

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
APRIL 11, 2022**

**A Work Session of the Board of Commissioners was held on Monday, April 11, 2022, at 6:00 p.m. at the C. E. Weir Center. Mayor Tony L. Paulk presided over the meeting. Mayor Pro Tem Edwin Taylor and Commissioners Cindy McNeill, Kentaiwon Durham and Olivia Pearson were present. Commissioner Mike Gowen was absent.**

**REVIEW OF MARCH 28, 2022 MEETING MINUTES**

The first business item presented by Mayor Tony Paulk was to review the minutes from March 28, 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.

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

**DISCUSSED ALCOHOLIC BEVERAGE LICENSE FOR HUTTO COMPANY, LLC**

Rodger Goddard, City Marshal, appeared before the Commission to seek approval of Hutto Company, LLC's alcoholic beverage license.

Mr. Goddard stated that Austen Hutto made an application for an Alcoholic Beverage License, for Beer and Wine, on-premises consumption, for Hutto Company, LLC, dba Sparky's. This business will be a restaurant. The restaurant will be located at 121 E. Ashley St., which is the Former Powell's Drug Store.

Mr. Hutto, dba Hutto Company, LLC, meets all requirements set forth by the City Ordinance and State Law. Chief Edmisten has reviewed the application. A public hearing will be held upon approval of application.

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

**DISCUSSED ALCOHOLIC BEVERAGE APPLICATION FOR KNIGHT BROTHERS INVESTMENT GROUP, LLC**

Rodger Goddard, City Marshal, appeared before the Commission to seek approval of Knight Brothers Investment Group, LLC's alcoholic beverage license.

Mr. Goddard stated that Knight Brothers Investment Group, LLC, D.B.A. Johnny's New York Style Pizza has made an application for on-premises consumption, beer and wine, alcoholic beverage license. This location is the current Johnny's New York Style Pizza, located at 329 S. Peterson Ave. This business is a restaurant and currently has an alcoholic beverage license. Jason Knight will be the licensee's manager. Knight Brothers Investment Group, LLC and Jason Knight meets the qualifications set forth by the state law and city ordinance. A public hearing will be held upon approval of application.

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

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**DISCUSSED ALCOHOLIC BEVERAGE LICENSE FOR M&M DOUGLAS 2022, INC.**  
Rodger Goddard, City Marshal, appeared before the Commission to seek approval of M&M Douglas 2022, Inc.'s alcoholic beverage license.

Mr. Goddard stated that M & M Douglas 2022, Inc., D.B.A. Marathon #1, has made an application for an alcoholic beverage license. The application is for retail sales, off-premises consumption, of beer and wine. The location is the convenience store located at 921 W. Ward St, Douglas, Georgia. This store currently has an alcoholic beverage license. Khanh Bao Tonthat will be the licensee manager. Both M & M Douglas 2022 Inc. and Khahn Bao Tonthat meet all requirements set forth by state law and city ordinance. Chief Edmisten has reviewed the application. A public hearing will be held upon approval of application.

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

**DISCUSSED ALCOHOLIC BEVERAGE LICENSE FOR NIRMALA'S KITCHEN, LLC**  
Rodger Goddard, City Marshal, appeared before the Commission to seek approval of Nirmala's Kitchen, LLC's alcoholic beverage license

Mr. Goddard stated that Nirmala's Kitchen, LLC, D.B.A. Nirmala's Kitchen, has made an application for an alcoholic beverage license for on-premises consumption of beer and wine. Nirmala's Kitchen is a restaurant located at 1441 W. Baker Hwy, Douglas, Ga. 31533. Nirmal Nair will be the licensee's manager. Nirmala's Kitchen and Mrs. Nirmala Nair meets all requirements set forth by state law and city ordinance. Chief Edmisten has reviewed the application. A public hearing will be held upon approval of application.

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

**DISCUSSED THE ADOPTION OF THE BROADBAND ELEMENT AND RESOLUTION FOR JOINT COMPREHENSIVE 2018 SHORT TERM WORK PLAN**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of the adoption and resolution of the Broadband Element to the current Coffee County and Joint Cities 2018 Comprehensive Short Term Work Plan.

Mrs. Henderson stated that the original 2007-2027 Coffee County and Cities Joint Comprehensive Plan did not include a Broadband Element. The original twenty (20) year plan is accomplished effectively and efficiently through a five (5) year breakdown, also known as a Short Term Work Plan. South Georgia Regional Commission (SGRC) has assisted in acquiring this element for

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**DISCUSSED THE ADOPTION OF THE BROADBAND ELEMENT AND RESOLUTION FOR JOINT COMPREHENSIVE 2018 SHORT TERM WORK PLAN – CONTINUED**

the period of the 2018 Short Term Work Plan. Now that the addition of the element has been approved, the adoption and resolution is required to continue in the process of officially adding this element to the Comprehensive Plan. The month-long survey, posted and taken by residences and businesses of Coffee County, amplifies the need for the Broadband Element. Expansion of rural broadband and improvement in the position of broadband services, can address concerns of resident out-migration. Currently, 18% of Coffee County is classified as unserved with broadband or any internet service. The adoption and resolution of the element will help secure funding for future partnerships as it pertains to broadband and the internet, for the entire county. This element will surely enhance the quality of life for all of Coffee County.

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

**DISCUSSED AND APPROVAL OF AGING ADVISORY COUNCIL APPOINTMENT**

Charles W. Davis, City Manager, appeared before the Commission to seek approval to announce a vacancy on the Southern Georgia Area Aging Advisory Council.

Mr. Davis stated that Mayor Tony Paulk is seeking to appoint a person to the Southern Georgia Area Aging Advisory Council. This appointment will be to replace Commissioner Bob Moore. Per protocol, staff will advertise this vacancy on Channel 13 for the next two weeks. Appointments are for three years. Individuals interested in serving must be at least 60 years old or older, must be a city resident and must be willing to attend monthly meetings.

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

**DISCUSSED AND APPROVAL OF THE RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENT AND ADOPTION OF THE DEVELOPMENT AGREEMENT**

Charles W. Davis, City Manager, appeared before the Commission to seek approval of the Resolution authorizing Intergovernmental Agreement and adoption of the Development Agreement.

Mr. Davis stated that the final step in successfully completing the Tax Allocation District's phase 1 and 2 is the adoption of the updated Intergovernmental Agreement (county adopted 4-4-2022) and the Development Agreement. As explained in the November 9, 2020 agenda item, once all of the leases are signed, the Development Agreement will be presented to the Mayor and Council along with the intergovernmental agreement that addresses the City's and County's payment and repayment schedule. As stated in earlier agenda items, the city will use GA FUND 1 monies

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**DISCUSSED AND APPROVAL OF THE RESOLUTION AUTHORIZING  
INTERGOVERNMENTAL AGREEMENT AND ADOPTION OF THE DEVELOPMENT  
AGREEMENT – CONTINUED**

(Approximately \$1.842 million) to be reimbursed at 2% by the TAD. We currently get approximately 0.2% of that money.

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

**DISCUSSED AND APPROVAL OF COUNTY REQUEST TO USE OLD  
ELECTRIC/OLD PUBLIC WORKS OFFICE**

Charles W. Davis, City Manager, appeared before the Commission to seek approval for the County's request to use the old electric and old public works buildings at no cost through the summer of 2024, to authorize the City Attorney to create a short simple contract and authorize the Mayor to execute that contract.

Mr. Davis stated that the County is requesting to use of the old electric and public works buildings for up to a 24 month period (summer 2024) after we move the Finance Dept. out once construction of city hall is complete. The county will be tearing down the old jail and elections office in early summer for the county administration building project. They will need to put the elections office on the electric/finance side of the building and the drug court on the old public works side.

Before occupying the buildings, there will have to be some cosmetic repairs (painting, floor covering, new walls, and handicap accessible additions). The county will be responsible for any repairs to the building and utility costs.

Since the city uses the county's building (at no cost) for the police department, we should reciprocate and approve the request.

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

**DISCUSSED THE FIRST READING OF AN ORDINANCE TO AMEND SECTION 2-19-  
MEETINGS OF THE CITY OF DOUGLAS**

Charles W. Davis, City Manager, appeared before the Commission to conduct the first reading of an ordinance to amend section 2-19-Meetings of the City of Douglas.

Mr. Davis stated that currently, the City of Douglas code of ordinances (section 2-19 - Meetings) requires the commission to hold regular meetings on the second and fourth Mondays of each month at 7:00 p.m. Due to the efficiency of our work sessions, on most occasions there is a gap between the work session and the regular meeting. This is a request to change the ordinance so that the commission would hold regular meetings on the second and fourth Mondays of each

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**DISCUSSED AND CONDUCTED FIRST READING OF AN ORDINANCE TO AMEND SECTION 2-19-MEETINGS OF THE CITY OF DOUGLAS - CONTINUED**  
month at 6:00 p.m., beginning with a work session. No official action will be taken in the work session. Immediately following the work session, the regular meeting would be held. The time, date and place of the meeting can change by order of the City Commission.

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

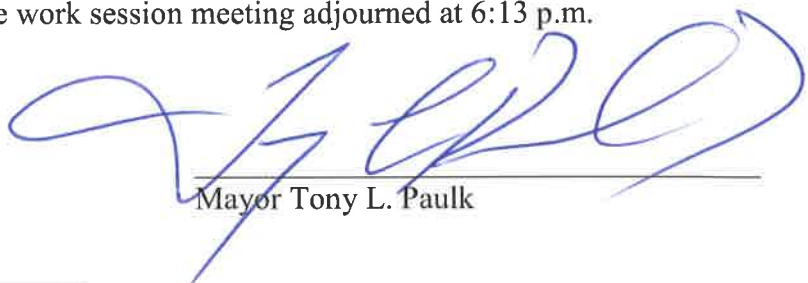
**GENERAL COMMENTS**

There were no general comments.

**ADJOURNMENT**

There being no further discussion, the work session meeting adjourned at 6:13 p.m.

  
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Wynetta J. Bolder, CMC

  
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Mayor Tony L. Paulk

