

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
SEPTEMBER 23, 2024**

**The Board of Commissioners held a Work Session on Monday, September 23, 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, Steve Bailey, Tony Paulk II, and Cindy McNeill were present.**

**REVIEW OF SEPTEMBER 9, 2024, MEETING MINUTES**

The first business item that Charlie Davis, City Manager, presented was to review the minutes from the September 9, 2024, Meeting Minutes, 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 ADVERTISING THREE EXPIRING TERMS ON AIRPORT COMMISSION**

Georgia Henderson, Community Development Director, appeared before the Commission to seek to publicize three expiring terms on the Airport Commission.

Mrs. Henderson stated that the Airport Commission desires to fill three expiring terms: Mr. Don Brooks, Mr. Wayne McKinnon, and Mr. Byron Gillespie, which expire on September 30, 2024. All members with expiring terms have expressed an interest in continuing to serve. Staff would like to publicize for two weeks and appear again during the October 14, 2024, meeting for the city commission to appoint new members or to reappoint members interested in serving another term.

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

**DISCUSSED NAMING AND RENAMING OF STREETS WITHIN WWII HISTORIC FLIGHT TRAINING BASE**

Georgia Henderson, Community Development Director, appeared before the Commission to seek permission to name & rename three streets in the Historic Airbase area.

Mrs. Henderson stated that Airport Circle projects continue to highlight the significance of the Historic Airbase, and interest has grown in naming and renaming streets in the area. On September 9, 2024, the Air Base Preservation and Development Committee motioned and unanimously approved the following changes:

Willie C. Lane will be renamed Stearman Lane to reflect historical connections. The newly paved gravel road in the Airport Circle projects, leading in from Thomas Frier Drive, is named Airport Circle Extension.

**MINUTES**  
**WORK SESSION OF THE BOARD OF COMMISSIONERS**  
**CITY OF DOUGLAS, GEORGIA**  
**SEPTEMBER 23, 2024**

**DISCUSSED NAMING AND RENAMING OF STREETS WITHIN WWII HISTORIC FLIGHT TRAINING BASE-CONTINUED**

The thru road in the Airport Circle projects, leading to the forthcoming pedestal aircraft exhibit at the former Roadside Park, will be named Cadet Lane, honoring the airbase's historical ties. The proposed names align with the area's historical importance and relevance.

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

**DISCUSSED THE NAME CHANGE FOR THE AIRBASE PRESERVATION & DEVELOPMENT COMMITTEE**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval from the Mayor and Commission for the name change of the Airbase Preservation & Development Committee to the WWII Flight Training Base Committee.

Mrs. Henderson stated that at the regular meeting of the Airbase Preservation & Development Committee on September 9, 2024, the Committee unanimously approved a proposal to change the name to the WWII Flight Training Base Committee. According to the bylaws, the previous name "...was selected to reflect the preservation of the entire base and not just the buildings." However, the Committee believes that the new name better reflects their ongoing mission of preserving the historical significance of the WWII flight training base. The name change is intended to enhance public understanding of the Committee's focus and commitment to honoring the base's role during the war.

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

**DISCUSSED MORATORIUM EXTENSION ON AIRBASE BUILDINGS**

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval to extend the moratorium on leasing historic Airbase buildings for non-aviation-related businesses and purposes until June 30, 2025.

No action was taken.

Mrs. Henderson stated that on July 8, 2024, the City Commission approved a moratorium on lease agreements for the WWII Flight Training Base. At the request of the Airbase Preservation and Development Committee, the staff is seeking approval to extend the moratorium on not leasing buildings for nonaviation-related businesses and purposes until June 30, 2025. However, if agreed upon by the Airbase Committee and the City of Douglas, aviation-related companies seeking to lease will be eligible for present proposals and potential lease agreements during this time.

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

**MINUTES**  
**WORK SESSION OF THE BOARD OF COMMISSIONERS**  
**CITY OF DOUGLAS, GEORGIA**  
**SEPTEMBER 23, 2024**

*Commissioner Edwin Taylor entered during the discussion.*

**DISCUSSED TERMINATION OF LEASE AGREEMENT WITH RED KNIGHT AVIATION SERVICES - CHRIS ROUNDS FOR REHABILITATION OF CLASSROOM BUILDING (5 WILLIE C. LANE)**

Georgia Henderson, Community Development Director, appeared before the Commission to seek permission to cancel the contract agreement between the City of Douglas and Red Knight Aviation Services, Chris Rounds.

Mr. Chris Rounds appeared before the Commission to discuss his concerns regarding the termination of the lease.

Mrs. Henderson stated that during the City Commission meeting on January 25, 2022, the Mayor and Commission approved the lease and rehabilitation of two buildings on the Airbase - specifically the Classroom Building (5 Willie C. Lane) and the Hospital Building (8 Willie C. Lane) - by Mr. Chris Rounds. This lease was contingent upon the rehabilitation of the buildings before occupancy. The lease was fully executed on February 27, 2023. Rounds was granted an extension by the City Commission on November 27, 2023, upon the recommendation of the Airbase Preservation and Development Committee. The extension expires on January 31, 2025.

Mrs. Henderson also stated that in July 2024, the City of Douglas was awarded \$651,130.69 in Hurricane Michael Disaster Assistance Grant funds for rehabilitating the Classroom Building (5 Willie C. Lane). As a result, Mr. Rounds was notified that his lease would be terminated to allow the city, the grant, and the contractor to complete the rehabilitation without any conflict with his personal belongings or oversight during this project.

Mrs. Henderson explained that the staff is seeking permission from the City Commission to terminate the lease, understanding that Mr. Rounds will have first rights to negotiate a lease agreement for the Classroom Building. This will happen once the grant project is complete. At this time, any out-of-pocket costs Mr. Rounds made to improve the Classroom Building will be verified and taken into consideration when negotiating the terms of the lease agreement. If the City Commission approves, staff will send a formal letter to Mr. Rounds as a 90-day termination notice.

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

**DISCUSSED APPLICATION FOR ALCOHOL BEVERAGE LICENSE RARE HOSPITALITY, D.B.A., LONGHORN STEAKHOUSE**

Georgia Henderson appeared before the Commission to seek approval of an Alcohol Beverage License for Rare Hospitality International INC, d.b.a., Longhorn Steakhouse.

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
SEPTEMBER 23, 2024**

**DISCUSSED APPLICATION FOR ALCOHOL BEVERAGE LICENSE RARE HOSPITALITY, D.B.A., LONGHORN STEAKHOUSE-CONTINUED**

Mrs. Henderson stated that Rare Hospitality International INC has made an application for an Alcohol Beverage License for on-site consumption of beer, wine, and liquor, d.b.a. Longhorn Steakhouse, located at 1311 Peterson Ave S. Colleen Lyons, Corporate Officer, and Jessica Ivey, Manager. All requirements per city ordinance have been met. Chief Pruette has reviewed the application.

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

**DISCUSSED LIGHTING ON GREENWAY TRAIL**

Georgia Henderson, Community Development Director, appeared before the Commission to seek a decision concerning lighting along the Greenway trail to submit a grant application for improvements and amenities.

Mrs. Henderson stated that the Department of Community Development is applying for a Land Water Conservation Fund grant to enhance the trail with a variety of amenities, such as bike racks, benches, trash receptacles, signage, emergency call boxes, drinking fountains, exercise stations, and more. We are considering two lighting options: traditional lighting, which involves trenching, wiring, and electric service at an estimated cost of \$739,270.00, and solar lighting, with a total cost of \$631,300. Attached is a detailed cost breakdown for both options. Additionally, the staff is evaluating whether the city commission would decide to operate the trail as a park open from dawn to dusk or as a traffic route accessible at all hours. Another option would be to only provide lighting in some areas that are considered a safety concern. Those areas of concern are Heritage Station Museum to Chester Avenue, Chester to Industrial Boulevard, and South Georgia State College to Ward Street.

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

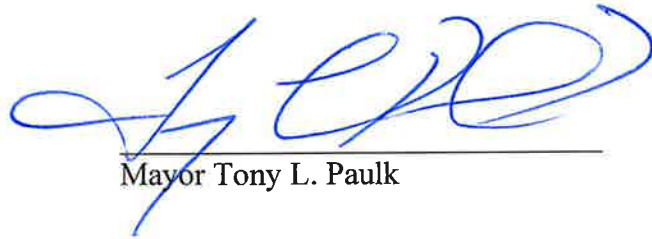
**GENERAL COMMENTS** -No comments

**CITY MANAGER'S UPDATE:** Charlie Davis, the City Manager, gave an update regarding the Hurricane possibly coming through our area Wednesday night or Thursday Morning.

**MINUTES  
WORK SESSION OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS, GEORGIA  
SEPTEMBER 23, 2024**

**ADJOURNMENT**

Without further discussion, the work session meeting adjourned at 6:30 p.m.



---

Mayor Tony L. Paulk



---

Wynetta J. Bolder, CMC



