

**MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 24, 2022**

The Board of Commissioners held a Work Session on Monday, October 24, 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, Steve Bailey, Kentaiwon Durham, and Mike Gowen were present. Commissioner Olivia Pearson was absent

REVIEW OF OCTOBER 10, 2022, MEETINGS MINUTES

The first business item presented by Mayor Tony Paulk was to review the minutes from October 10, 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 AND CONDUCTED A PUBLIC HEARING FOR AN ALCOHOL BEVERAGE LICENSE FOR DAXABEN J. PATEL'S, KHUSH 110 LLC - 110 WALKER STREET

Georgia Henderson, Community Development Director, appeared before the Commission to seek the approval of Daxeбен J. Patel, Khush 110 LLC, d.b.a. Four Point Food Mart, application for an alcoholic beverage license.

Mrs. Henderson stated that Daxaben J. Patel, Khush 110 LLC, d.b.a. Four Points Food Mart has applied for an alcoholic beverage for retail package sales and off-premises consumption for beer and wine. The address is 110 E. Walker Street, Douglas, Georgia. This location currently holds an alcoholic beverage license for retail package sales for beer and wine. The purpose of this request is to change ownership. Khush 110 LLC meets all the legal requirements for the issuance of an alcoholic beverage license.

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

DISCUSSED AND CONDUCTED A PUBLIC HEARING FOR AN ALCOHOL BEVERAGE LICENSE FOR DAXABEN J. PATEL'S, KHUSH 110 LLC - 601 GASKIN AVENUE

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of Daxeбен J. Patel, Khush 110 LLC, D.B.A. S & P Food Mart, request for an alcoholic beverage license.

Mrs. Henderson stated that Daxaben J. Patel, Khush 110 LLC, d.b.a. S & P Food Mart, has applied for an alcoholic beverage for retail package sales and off-premises consumption of beer and wine. The address is 601 Gaskin Avenue, S., Douglas, Georgia. This location currently holds an alcoholic beverage license for retail package sales for beer and wine.

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DISCUSSED AND CONDUCTED A PUBLIC HEARING FOR AN ALCOHOL BEVERAGE LICENSE FOR DAXABEN J. PATEL'S, KHUSH 110 LLC - 601 GASKIN AVENUE-CONTINUED

The purpose of this request is to change ownership. Khush 110 LLC meets all the legal requirements for issuing an alcoholic beverage license.

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

DISCUSSED THE APPROVAL OF THE FIRST READING AND DISCUSSION OF A REZONING APPLICATION FOR 733 BOWENS MILL ROAD

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of the Airport Capital Improvement Plan Update for the Douglas Municipal Airport for FY2024 - FY2028.

Mrs. Henderson stated that the Airport Capital Improvement Plan (ACIP) was prepared by our airport engineering and consulting firm, Michael Baker International, Inc, and has been approved by the Douglas Airport Commission. The ACIP is a tool that aids GDOT and FFA in determining the funding needs of Douglas Airport. Approval is needed to allow the consultants to enter these projects into the Black-Cat Aviation Data System. GDOT and FFA prioritized appropriating funds to all airports before November 15, 2022.

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

DISCUSSED THE APPROVAL S CHANGE ORDER 1 ON AIRFIELD ELECTRICAL REPLACEMENT PROJECT AP022- 9052-37(069) COFFEE COUNTY

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of a change order to the Douglas Municipal Airport Airfield Electrical Replacement project.

Mrs. Henderson explained that the Airfield Electrical Replacement project had an overrun of 16,210 linear feet of cable (not including the amounts for conduit and trenching overrun as a result) for the PAPI system. This project vendor is Trinity Electrical Services of Baxley, Georgia. The PAPI cabling, trenching, and conduit was accounted for in the design. However, upon construction, the route was not feasible due to conditions in the field. The only acceptable option was going around the runway's ends. The total overrun cost was \$26,458.50. Due to these unforeseen circumstances, the City of Douglas requests reimbursement from GDOT for \$23,812.65 (90%). The local match is \$2,645.85 (10%). If approved by GDOT, it will be August 2023 before the City is reimbursed.

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

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**DISCUSS AGREEMENT FOR AIRPORT ENGINEERING DESIGN AND/OR
PLANNING ASSISTANCE- DOUGLAS MUNICIPAL AIRPORT DESIGN TERMINAL
APRON & TAXIWAY D REHABILITATION PROJECT**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of an agreement for airport engineering design and/or planning assistance.

The City of Douglas Municipal Airport was awarded funds of \$155,000 (FAA \$139,500, GDOT \$7,750, Local match \$7,750) for the Design Terminal Apron & Taxiway D Rehabilitation Project AP023-9058-39(069) Coffee project. This proposed agreement is for airport engineering design and/or planning assistance and will serve as binding mutual terms between the City of Douglas and the Georgia Department of Transportation for the time of the project.

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

**DISCUSS AGREEMENT FOR WORK AUTHORIZATION FOR PROFESSIONAL
SERVICES - DOUGLAS
MUNICIPAL AIRPORT DESIGN TERMINAL APRON & TAXIWAY D
REHABILITATION PROJECT**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of the Work Authorization for professional services with Michael Baker, International, for the Design Terminal Apron Taxiway D Rehabilitation Project at the Douglas Municipal Airport.

Mrs. Henderson stated that is agreement shall consist of the design and bidding services for the Design Terminal Apron & Taxiway D Rehabilitation project at the Douglas Municipal Gene Chambers Airport. The Design and Bidding Phase Services will consist of design and bidding for the terminal apron area and Taxiway D Rehabilitation at the Douglas Municipal Airport. It is noted that the scope and fee have been reviewed and approved by the Georgia Department of Transportation –Aviation Programs Office. To get the grant process underway, the staff is requesting approval of a Work Authorization for Professional Services agreement with Michael Baker International to cover bidding and construction administration for this project, including project formulation, bid phase services, construction administration services, construction inspection, and as-built drawings in the amount of \$80,738.

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

GENERAL COMMENTS

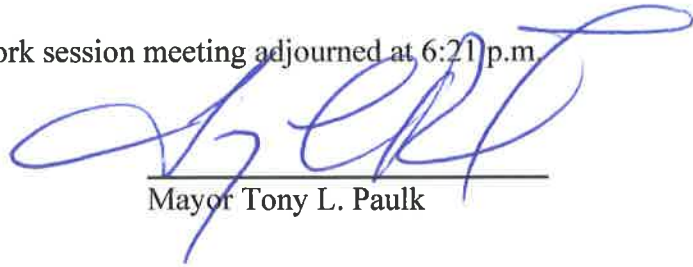
Georgia Henderson, Community Development Director, appeared before the Commission to give an update regarding the property located on 150 Bowen Mill Rd. Mrs. Henderson also reported on the meeting that staff was instructed to conduct with Mr. Osteen and the stakeholders.

GENERAL COMMENTS-CONTINUE

Sammy Osteen, residing at 572 Pine Needle Rd, appeared before the Commission to reappear, discussing the property on 150 Bowen Mill Rd. Mr. Osteen was concerned regarding the procedures of the Code Enforcement Division. He stated his concerns were about the denial of others who were leasing his property. Mr. Osteen reiterated that the commission should compensate him \$60,000 due to his inability to generate income.

ADJOURNMENT

There being no further discussion, the work session meeting adjourned at 6:21 p.m.



Mayor Tony L. Paulk


Wynetta J. Bolder, CMC