

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
JUNE 10, 2024**

**The Board of Commissioners held a Work Session on Monday, June 10, 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 Edwin Taylor, Tony Paulk II, and Cindy McNeill were present. Commissioners Steve Bailey and Kentaiwon Durham were absent.**

**REVIEW OF MAY 28, 2024, MEETING MINUTES**

The first business item that Charlie Davis, City Manager, presented was to review the minutes from the May 28, 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 AND TO HOLD A PUBLIC HEARING OF CONDITIONAL USE REQUEST FOR FLETCHER OIL PROPERTY LOCATED AT 401 SHIRLEY AVENUE**  
Georgia Henderson, Community Development Director, appeared before the Commission to discuss and hold a public hearing on the Conditional Use Request from Athena Rogers on behalf of Fletcher Oil's property at 401 Shirley Avenue.

Mrs. Henderson stated that Athena Rogers, on behalf of the property's owners, Fletcher Oil, 401 Shirley Avenue, is now seeking permission to operate a retail center that includes arts/photography, medical/professional, and general commercial at this site in the M-1 District. Currently, M-1 allows Athena to seek medical/professional use. The Light Industrial (M-1) District was designed to provide and protect an environment that is suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. This area was originally zoned as M-1 due to the oil business operating at this site. This area has not operated as an oil business for some time, and such accompanying structures and equipment have since been demolished. Mrs. Rogers listed in her application that she listed a convenience store as one of the intended uses. Mrs. Henderson spoke with Mrs. Rogers by phone, and she said she did not plan to open a convenience store. The closest convenient stores are on HWY 32, near Harvey's at Shirley Ave., and HWY 159. Retail sales are not permitted in M-1. Except for the City Pool, the railroad track to HWY 32 consists of medical professional services.

Mrs. Henderson explained that Rodger Goddard, then an employee of the City of Douglas and Athena's husband, was warned not to sign rental agreements because the zoning was not conducive to the desired use. He was also advised to remove himself from the permitting and licensing process and to allow other staff to handle his paperwork. I followed up on April 2, 2024, a couple of days later, by email after our conversation, again reminding Rodger of the

**MINUTES**  
**WORK SESSION OF THE BOARD OF COMMISSIONERS**  
**CITY OF DOUGLAS, GEORGIA**  
**JUNE 10, 2024**

**DISCUSSED AND TO HOLD A PUBLIC HEARING OF CONDITIONAL USE  
REQUEST FOR FLETCHER OIL PROPERTY LOCATED AT 401 SHIRLEY AVENUE-  
CONTINUED**

advice to him and Athena. Mrs. Henderson stated that she made it clear to him that she did not want this topic to come up and be a problem. Therefore, it was explained to the City Commission that the staff misjudged when leasing and starting a business in a different location. It was later discovered that Mr. Goddard's wife, Athena, signed the lease agreement on April 1, 2024; Rodger obtained a license on April 4, 2024; and utilities were connected on March 27, 2024.

Mrs. Athena Rogers and Mr. Rodger Goddard spoke before the Commission to explain their plans for the different businesses occupying the property.

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

**DISCUSSED AWARD TO DOUGLAS ELECTRICAL & PLUMBING COMPANY, INC.  
FOR THE EDA-2021-ARPAEAA WATER AND SEWER PROJECT**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval to award Douglas Electrical & Plumbing Company, Inc. the Construction Contract for the EDA-2021-ARPAEAA Water and Sewer Improvement Project.

Mrs. Henderson said Bids were received and opened on the City of Douglas, Georgia EDA Project (Investment # 04-79-07782), Barrington Agri-Business Park, Water, and Sewer Improvements on Tuesday, May 21, 2024. The following bids were received by Douglas Electric & Plumbing Company, Inc., with a total bid of \$2,840,569.81. Ricketson Construction Company, LLC, with a total bid of \$3,128,214.62; Popco, Inc., with a total bid amount of \$3,577,817.29; K-Dug Corporation, with a total bid of \$3,659,400.50, and Doyle Hancock & Sons Construction, Inc. with a total bid amount of \$3,899,131.00. Therefore, based on the review of the bids, the approved budget, meeting all related grant criteria, and successfully having all required qualifications, it is recommended that we award the total bid to the lowest responsible bidder, Douglas Electrical & Plumbing Company, Inc. of \$2,840,569.81.

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

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

Georgia Henderson, Community Development Director, appeared before the Commission to seek permission for First Baptist Church school, First Academy, to use industrialized buildings temporarily until the construction of their new school.

Mrs. Henderson explained that First Baptist Church is requesting temporary permission (two years) to set up two industrialized (modular) buildings to accommodate their school, First Academy. The parcels D020113 and D020112, where the buildings will be located, are 509

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
JUNE 10, 2024**

**DISCUSSED AND SOUGHT TEMPORARY USE OF INDUSTRIALIZED BUILDINGS FOR FIRST BAPTIST CHURCH - FIRST ACADEMY SCHOOL-CONTINUED**

Sellers Street and 525 Sellers Street. These parcels are zoned Residential Infill (RI), which allows for schools. If allowed, the structures must meet dimensional and development standards and parking requirements. First Baptist is currently exploring two locations to construct the new school. For this reason, the groundbreaking and beginning of construction are anticipated by or in 2026.

Amy Paulk, a representative of First Baptist Church, appeared before the Commission to answer questions and to clarify the construction plans.

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

**DISCUSSED REQUEST FOR ROAD CLOSURE**

Charles W. Davis, City Manager, appeared before the Commission to approve the road closure of E Sellers St connecting to Coweta for VBS Celebration on June 20th.

Mr. Davis said that, on behalf of First Baptist Church, they are requesting permission to close the roads where E. Sellers Street connects to Coweta for the last night of VBS, so the children and families on the athletic field and playgrounds will be safe. This is on June 20th. The time of closure would be from approximately 5 p.m. until 9 p.m.

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

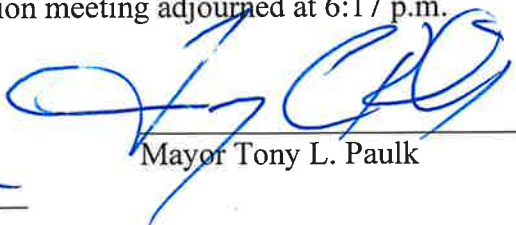
**GENERAL COMMENTS** -No comments

**CITY MANAGER'S UPDATES**-No comments

**ADJOURNMENT**

Without further discussion, the work session meeting adjourned at 6:17 p.m.

  
Wynetta J. Bolder, CM  


  
Mayor Tony L. Paulk

