

MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
JUNE 26, 2025

The Board of Commissioners held a work session on Thursday, June 26, 2025, at 6:00 PM in the City Hall Council Chambers. Mayor Tony L. Paulk presided over the meeting with Mayor Pro Tem Cindy McNeill, Commissioners Edwin Taylor, Mike Gowen, Steve Bailey, and Brenda Moore in attendance. Commissioner Tony Paulk II was absent.

Charles Davis, the City Manager, expressed condolences on behalf of the Council and Staff for the passing of County Commissioner Oscar Paulk. Mr. Paulk was the father of Mayor Tony Paulk and the grandfather of Commissioner Tony Paulk II.

REVIEWED JUNE 9, 2025, MEETING MINUTES

Charles Davis, City Manager, presented the first item, reviewing the meeting minutes of the Board of Commissioners on June 9, 2025. Mayor Tony L. Paulk, I asked the Commissioners to propose any changes to ensure accurate historical record-keeping.

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

DISCUSSED AND CONDUCTED FIRST (1ST) READING REZONE PETITION OF VACANT LOT OFF OF BAKER HWY W. PARCEL 0098 139

Georgia Henderson, Assistant City Manager, appeared before the Commission to review the rezoning request submitted by Overstreet Limited Partnership. The request is to rezone Parcel 098 139, located off Baker Highway West, from General Commercial (G-C) to Light Industrial (M-1).

Mrs. Henderson explained that the proposal involves an approximately 3.35-acre vacant parcel (098 139) that has been designated as General Commercial (G-C) but is now seeking a change to Light Industrial (M-1). This rezoning aims to facilitate the future development of a light industrial business. The parcel has historically been zoned for general commercial use, in line with the adjacent and nearby commercial zoning along the Baker Highway corridor, which serves as a crucial westward route into the City of Douglas. The surrounding area features a mix of commercial, light industrial, and undeveloped tracts, highlighting a transitional zone between these uses.

Additionally, Mrs. Henderson noted that although the parcel has not previously been developed, it has been marketed in recent years for potential commercial and industrial purposes due to its access to a major roadway, proximity to existing utilities, and sufficient land area for development. The current property owner, Overstreet Limited Partnership, is now seeking to rezone the site to Light Industrial (M-1) to allow for the establishment of a light industrial business. This proposed rezoning would align with economic development goals by promoting industrial use investment and creating community jobs.

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

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DISCUSSED THE UPGRADING OF THE EXISTING PROPANE/ AIR BLENDING SYSTEM AT PEAK SHAVING PLANT

Andrew Jackson, Crew Leader Supervisor, appeared before the Commission to seek approval for a quote from our Propane-Air Blending Facility maintenance company. The quote outlines upgrades to the facility's outdated analog components by replacing them with a modern PLC control system, which includes a touchscreen HMI and a side-mounted enclosure.

Mr. Jackson explained that, following an onsite review of the City of Douglas' existing propane/air blending system, it was determined that upgrading the outdated analog components is necessary. The total cost for this service is \$42,693.00, which covers parts, labor, and travel expenses for two technicians over five days. The existing pressure and flow control analog modules will remain in service until a potential Phase 2 proposal is considered, which is tentatively scheduled for Spring 2026.

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

DISCUSSED THE INTERGOVERNMENTAL CONTRACT BETWEEN COFFEE COUNTY, CITY OF DOUGLAS, AND UNISON BEHAVIORAL HEALTH

Charles Davis, the City Manager, informed the Commission about Georgia's participation in opioid litigation. In January 2022, Georgia joined lawsuits against major pharmaceutical distributors, including McKesson, Cardinal Health, AmerisourceBergen, Janssen Pharmaceuticals, and Johnson & Johnson. As a result of these settlements, the state is set to receive \$636 million, with the National Distributor Settlement distributed over 18 years and the Janssen/J&J Settlement over 9 years.

Mr. Davis emphasized the importance of collaboration between state and local governments to utilize the funds effectively and protect against potential federal clawbacks. Discussions regarding fund management are ongoing, particularly with Unison Behavioral Health (our Community Service Board) and the Accountability (Drug) Court of the Waycross Superior Court.

On August 28, 2023, the Mayor and Council approved a 50-50 partnership for managing the funds. The City of Douglas will receive approximately \$270,000 over 18 years. Unison is prepared to move forward but requests an intergovernmental agreement with the City of Douglas and the Coffee County Commission for the entirety of the settlement period. The Coffee County Commission has already approved this intergovernmental agreement.

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

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DISCUSSED INTERGOVERNMENTAL AGREEMENT (IGA) FOR SATILLA PARK INFRASTRUCTURE EXPANSION

Charles Davis, City Manager, appeared before the Commission seeking approval to enter into an Intergovernmental Agreement with EDA for Satilla Park Infrastructure Expansion. The Commission agreed to move this item forward on the Regular Agenda.

Mr. Davis stated that the Douglas-Coffee County Economic Development Authority (EDA) has requested the City's assistance in infrastructure improvements at Satilla Park. The Georgia Department of Transportation (GDOT) is considering funding the City's road improvements for the expansion project with \$180,000.

Mr. Davis explained that under the terms of the proposed Intergovernmental Agreement, the City will apply for and accept the \$180,000 GDOT funding for use in Satilla Park, if awarded. The EDA will direct the location and scope of the improvements and will be responsible for all costs and expenses beyond the GDOT funding. The City of Douglas is just a conduit for the funds for this road extension/improvement project. The roads within Satilla Park will ultimately be the infrastructure of the City of Douglas. This Agreement is authorized as an intergovernmental agreement under Article IX, Section III, Paragraph I of the 1983 Constitution of the State of Georgia.

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

DISCUSSED AND SEEK APPROVAL CHANGE ORDER FOR THE ROUNDTREE PARK PROJECT

Charles Davis, City Manager, appeared before the Commission to seek approval of the change order for the Roundtree Park Project.

Mr. Davis stated that on December 23, 2024, the Mayor and Commission awarded Harper & Co. Builders, Inc., the construction contract for Improving Neighborhood Outcomes in Disproportionately Impacted Communities Roundtree Park Project #GA-0013735 Bid B for New Bathrooms, Dugouts, Playground, and Sidewalk Improvements in the amount of \$537,400.00. We award this knowing that Hurricane Helene did additional damage to the park. We are adding seven items. Item #1 – Demolish and haul off the existing wood-framed/metal roof shelter and replace it with a new one. Reuse the existing slab and patch the concrete where necessary. Cut concrete and pour new footers on the new columns. The new pavilion will have 6" x 6" red iron columns with ¼" wall, I-beam and C-channel truss system, and a 29-gauge R-panel roofing system (Galvalume milled finish). The steel must be painted green, or the owner can select a different color.

Item #2 – Provide and install a new metal shelter at a single picnic table. Reuse the existing slab and patch the concrete where necessary. The new pavilion has an I-beam and C-channel truss system and a 29-gauge R-panel roofing system (Galvalume milled finish). Steel is to be painted green, or the owner can select a different color.

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DISCUSSED AND SEEKING APPROVAL CHANGE ORDER FOR THE ROUNDTREE PARK PROJECT-CONTINUE

Item #3 – Install new concrete coating system on existing splash pad. Grind the existing concrete surface to remove any existing stains, then pressure wash and clean the existing concrete surface. Repair any minor cracks in the surface and remove/replace joint sealant as needed. Apply primer, base coat, and SunDek Sunsplash system to existing concrete. Apply finish concrete coating color to existing concrete (color selected by Owner). Apply a clear, high-traffic finishing coat to the existing concrete. The new coating includes a 2-year warranty.

Item #4—Remove and replace an additional 320 (178 SY) damaged sidewalk not included in the original bid. Josh Milhollin discussed these areas and marked them on the grass with spray paint. The price consists of the demo and removal of the damaged sidewalk.

Item #5—Remove and replace the damaged roof in a small bathroom. Install new synthetic underlayment and a 29-gauge, galvalume, ribbed metal panel roof. It includes all new eaves and rake trims. The metal R-panels come with a 30-year manufacturer's warranty and a 10-year artistry warranty on labor.

Item #6 – Remove and replace 40' of damaged 6' heavyweight chain-link fence. Repair 60' of the existing damaged 6' heavyweight chain-link fence. Note: Does not include tree or brush removal. Item #7 – Install an additional 575 (320 SY) of 5' wide concrete sidewalk not included in the original bid. The total cost of these

Item #7 is \$184,578.00 plus a 2% engineering project management, plus a 10% contingency. The Mayor and Council understand that another change is coming once the storm destroys the stage design. *Commissioner Moore asked for the item to be moved forward.*

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

**PUBLIC NOTICE OF SOUTH GEORGIA ENERGY AUTHORITY (SGEA)
APPOINTMENT**

Charles Davis, City Manager, appeared before the Commission to discuss the public notice regarding Mayor Tony Paulk's appointment of Charles W. Davis, City Manager, as the City of Douglas's representative to the South Georgia Energy Authority.

Mr. Davis stated that on May 13, 2025, in the 2025-2026 Georgia Legislative session, Governor Kemp signed Senate Bill 206, creating the South Georgia Energy Authority that will operate in Douglas, Ashburn, Fitzgerald, Ocilla, and Tifton. The primary focus of this authority is acquiring, transmitting, and distributing natural gas. This is a public notice that Mayor Tony Paulk has appointed Charles W. Davis, City Manager, as the representative for the City of Douglas.

For informational purposes, no action is required.

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DISCUSSED THE MEAG ANNUAL MEETING VOTING DELEGATES

Charles Davis, City Manager, appeared before the Commission to appoint a delegate and an alternate delegate for the 2025 MEAG Annual Election.

Mr. Davis stated that the City of Douglas must select a Delegate and an Alternate Delegate for the 2025 MEAG Power Annual Election for Board Members. This election will be held at the MEAG Annual Meeting on July 15, 2025, in the Plaza 2 Ballroom of The Ritz-Carlton Resort on Amelia Island. The current Delegate is Mayor Tony Paulk.

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

DISCUSS DATE CHANGE OF UPCOMING MEETINGS

Charles W. Davis, City Manager, appeared before the Commission to make changes for the following Commission Meeting. Due to conferences, two dates will need to be changed for the regularly scheduled meetings. Monday, July 14th, 2025, will be moved to Thursday, July 17th, and Monday, December 8th, 2025, will be moved to Thursday, December 11th.

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

GENERAL COMMENTS (3 MINUTES)

No Comments

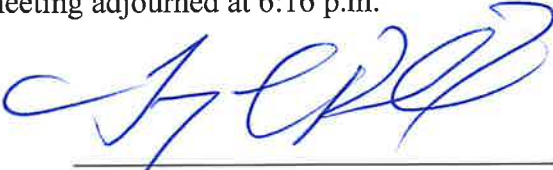
CITY MANAGER'S UPDATE

No Comments

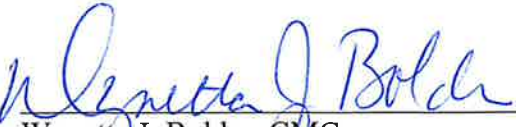
COMMISSIONERS COMMENTS

ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:16 p.m.



Mayor Tony L. Paulk I



Wynetta J. Bolder, CMC

