

MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
MAY 28, 2024

DISCUSSED CONDUCT SECOND READING AND HOLD PUBLIC HEARING FOR ANNEXATION & ZONING UPON ANNEXATION FOR 98.48 ACRES OF VACANT LOT PARCELS (8) LOCATED OFF OF GINGERWOOD RD., CLINTON MURRAY RD., & L.G. POPE RD. (CONTINUED)

This annexation and the zoning upon annexation further the efforts for efficient and effective zoning for the City of Douglas. The zoning would be M1—Light Industrial.

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

DISCUSSED AND HELD A PUBLIC HEARING FOR VARIANCE REQUEST FOR REAR SETBACK AT MURPHY OIL USA INC., 1448 BOWENS MILL ROAD

Georgia Henderson, Community Development Director, appeared before the Commission to hold a public hearing for a variance request for the rear setback requirements for Murphy Oil USA Inc., located at 1448 Bowens Mill Rd.

Mrs. Henderson said Murphy Oil requested a variance for rear setback requirements. Murphy would like to rebuild their gas station and include a convenience store. The Douglas Zoning Code requires gas pumps to be 50 feet from the property line. According to Murphy's site plans, the gas pumps will start at 38.75 feet from the rear property line, having Murphy miss the standard by 11.25 feet. Douglas Fire Department has determined there will still be enough clearance for the ingress and egress of their trucks within 38.75 feet.

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

DISCUSSED APPEAL BY FIRST BAPTIST CHURCH TO DEMOLISH 419 E. ASHLEY STREET

Georgia Henderson, Community Development Director, appeared before the Commission to hear and decide on an appeal from First Baptist Church regarding the Historic Preservation Commission's (HPC) decision to deny the Certificate of Appropriateness (COA) Application to demolish the structure located at 419 E. Ashley Street.

Mrs. Henderson explained that on March 28, 2024, Mrs. Terri Bailey, representing First Baptist Church, appeared before the Historic Preservation Commission (HPC) with a Certificate of Appropriateness (COA) Application seeking the demolition of the structure located at 419 E. Ashley Street, which was denied. Since then, First Baptist Church has issued a letter of intent to the HPC with their decision to appeal before the City Commission. First Baptist Church would like permission to move forward with the demolition.

Commissioner Steve Bailey did not vote on or discuss this item due to a conflict of interest.

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

**MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
MAY 28, 2024**

The Board of Commissioners held a Work Session on Monday, May 28, 2024, at 6:00 p.m. at the City Hall Council Chambers. Mayor Tony L. Paulk was presiding over the meeting. Mayor Pro Tem Mike Gowen and Commissioners Steve Bailey, Edwin Taylor, Tony Paulk II, Kentaiwon Durham, and Cindy McNeill were present.

REVIEW OF MAY 9, 2024, BUDGET WORK SESSION & MAY 13TH, 2024 MEETING MINUTES

The first business item that Charlie Davis, City Manager, presented was to review the minutes from the May 9, 2024, Budget Work Session & May 13th, 2024, Meeting Minutes (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 CSXT PRELIMINARY ENGINEERING AGREEMENT FOR THE TRANSPORTATION ALTERNATIVE PROGRAM

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval and execute the CSX Preliminary Engineering Agreement for the Transportation Alternative Program.

Mrs. Henderson stated that this agreement addresses the development of the proposed extension of the crossing surface on the east side of Lupo Lane crossing # 638203V, MP ANB-628.17, to accommodate new sidewalks and potential swing gates and proposed sidewalks along Spooner Road, which runs parallel to CSX RoW in the CSX Florida Zone, Fitzgerald Subdivision in Douglas, Coffee County, GA. CSXT has estimated the total Reimbursable Expenses for the Project to be approximately \$21,900. **FUNDING:** \$21,900 from 340-1000-54.1428.

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

DISCUSSED CONDUCTING A SECOND READING AND HOLDING A PUBLIC HEARING FOR ANNEXATION & ZONING UPON ANNEXATION FOR 98.48 ACRES OF VACANT LOT PARCELS (8) LOCATED OFF OF GINGERWOOD RD., CLINTON MURRAY RD., & L.G. POPE RD.

Georgia Henderson, Community Development Director, appeared before the Commission to conduct the second (2nd) reading and hold a public hearing on the annexation of 98.48 acres of vacant lots (8) located off Gingerwood Road, Clinton Murray Road, and L.G. Pope Road.

Mrs. Henderson said that the 98.48 acres consisting of eight (8) vacant lots: 0099 066, 0099 066A, 0099 066B, 0099 067A, 0099 095, 0099 096, 0099 097 & 0100 156A off Gingerwood Rd., Clinton Murray Rd., & L.G. Pope Rd. are currently owned by the City of Douglas and are located within the county, just outside of Douglas' city limits. As the City owns the lots, it is contiguous to the city's borders and outlines the Douglas Municipal Gene Chambers Airport. The city would like to annex the vacant lots and zones in the annex.

MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
MAY 28, 2024

DISCUSSED AND SEEK TEMPORARY USE OF INDUSTRIALIZED BUILDINGS FOR FIRST BAPTIST CHURCH - FIRST ACADEMY SCHOOL

The agenda item was removed from the agenda at this time.

DISCUSSED SERVICE AGREEMENT WITH STATEWIDE ENGINEERING, INC. FOR ALL TIA 2018/2024 PROJECTS

Charles W. Davis, City Manager, appeared before the Commission to seek approval for Mayor Paulk to execute any past and present contracts with Statewide Engineering, Inc., the 2018 Transportation Investment Act (TIA), a.k.a. T-SPLOST projects.

Mr. Davis stated that the City of Douglas voted in the 2018 Transportation Investment Act (TIA), a.k.a. TSPLOST, on May 22, 2018, and the 2024 TIA on May 21, 2024. Statewide Engineering has been our "go-to" engineer of record on most City projects. Statewide Engineering has engineered, and project managed and is currently engineering and project managing the final TIA- 2018 projects. Statewide Engineering has the expertise to manage these projects' engineering and construction. The firm has worked with the city on a variety of projects. Statewide Engineering, Inc. has/will conduct and secure all related services for each project and their specification, including but not limited to planning, designing, surveying, utility coordination, building, contract administration, and construction inspection. They will bid on each project accordingly, following all local, state, and federal laws. **FUNDING:** State of Georgia TIA funds.

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

DISCUSSED AND CONDUCTED FY'25 BUDGET PUBLIC HEARING

Charles W. Davis, City Manager, appeared before the Commission requesting a Public Hearing on the proposed FY'25 Budget. Mr. Davis also stated that after being properly advertised, the proposed FY'25 Budget of \$140,043,302 is ready for a Public Hearing. If there are no objections, the FY'25 Budget will be presented for adoption at the next City Commission meeting scheduled for June 10, 2024.

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

DISCUSSED COMMUNITY FLAG PROCLAMATION

Mayor Tony Paulk recognized Commander Jerome Loving and other American Legion Post 515 members to discuss and sign the Community Flag Proclamation.

No action was taken.

GENERAL COMMENTS -No comments

CITY MANAGER'S UPDATES-No comments

**MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
MAY 28, 2024**

ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:25 p.m.



Mayor Tony L. Paulk

Wynetta J. Bolder, CMC