

MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
SEPTEMBER 22, 2025

The Board of Commissioners held a work session on Monday, September 22, 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, Brenda Moore, Mike Gowen, and Tony Paulk II in attendance. Commissioner Steve Bailey was absent.

REVIEWED SEPTEMBER 8, 2025, MEETING MINUTES

Mayor Pro Tem Cindy McNeill presented the first item, reviewing the Board of Commissioners meeting minutes on September 8, 2025. Mayor Pro Tem Cindy McNeill 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 THE APPROVAL OF THE FY26 GAS PEAK SHAVING PLANT BID

Anthony Folsom, Purchasing Agent, appeared before the Commission to seek approval for the City of Douglas Gas Department project.

Mr. Folsom stated that the bid for the sandblasting and painting of the City of Douglas Gas Peak Shaving Plant was advertised on August 14 and August 28, 2025, in the Douglas Enterprise and posted to the Georgia Procurement Registry. A total of five vendors responded. After review by Purchasing Agent Anthony Folsom and Gas Department Supervisor Andrew Jackson, it was determined that the low bid submitted by Titan Commercial Painting, located in Monroe, Georgia, best meets the project requirements. The accepted bid amount is \$22,500.

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

DISCUSSED ADVERTISING TWO VACANCIES ON THE KDB BOARD

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek permission to publicize Keep Douglas Beautiful Board vacancies.

Mrs. Henderson stated that the Keep Douglas Beautiful Affiliation is seeking to fill two vacant seats on its board. The newly appointed members will complete the terms of Juan Avalos, whose term expires on July 1, 2026, and Courtney Dorsett, whose term expires on December 31, 2027. Keeping Douglas Beautiful's mission is to promote environmental sustainability and educate the community to act daily to increase safety, reduce litter from our open spaces and waterways, improve recycling efforts, and keep Douglas beautiful.

Commissioner Moore stated that she would like to move forward with this item. The Commission agreed to move this item forward on the **Regular Agenda**.

DISCUSSED ADVERTISING TWO EXPIRING TERMS ON AIRPORT COMMISSION

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek approval to publicize two (2) expiring terms on the Airport Commission.

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**DISCUSSED ADVERTISING TWO EXPIRING TERMS ON THE AIRPORT
COMMISSION-CONTINUE**

Mrs. Henderson stated that the Airport Commission desires to fill two (2) expiring terms: Mr. Thomas Smith and Mr. Joey Hand, which expire on September 30, 2025. Both members have expressed an interest in continuing to serve. Staff would like to publicize for two weeks and appear again during the October 13, 2025, meeting for the Mayor and City Commission to appoint new members or reappoint members interested in serving another term.

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

**DISCUSSED ADMINISTRATIVE APPROVAL OF UNIFIED LAND DEVELOPMENT
CODE TABLE OF PERMITTED USES**

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek approval of administrative changes to the ULDC Table of Permitted Uses.

Mrs. Henderson stated that the proposed changes are administrative, addressing minor inconsistencies and outdated language within the Table of Permitted Uses. The amendments do not alter the intent of the current zoning districts or the types of uses permitted within the city. These updates are necessary to clarify and ensure the code is easily understood and enforceable by staff and the public.

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

**DISCUSSED AND SEEK APPROVAL OF ANNUAL AMENDMENT OF ESG
CONTRACT**

Charles Davis, City Manager, appeared before the Commission to seek approval of the ESG Contract's Annual Amendment (Amendment 8), which went into effect in July 2025.

Mr. Davis stated that the annual amendment to the ESG contract. Each year, staff receive a yearly price increase and sometimes additions/deletions to the agreement. This year, there will be an annual price increase, a cybersecurity liability section (6.9), and a generic "Change in Law" section (6.10).

The changes are below:

NOW THEREFORE, Owner and ESG agree to amend the Agreement as follows:

REPLACE Article 4.1 with the following new Article:

4.1 The City shall pay ESG a base fee for the Scope of Services defined by Section 2 of this Agreement (the "Base Fee"). The Base Fee shall not include services not explicitly defined by Section 2 of this Agreement. The Base Fee for the Contract Year beginning July 1, 2025 and ending June 30, 2026, shall be Six Million One Hundred Forty-Five Thousand Five Hundred Seventy-Two Dollars (\$6,145,572.00). The Base Fee shall be payable in advance in equal monthly installments, and for the stated Contract Year, the monthly amount shall be Five

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DISCUSSED AND SEEKING APPROVAL OF ANNUAL AMENDMENT OF ESG CONTRACT-CONTINUE

Hundred Twelve Thousand One Hundred Thirty-One Dollars (\$512,131.00). Thereafter, the Base Fee will be negotiated or adjusted as described in Article 4.5.

REPLACE Article 4.3 with the following new Article:

4.3 Owner and ESG agree to establish annually an Annual Sludge Disposal Budget. For the Contract Year July 1, 2025, through June 30, 2026, said budget shall be Sixty-Five Thousand Twenty-Six Dollars (\$65,026.00). This amount is included in the Base Fee as provided by Article 4.1 of this Agreement. This amount consists of the costs associated with sludge hauling

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

DISCUSS 2025 GFL ADJUSTMENTS TO RATES

Charles Davis, City Manager, appeared before the Commission to seek approval of a 3.9% sanitation increase to recoup the 5.3% vendor increase being charged to the city.

Mr. Davis stated that per our agreement with GFL, the Service Fee will be increased annually. This will reflect the annual adjustment based on Table 1 of the Consumer Price Index for all Urban Consumers (CPI-U): U.S. City Average by expenditure category and commodity and service group, Water and Sewer and Trash Collection Services. A 5.3% CPI increase will be implemented for the billing period starting October 1, 2025, for all services. The city will have to increase customer billing rates by 3.9% to recoup the 5.3% increase in vendor costs charged to the town. The average residential increase is approximately 1.30 cents/month. **FUNDING:** Approximately \$128,000.00

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

GENERAL COMMENTS (3 MINUTES)


No comments


CITY MANAGER'S UPDATE

Charlie Davis, City Manager, gave condolences on behalf of the City of Douglas to Commissioner Edwin Taylor on the death of his wife.

ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:06 p.m.


Wynetta J. Bolder, CMC


Mayor Tony L. Paulk

