

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
MARCH 27, 2023**

**DISCUSSED AND CONDUCTED A PUBLIC HEARING FOR ALCOHOLIC  
BEVERAGE APPLICATION FOR SPIVEY'S CATFISH HOUSE, LLC, D.B.A.  
HARDWARE HOUSE**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval to conduct a public hearing and issue an alcoholic beverage license for Spivey's Catfish House, LLC, d.b.a. Hardware House.

Mrs. Henderson stated that Spivey's Catfish House, LLC, d.b.a. Hardware House, has applied for an alcoholic beverage license for retail sales/consumption on the premises of liquor, beer, and wine. Hardware House will be at 310 S. Peterson Ave, Douglas, Georgia restaurant. Garret Spivey will be the licensee's manager. Spivey's Catfish House, LLC, d.b.a. Hardware House, and Garrett Spivey meet all requirements per city ordinance to receive an alcoholic beverage license. The public hearing has been appropriately advertised as required. The staff does not have any objections to the issuance of the alcoholic beverage license.

The Commission agreed to move this item forward on the **Regular Agenda**.

**DISCUSSED AND CONDUCTED A PUBLIC HEARING FOR AN ALCOHOLIC  
BEVERAGE APPLICATION FOR AHAAN 9, LLC, D.B.A. U.S.A. DISCOUNT  
BEVERAGE**

Georgia Henderson, Community Development Director, appeared before the Commission to conduct a public hearing and the issuance of an alcoholic beverage license for Ahaan 9, LLC, d.b.a. U.S.A. Discount Beverage.

Mrs. Henderson stated that Ahaan 09, LLC, d.b.a. U.S.A. Discount Beverage has applied for an alcoholic beverage license for retail sales/off-premises consumption of beer and wine. U.S.A. Discount Beverage is 121 E. Gordon St, Douglas, Georgia, convenience store. Daxaben Patel will be the licensee's manager. Both Ahaan 9, LLC, d.b.a. U.S.A. Discount Beverage and Daxaben Patel meet all requirements per city ordinance to receive an alcoholic beverage license. The staff did not have any objections to issuing the alcoholic beverage license. The public hearing has been properly advertised as required.

The Commission agreed to move this item forward on the **Regular Agenda**.

**DISCUSSED TO AMEND THE COMMUNITY WORK PROGRAM FOR THE CITY OF  
DOUGLAS IN THE 2018 JOINT COMPREHENSIVE PLAN**

Georgia Henderson, Community Development Director, appeared before the Commission to seek permission to conduct a public hearing to amend the Community Work Program for the City of Douglas in the 2018 Joint Comprehensive Plan for Coffee County and the cities of Ambrose, Broxton, Douglas, and Nicholls.

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
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MARCH 27, 2023**

**The Board of Commissioners held a Work Session on Monday, March 13, 2023, at 6:00 p.m. at the C. E. Weir Center. Mayor Tony L. Paulk was presiding over the meeting. Mayor Pro Tem Olivia Pearson and Commissioners Cindy McNeill, Kentaiwon Durham, Steve Bailey, Edwin Taylor, and Mike Gowen were present.**

**REVIEW OF MARCH 13, 2023, MEETINGS MINUTES**

The first business item presented by Mayor Tony Paulk was to review the minutes from March 13, 2023 (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 APPROVAL OF CITY OF ETHICS RECERTIFICATION**

Wynetta J. Bolder, City Clerk, appeared before the Commission to seek approval to adopt a resolution to remain a Certified City of Ethics for the next four years.

Mrs. Bolder stated that at the beginning of January 1, 2009, the GMA Board of Directors approved requirements for GMA's Certified City of Ethics program that cities participating in the program be re-certified every four years. To remain a certified organization of ethics, before the expiration of the four years, the organization must submit to GMA for review a resolution re-adopting the five ethics principles and acknowledging that the member of the organization's governing body has read and understood the organization's ethics requirements in statute and by-laws.

Mrs. Bolder also stated that GMA had informed staff that our deadline would be April 30th to be recertified this year and recognized at the GMA Conference in Savannah. If Mayor and Commission agree with the current ordinance, the Mayor and Commission would only need to re-adopt the Resolution to seek re-certification. If there is a desire to change the current ordinance, we will not be able to re-certify until next year due to the deadline of April 30th and the need to revise the current ordinance.

The Commission agreed to move this item forward on the **Consent Agenda**.

**WORK SESSION OF THE BOARD OF COMMISSIONERS  
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**DISCUSSED THE STATE ARPA OAK PARK SYSTEM CONNECTIONS BID-  
CONTINUED**

ESG Engineering recommends that the City of Douglas enter into an Agreement with RPI Underground, Inc. to perform the “ARPA Oak Park Waterline Connections” project for \$1,013,609.40. Mr. Hudson shared the attached copy of the Notice of Award and bid tabulation with the Commission.

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

**GENERAL COMMENTS**

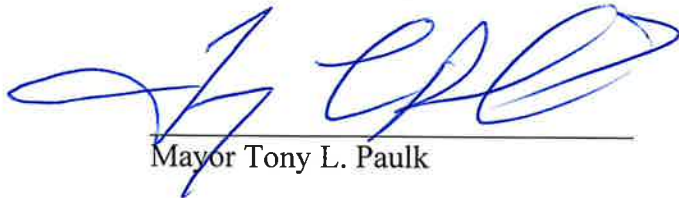
Jack Cliett, County Resident that owns Eight Finger Jack mobile restaurant, appeared before the Commission to discuss the Ordinances Related to Mobile Vendors, Special Events, Farmers Markets, Outdoor Flea Markets/Open Air Markets, and Popup Markets.

**CITY MANAGER’S UPDATES**

No comments

**ADJOURNMENT**

Without further discussion, the work session meeting adjourned at 6:10 p.m.



Mayor Tony L. Paulk

  
Wynetta J. Bolder, CMC

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**DISCUSSED AND FIRST READING TO AMEND THE COMMUNITY WORK PROGRAM FOR THE CITY OF DOUGLAS IN THE 2018 JOINT COMPREHENSIVE PLAN-CONTINUED**

Mrs. Henderson stated that amending the Community Work Program for the City of Douglas in the 2018 Joint Comprehensive Plan requires adding Section II, Plan Elements, Item 7, and Community Facilities & Services. This amendment is more vital to our five (5) year short-term work plan (STWP) of the twenty (20) year Comprehensive Plan. The amendment will help to acquire funding to improve the local parks of Douglas, which include, but are not limited to, the Huckaby Complex, Unity Park, Roundtree Park, and Eastside Park. The amendment would also allow the construction of a new soccer complex. A general overall view of such parks and construction are desired green spaces for communities, not just locally, regionally, or statewide, but for the country. This amendment will add to the continued thriving and quality of life for the City of Douglas and Coffee County residents.

The Commission agreed to move this item forward on the **Regular Agenda**.

**DISCUSSED APPROVAL OF THE LOW-INCOME HOUSING TAX CREDIT SUPPORT LETTER**

Georgia Henderson, Community Development Director, appeared before the Commission to seek to award the LIHTC Support Letters to KM Ventures.

Mrs. Henderson stated that on March 13, 2023, a Public Hearing was held for the City Commission and the general public to review development plans by KM Ventures, LLC of Valdosta, Georgia, for the Low Income Housing Tax Credit Application and the recommendation to award them, as the highest scoring proposal. KM Ventures, LLC scored 252 out of 300. The project's name is Gateway Landing, with hopes to construct 64 units. The Georgia Department requires support letters of Community Affairs which must be issued by the Douglas GICH Housing Team, along with a letter from Mayor Paulk and the city commission. The draft support letters are included with this agenda item.

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

**DISCUSSED THE STATE ARPA OAK PARK SYSTEM CONNECTIONS BID**

Mike Hudson, Utilities Director of the Community, appeared before the /commission to seek approval to award the bid so staff can connect the Oak Park water system to the City of Douglas System.

Mr. Hudson stated that the bids were received and opened for the State ARPA Oak Park Water System Connections project on Wednesday, March 15, 2023. A total of two (2) responsive bids were received. RPI Underground, Inc. was the low bidder, with a total base bid of \$1,013,609.40.