before the Mayor and Commission to seek approval to submit a deadline extension for the Community Home Investment Program Grant (CHIP 2017).

Mrs. Henderson stated that the City of Douglas has completed the rehabilitation of six (6) housing units. We have run into some issues regarding project closeout documents on two (2) of the housing units. The first unit homeowner has refused to sign the final satisfaction statement and refused to send in an updated home insurance policy. The unit has been inspected by the City's Code Enforcement Officer and has been signed off on. Several attempts have been made to satisfy this homeowner. However, none have been successful. In the other unit, we need the final satisfaction statement and updated home insurance policy. It is anticipated that these documents will be received by 1/28/2022. That being said, the City is requesting approval to extend the grant period by three months. Extending the grant to March 31, 2022, will allow us the time to resolve the issues listed above and allow the City to complete the necessary closeout procedures. Staff would also like to note that if Ms. Angelia Lane is found in contempt of this grant and the process that she may have to pay the funds back to the City and DCA in the amount of \$45,150.

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DISCUSSED AND APPROVAL FOR THE SUBMITTAL RESOLUTION TO APPLY FOR HISTORIC PRESERVATION FUND CLG SURVEY AND PLANNING GRANT

Georgia Henderson, Community Development Director, appeared before the Mayor and Commission to seek approval of a submittal resolution to apply for Historic Preservation Fund CLG Survey and Planning Grant.

Mrs. Henderson stated that the Historic Preservation Fund CLG Survey and Planning Grant will provide a survey of an inventory of existing historic resources that includes buildings, structures, sites, and objects in the Gaskin Avenue Historic District. The grants offer a 60/40 match; the City of Douglas will provide the matching 40 percent in the FY23 budget. The purpose of the Georgia Historic Resources Survey program is to have all resources that are 40 years of age or older, regardless of integrity, condition, and whether they are contributing or non-contributing to a historic district, are recorded to provide a longer lifespan for the survey than does the previously used 50 years of age or older guidance. This survey will assist the city in maintaining its CLG requirements for Historic Preservation.

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

DISCUSSED AND APPROVAL FOR THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT AWARD TO THE CITY OF DOUGLAS POLICE DEPARTMENT

Georgia Henderson, Community Development Director appeared before the Mayor and Commission to seek approval of a submittal resolution to apply for Historic Preservation Fund CLG Survey and Planning Grant.

Mrs. Henderson stated that the City of Douglas Police Department was awarded a Firehouse Subs Public Safety Foundation to purchase Eight Stryker Lifepak CR2 AEDs & Accessories (Excluding Program Management) valued at up to \$12,221.92. There are no required matching funds for this grant. In a cardiac emergency, the LIFEPAK CR2 defibrillator connects everything and everyone involved in the response – reducing delays in treatment and improving care across the lifesaving system. Firehouse Subs Public Safety Foundation strives to impact the lifesaving capabilities and the lives of local heroes and their communities. This is accomplished by providing lifesaving equipment and prevention education tools to first responders and public safety organizations. Requests such as event sponsorships, exercise equipment, and family support services are not supported by our Foundation.

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DISCUSSED AND APPROVAL OF THE PURCHASING DEPARTMENT TO PURCHASE ONLY OKONITE BRAND WIRE FROM SINGLE-SOURCE VENDOR STUART C. IRBY UTILITY AND INCREASE THE THRESHOLD FOR THESE PURCHASES.

Nikki Thompson, Purchasing Agent appeared before the Mayor and Commission to seek approval to increase purchasing spending limits to \$30,000.00 on Okonite brand wire from single-source vendor Stuart C. Irby Utility's for all the electrical wiring in Warehouse Inventory for the Electric Department before having to get Mayor and Commission approvals.

Mrs. Thompson stated that the reason for this request is to enable the Purchasing Department to be more efficient in delivering the highest quality to the Light Department and most importantly the Citizens and Industries within the City of Douglas, Georgia. The way this request will improve the efficiency and reduce the time it takes to get the wire bid out and delivered to the Light Department is that this would allow the Sealed Bid process required to be pushed out to \$30,000.01 before this process has to be legally used, thus reducing the bid process from (1 ½ month to 1 week) before a Purchase Order and the ordering can be legally completed, and ordered from the single source vendor Stuart C. Irby Utilities. This wire will be used and installed by our electric department. The Utilities Director, Mike Hudson, has reviewed this single source and agrees with the Purchasing Agent, Nikki Thompson, to award to the single-source vendor, Stuart C. Irby Utilities of Kennesaw, Georgia.

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

DISCUSSED AND APPROVAL OF THE IPT AGREEMENT BETWEEN THE CITY OF DOUGLAS AND THE CITY OF SANDERSVILLE

Mike Hudson, Utilities Director appeared before the Mayor and Commission to seek approval to allow the City of Douglas to enter into an IPT Agreement with the City of Sandersville.

Mr. Hudson stated that MEAG Power reached out to us about the City of Douglas entering into an IPT Agreement with the City of Sandersville. The City of Sandersville was looking for a 13 MW IPT agreement and the City of Douglas is comfortable supplying 7,690 KW(7.69MW) of that request. The City of Moultrie will supply the remaining capacity needed to complete the IPT. I have attached a copy of the IPT Agreement between the City of Douglas and the City of Sandersville for your review. I have also attached a copy of the City Attorney's Opinion Letter that is a part of the agreement.

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

GENERAL COMMENTS

The Proclamation of the Kiwanis Club will be recognized at the Regular Meeting.

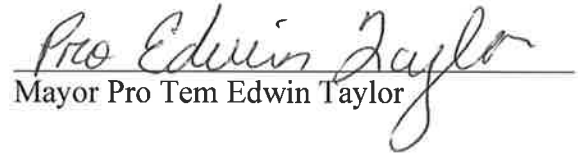
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ADJOURNMENT

There being no further discussion, the work session meeting adjourned at 6:19 p.m.



Wynetta J. Bolder, CMC



Mayor Pro Tem Edwin Taylor

