

MINUTES
MEETINGS OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
JANUARY 27, 2026

A Work Session of the Board of Commissioners was held on Tuesday, January 27, 2026, at 6:00 p.m. in the Council Chambers of City Hall. Mayor Tony L. Paulk was presiding over the meeting. Mayor Pro-Tem Cindy McNeill and Commissioners, Steve Bailey, Brenda Moore, Tony L. Paulk, II, Mike Gowen and Edwin Taylor were present.

REVIEW OF JANUARY 12, 2026, MEETING MINUTES

The first business item presented by City Manager Charles Davis was to review the Board of Commissioners' 01/12/2026 (Work Session/Regular) Meeting Minutes. Mayor Paulk requested that the Commissioners offer any changes so that the Deputy 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**.

DISCUSS MAYOR PRO-TEM ELECTION

Kristi L. Pope, CMC, appeared before the Commission to distribute ballots to elect the 2026 Mayor Pro Tem.

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

DISCUSS APPROVAL OF STREET CLOSURES for 2026

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of street closings for upcoming events in 2026.

Mrs. Henderson stated that each year, several events require the closing of city streets. The list and dates are as follows:

- The Wings and Things Festival and Fly-in is planned to be held at the Douglas Municipal Gene Chambers Airport on March 21, 2026. The Chamber is requesting to close Airport Circle from around 8:00 am to 6:00 pm
- First Baptist Annual Church Picnic and Easter Egg Hunt is a two-day event. They are requesting a road closure on N. Coweta Ave between E. Ward Street and E. Sellers Street, to accommodate the festivities. The road closure will need to take place on March 29, 2026 from 8 am until 3:00 pm
- South Georgia College graduation ceremony, May 14, 2026. They are requesting that the 100 block of West College Park Drive be closed on Thursday, May 14, 2026, from 7:00 am until noon. Traffic will be diverted to GA 158 or a designated parking area
- A Juneteenth Celebration is planned to be held at the George Washing Carver Shopping Center on South Gaskin Avenue on Thursday, June 18, 2026. The request is to close South Gaskin Ave from Ross Street to East College Park Dr. between the hours of 8:00 am and 8:00 pm
- First Baptist Church Vacation Bible School – They are requesting a road closure on N. Coweta Ave between E. Ward St and E. Sellers St to accommodate the safety of the children going back and forth from class to class on either side of the roadway. The event will begin on June 22, 2026, at 5:00 pm and will conclude on June 26, 2026 at 8:00 pm. They are requesting the road closure from the starting date, June 22nd at 5:00 pm, until June 26th at 9:00 pm. However, they

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DISCUSS APPROVAL OF STREET CLOSURES FOR 2026 CONTINUED

- have advised that they would also gladly accept a road closure nightly for the duration of the event from 5:00pm – 9:00 pm
- Hightower Memorial Temple is requesting to close E. College Park Drive from S. Pearl Ave to S. Coffee Ave beginning on June 27, 2026, at 8:00 am and ending on June 28, 2026, at 5:00 pm for their Annual Homecoming Celebration
 - First Baptist Church is hosting their Connect Camps and is requesting a road closure on N. Coweta Ave between E. Ward St and E. Sellers Street to accommodate the safety of the children going back and forth from activity to activity on either side of the roadway. The event will begin on July 13, 2026, at 7:00 am and will conclude on July 17, 2026, at 6:00 pm. They are requesting road closure from the starting date, July 13th at 7:00 am until July 17th at 6:00 pm. However, they have advised that they would also gladly accept a road closure daily for the duration of the event from 7:00 am – 6:00 pm
 - The Gopher Tortoise Festival is planned to be held in front of the Central Square Complex on October 2nd -3rd, 2026. The Chamber is requesting to close the portion of S. Pearl Ave from Bryan Street across the railroad track and E. Bryan Street from S. Madison Ave to S. Coffee Ave. Closing will start at 10:00 am on the 2nd and end at 6:00 pm on October 3rd.
 - Paulk Plaza is planning to host a Halloween Party on Saturday, October 31, 2026. They are requesting to close S. Gaskin Ave from Ross Street and East College Park Drive from 4:00 pm until 8:00 pm
 - The Annual Festival of Lights Christmas Parade will be held on Friday, December 11, 2026. The Chamber of Commerce is requesting various street closures along the route from 6:00 pm until the end of the parade
 - Hightower Memorial Temple has requested to close road E. College Park from S. Pearl Ave to S. Coffee Ave when they have large funerals

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

DISCUSS APPROVAL OF AIRPORT HANGAR LEASES

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval airport hangar land lease agreements.

Mrs. Henderson stated that this references the City Commission's approval on March 24, 2025, authorizing City staff to proceed with land lease agreements for the construction of private corporate hangars on the East Apron at the Douglas Municipal Gene Chambers Airport. Since that approval, staff has continued coordination with the City Attorney, Airport Commission, GDOT Aviation, Georgia Airport Association and airport consultants to advance the required pre-construction steps, including FAA coordination, permitting and utility confirmation.

As the project progresses toward final lease execution prior to construction, this is being brought forward to formalize the hangar land leases in accordance with the previously approved process and lease structure, including the land lease rate of \$0.35 per square foot. The overall scope, requirements and conditions approved by the City Commission remain unchanged.

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DISCUSS APPROVAL OF AIRPORT HANGAR LEASES CONTINUED

The proposed lessees moving forward are Mr. Vigler Mazariegos, Mr. Colton Rogers, Mr. Adam Evans, Mr. Brice Grantham & Mr. Jonathan Wright and Mr. Tony Davis. All proposed lessees will be subject to the same lease terms, timelines, rate structure, and pre-construction requirements previously approved by the City Commission. Each lease will have a total term of twenty-five (25) years. However, continuation of the lease is contingent upon the lessee submitting a written request to the City at each five-year interval to renew for the next term. Tenants will be subject to the following monthly charges:

- Cigler Mazariegos – 20,732 sq ft with a monthly land lease of \$604.68
- Colton Rogers – 10,886 sq ft with a monthly land lease of \$317.50
- Adam Evans – 16,235 sq ft with a monthly land lease of \$473.52
- Grantham/Wright – 14,378 sq ft with a monthly land lease of \$419.45
- Tony Davis – 14,449 sq ft with a monthly land lease of \$421.43

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

DISCUSS APPROVAL OF SUBMITTAL RESOLUTION AND APPLICATION FOR CLG GRANT FOR PERIMETER FENCING AT AIRBASE

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of a submittal resolution to apply for the Historic Preservation Fund CLG Survey and Planning Grant.

Mrs. Henderson stated that the Historic Preservation Fund Certified Local Government (CLG) Survey and Planning Grant will support both planning activities and the construction of a perimeter fence at the City of Douglas's historic WWII Army Airbase. Under the Historic Preservation Fund CLG Survey and Planning Grant, eligible brick and mortar activities include physical rehabilitation and preservation improvements to historic buildings, structures, monuments, and places. The installation of a preservation sensitive perimeter fence constitutes a tangible construction activity that enhances the long-term integrity, security and management of the historic site while respecting its historic character. This is a 60/40 matching grant, with the City of Douglas providing the required 40% match through the FY26 budget. The project supports the City's compliance with Certified Local Government requirements and its ongoing commitment to preserving a significant historic resource.

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

DISCUSS APPROVAL OF SUBMITTAL RESOLUTION AND APPLICATION FOR CLG GRANT FOR HERITAGE STATION MUSEUM MASTER PLAN

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of a submittal resolution to apply for the Historic Preservation Fund CLG Survey and Planning Grant.

Mrs. Henderson stated that the Historic Preservation Fund Certified Local Government (CLG) Survey and Planning Grant will support planning activities to develop a comprehensive master plan for the Heritage Station Museum. The planning effort will guide the revitalization, interpretation, and long-term sustainability of the museum while strengthening its role as a community and heritage tourism asset. This is a 60/40 matching grant, with the City of Douglas providing the required 40% match

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**DISCUSS APPROVAL OF SUBMITTAL RESOLUTION AND APPLICATION FOR CLG
GRANT FOR HERITAGE STATION MUSEUM MASTER PLAN CONTINUED**

through the FY26 budget. The project supports the City's compliance with Certified Local Government requirements and demonstrates its continued commitment to historic preservation.

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

DISCUSS SUBMITTAL RESOLUTION FOR CHIP 2026

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval of a submittal resolution authorizing the City of Douglas to apply for FY2026 Community HOME Investment Program (CHIP) grant funds, including approval of the required \$1,000 application fee.

Mrs. Henderson stated that the purpose of the Community HOME Investment Program (CHIP) is to provide safe, decent, and affordable housing in Georgia by awarding grant funds to city and county governments, public housing authorities and nonprofit organizations to rehabilitate owner-occupied homes and to construct or renovate affordable single-family homes for sale to eligible homebuyers.

The City of Douglas is seeking CHIP grant funds through the Georgia Department of Community Development for neighborhood revitalization in the Jamestown area, specifically within the McDonald Road, Glendale Ave, Holiday Circle and Jamestown Drive corridors. The proposed activities will focus on the rehabilitation of owner-occupied housing that meets low-to-moderate income (LMI) requirements, addressing substandard and dilapidated housing conditions within the identified target area. Submittal of the application requires a non-refundable application fee of \$1,000. No local match is required for this funding.

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

DISCUSS EMERGENCY PURCHASE OF REPLACEMENT LOCALIZER SHELTER

Georgia Henderson, Community Development Director, appeared before the Commission to seek approval for an emergency purchase to replace the deteriorated localizer equipment shelter in Douglas Municipal Airport for \$18,000 from Aeronav Services.

Mrs. Henderson stated that the localizer equipment shelter at Douglas Municipal Airport has been in a state of disrepair for an extended period with exterior deterioration and moisture intrusion documented prior to Hurricane Helene. Over the years, the building has suffered deterioration resulting in active water intrusion and sever rot of the interior subflooring, which is now disintegrating beneath FAA-regulated navigational equipment.

Staff has obtained a proposal from Aeronav Services for the replacement of the localizer shelter at a total cost of \$18,000, which includes \$17,000 for the replacement building, materials and disconnecting and reconnecting electrical and \$1,000 for labor. Aeronav Services has agreed to honor this quoted price for us. The scope of work includes removal and disposal of the existing dilapidated structure, installation of

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**DISCUSS EMERGENCY PURCHASE OF REPLACEMENT LOCALIZER SHELTER
CONTINUED**

a replacement localizer shelter, transfer of existing equipment and electrical components, coordination of electrical service relocation as needed, and verification of proper localizer operation following installation.

Due to the extent of deterioration, the critical nature of the equipment housed within the structure and the risk of continued damage or service interruption, staff is requesting consideration of this purchase as an emergency procurement.

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

DISCUSS ACCEPTANCE OF OWNERSHIP DREAM MAKER WAY (SIMS PARK)

Georgia Henderson, Community Development Director, appeared before the Commission to seek consideration acceptance of ownership of Dream Maker Way within Sims Park in order to incorporate the roadway into the City's inventory and enable ongoing maintenance and upkeep by the City of Douglas.

Mrs. Henderson stated that Sims Park was developed as part of the City of Douglas's post Hurricane Helene recovery efforts and reflects a collaborative community partnership, including The Hope Initiative and Hope for Coffee to support families displaced by the storm while also addressing long-term workforce housing needs. The park is scheduled to be formally dedicated on March 17, 2026.

As part of this project, Dream Maker Way was constructed to provide internal access within Sims Park and support ongoing public use. This agenda item is to discuss acceptance of ownership of Dream Maker Way, which is being donated to the City of Douglas by the Hope Initiative and Hope for Coffee allowing the City to assume responsibility for maintenance and upkeep to support the long-term functionality and stewardship of Sims Park.

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

GENERAL COMMENTS (3 MINUTES)

Commissioner Brenda Moore asked when the department liaisons for Commissioners change and who assigns them. The Mayor said that he can change them and that to change them would have to change the Charter. Commissioner Moore then asked who she needed to get with the get the Charter changed.

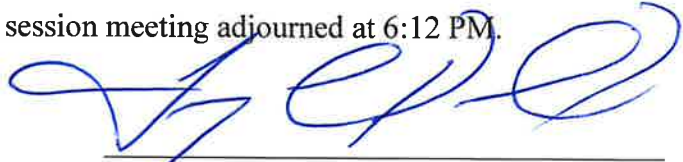
CITY MANAGER UPDATES

There were no updates.

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ADJOURNMENT

There being no further discussion, the work session meeting adjourned at 6:12 PM.



Mayor Tony L. Paulk



Kristi L. Pope, CMC

