

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

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

REVIEW OF JULY 11, 2022 MEETINGS MINUTES

The first business item presented by Mayor Tony Paulk was to review the minutes from July 11, 2022 (W.S./Reg Minutes) of the Board Commissioners. Mayor Paulk requested that the Commissioners offer any changes so that the City Clerk could correctly record the minutes for historical data.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED THE PURCHASE OF HYDRA-STOP INSTA VALVES AND SOLE SOURCE VENDOR (WAREHOUSE INVENTORY)

Nikki Thompson, Purchasing Agent, appeared before the Commission to seek approval from the Mayor and Board of Commissioners to purchase new InstaValves from 4" up to 14" to be used by ESG Operations and approve Hydra-Stop Solutions for Control as a sole source vendor.

Mrs. Thompson stated that Insta-Valves are the sole source item from Hydra-Stop Solutions for Control. These Hydra-Stop Insta-Valves are an under-pressure pipe maintenance and repair system engineered to allow the repair and maintenance of water, wastewater, and other fluid systems without interrupting service or requiring system shutdowns. These Insta-Valves will be housed in the City Warehouse when major water emergencies arise and for everyday use by the ESG Operation crew. Purchasing Agent Nikki Thompson and Utilities Director Mike Hudson agree to accept the sole source supplier, Hydra-Stop Solutions for Control, located in Burr Ridge, Illinois, for a total of \$110,810.00.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED PERMISSION TO ADVERTISE APPOINTMENTS TO THE AIRPORT COMMISSION

Ebonee Dobson, City Planner, appeared before the Commission to seek permission to publicize upcoming vacancies on the Airport Commission.

Mrs. Dobson stated that the Airport Commission is seeking to fill three (3) seats on the Airport Commission that expire on September 30, 2022, of Mr. Joey Hand, Mr. Thomas Smith, and Mr. Jim Rimes. Staff would like to follow the standard procedure to publicize the seats for two weeks or until applications are received and then bring the item before the Mayor and Commission for approval of the appointments.

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DISCUSSED PERMISSION TO ADVERTISE APPOINTMENTS TO THE AIRPORT COMMISSION -CONTINUED

The newly appointed member will serve the standard term for the Airport Commission of 3 years. Those with expiring terms have expressed an interest in continuing to do.

The Commission's consensus was to move this item forward on the **Regular Agenda**.

DISCUSSED APPOINTMENT TO DOUGLAS-COFFEE COUNTY PLANNING COMMISSION

Ebonee Dobson, City Planner, appeared before the Commission to seek the appointment of a new member to the Douglas-Coffee County Planning Commission.

Mrs. Dobson stated that the Douglas-Coffee County Planning Commission is seeking to fill the vacant seat of Mr. Steve Bailey, who can no longer serve due to being elected as a City Commissioner. One individual applied, Mr. Kevin Koeppler, and is interested in filling this vacancy and doing the remainder of the term from the current date until December 31, 2025. architectural consultant for the next two years.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED AND HELD FIRST READING OF TEXT AMENDMENTS ORDINANCE TO THE UNIFIED LAND DEVELOPMENT CODE (ULDC)

Ebonee Dobson, City Planner, appeared before the Commission to review and conduct the first (1st) reading of ordinances to amend the Unified Land Development Code (ULDC).

Mrs. Dobson stated that the City of Douglas grows with new projects and developments, and the Unified Land Development Code (ULDC), a living document, requires amendments throughout its life. At this time, several sections need amending to accommodate such growth. The areas needing text amendments are as follows: Section 111-371; Types of Signs Permitted, Section 111-375; Design Standard Matrix and Section 111-379; Removal and Disposition of Signs. The amendments are attached to this item, where they can be viewed in their entirety.

The Commission's consensus was to move this item forward on the **Regular Agenda**.

DISCUSSED AND HELD FIRST READING OF ORDINANCE FOR AMENDMENTS ADHERING TO THE MANUFACTURED/MOBILE HOME OVERLAY

Ebonee Dobson, City Planner, appeared before the Commission to review and conduct the first reading of the ordinance for amendments adhering to the Manufactured/Mobile Home Overlay.

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**DISCUSSED AND HELD FIRST READING OF ORDINANCE FOR AMENDMENTS
ADHERING TO THE MANUFACTURED/MOBILE HOME OVERLAY -CONTINUED.**

Mrs. Dobson stated that the current Manufactured/Mobile Home Overlay ordinance requires more clarity related to the setup of mobile homes on foundations beneath piers. As the City of Douglas grows in this particular area/industry, more transparency is necessary for the staff and residences to be aligned. As the current ordinance reads, there is room for interpretation. By amending Chapter 111, Unified Land Development Code, Article IV - Special Districts - Section 111- 107(b)(2)(b)(1) and Article VII - Supplemental Standards, Section 111-268(o)(3) – Manufactured Home Park, this ordinance's excessive interpretation should be reduced if not eliminated.

The Commission's consensus was to move this item forward on the **Regular Agenda**.

**DISCUSSED AND CONDUCT FIRST READING OF ORDINANCE TO DESIGNATE
GASKIN AVENUE HISTORIC DISTRICT AS A LOCAL DISTRICT**

Ebonee Dobson, City Planner, appeared before the Commission to conduct the first reading to designate the Gaskin Avenue Local Historic District as a local district.

Mrs. Dobson stated that Gaskin Avenue is currently recognized as a national historic district listed on the National Register of Historic Places. This only identifies the area as being older than fifty (50) years, keeping the site's integrity and having some significance. Gaskin Avenue is designated as a local historic district that will protect the area. By establishing this area, the Historic Preservation Commission (HPC) will have the authority to protect the area. The HPC can approve or approve with modifications or decline any applications that owners or residences would like to submit to commence any material changes, project plans, or demolitions in the Gaskin Avenue District. The HPC will support the growth, developments, and changes that respect the essential historical and environmental characteristics. The HPC would also encourage sensitive actions and discourage unsympathetic changes to the Gaskin Avenue district.

The following citizens appeared before the Commission to discuss their concerns:
Johnny Williams, 700 S. Gaskin Avenue, and Victor Swanson, 1511 Mclean Street.

It was the consensus of the Commission to **Postpone** this item until further information.

**DISCUSSED AND APPROVED SERVICE CONTACT WITH SOUTHERN GEORGIA
REGIONAL COMMISSION FOR GRANT WRITING - GOSP GRANT**

Ebonee Dobson, City Planner, appeared before the Commission to seek approval of a contract for grant writing services with the Southern Georgia Regional Commission for the Georgia Outdoor Stewardship Program Grant.

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DISCUSSED AND APPROVED SERVICE CONTACT WITH SOUTHERN GEORGIA REGIONAL COMMISSION FOR GRANT WRITING - GOSP GRANT-CONTINUED

Mrs. Dobson stated that The City of Douglas is seeking funds to support the addition of amenities along the Greenway Trail. The Georgia Outdoor Stewardship Program is a grant program administered by the Georgia Department of Natural Resources and authorized by The

Georgia Outdoor Stewardship Act. Program funds will be dispersed to provide stewardship to state parks, state lands, and wildlife management areas; support local parks and trails, and protect critical conservation lands. The application portion is competitive, and this grant opportunity is the best fit to supply the trail with the needed amenities. The Southern Georgia Regional Commission offers grant writing service for this grant. A full copy of the contract can be found in the attachments. The attached contract states that the scope would be for the following items; to write, package, and submit an original and one copy of a pre-application for the Georgia Outdoor Stewardship Program (GOSP) to the Georgia Department of Natural Resources-State Parks & Historic Sites Division on behalf of the City of Douglas by the deadline date of October 14, 2022. If the pre-application is accepted, the SGRC will also write the second phase of the grant application. Community Development will conduct the administration of this grant. The line was in good shape, but the 30" storm drain pipe was full of hairline cracks, and some of the joints had settled.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED THE PREMIER SPORTS COMPLEX TOP DRESSING AND AERA-VATING

Stevie Young, Parks & Recreation Director, appeared before the Commission to approve Shave fields at Premier Sports Complex with Trimax mower at 1/2 inch before top dressing with USGA top dressing quality sand and aera-vating.

Mr. Young stated that the Shave fields with Trimax mower at 1/2 inch before top dressing with USGA top dressing quality sand and aera-vating. Service includes brushing fields after top dressing.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED PERMISSION TO ADVERTISE VACANCY ON RECREATION BOARD

Stevie Young, Parks & Recreation Director, appeared before the Commission to approve the Commission seeking permission to publicize upcoming vacancies on the Recreation Board.

Mr. Young stated that the Recreation Board is seeking to fill the seat of Mrs. Darnell Seig, who resigned from her City Appointed Post.

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**DISCUSSED PERMISSION TO ADVERTISE VACANCY ON RECREATION BOARD-
CONTINUE**

Staff would like to follow the standard procedure to publicize the seats for two weeks or until applications are received and then bring the item before the Mayor and Commission for approval of the appointments.

The Commission's consensus was to move this item forward on the **Regular Agenda**.

**DISCUSSED PLANT VOGTLE UNIT 3 & 4 PROJECT (SPV M, SPV J, AND SPV P)
TENDER OPTIONS**

Mike Hudson, Utilities Director, appeared before the Commission to approve **NOT** to support the tender option for Vogtle 3 & 4 Project (SPV M, SPV J, and SPV P) Tender Options.

Mr. Hudson explained that as the City of Douglas gets closer to the Vogtle reactor coming on line, part of the business transaction is to offer power entities to consider selling some of their position in the project. Based on the information provided by the MEAG Power Staff concerning the tender option decision about the Vogtle Units 3 & 4 and after consultation with our internal staff concerning the potential benefits and costs associated with the delicate option, we at this moment move that the Mayor & City Commission for the City of Douglas notify MEAG Power that it does **NOT** support exercising the tender option by SPV M, SPV J, and SPV P. I have attached a copy of the form we would send to MEAG to show the City of Douglas vote.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

**DISCUSSED VEHICLE PURCHASES AS RELATED TO COVID SUPPLY CHAIN
ISSUES**

Mike Hudson, Utilities Director, appeared before the Commission to approve a 6-month suspension on the standard vehicle purchasing procedures and allow for direct vehicle purchases with City Manager's approval.

Mr. Hudson explained that weakness is everywhere regarding the current state of the global supply chain. Massive dislocations are present in the container market, shipping routes, ports, air cargo, trucking lines, railways, and warehouses. The result has created shortages of crucial manufacturing components, order backlogs, delivery delays, and a spike in transportation costs and consumer prices. Unless the situation is resolved soon, the consequences for the global economy may be dire.

Mr. Hudson stated that the auto industry was particularly affected by a shortage of semiconductors, which caused several car makers to cut production at some of their plants. The chip shortage was caused by a surge in demand for personal computers and other consumer electronics, as many people were kept at home during Covid lockdowns.

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**DISCUSSED VEHICLE PURCHASES AS RELATED TO COVID SUPPLY CHAIN
ISSUES-CONTINUED**

Mr. Hudson also stated that in October 2021, Mr. Davis asked the council for a 6-month suspension of the standard vehicle purchasing policy/procedure due to ongoing shortages. With the current vehicle shortages, the expected lead times on the November state contract, and the bid process taking too long to complete, resulting in vehicles being sold before we can purchase, we are again asking to suspend normal vehicle purchases.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

GENERAL COMMENTS

Commissioner Durham requested to appear at the regular meeting.

ADJOURNMENT

There being no further discussion, the work session meeting adjourned at 7:00 p.m.





Wynetta J. Bolder, CMC



Mayor Tony L. Paulk