

**MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 27, 2025**

The Board of Commissioners held a work session on Monday, October 27, 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, and Steve Bailey in attendance. Commissioners Mike Gowen and Tony Paulk II were absent.

REVIEWED OCTOBER 13, 2025, MEETING MINUTES

Mayor Tony Paulk presented the first item, reviewing the Board of Commissioners meeting minutes on October 13, 2025. Mayor Tony Paulk 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 PURCHASE OF DODGE DURANGO EQUIPMENT FOR THE POLICE DEPT

Anthony Folsom, Purchasing Agent, appeared before the Commission seeking approval for the Dodge Durango's Equipment for the City of Douglas Police Dept.

Mr. Folsom stated that the equipment will be installed in the Dodge Durango for the Police Department. Purchasing Agent Anthony Folsom and Police Chief Brannen Pruitt agree to buy this equipment from West Chatham, located in Ellaville, Georgia, for a total cost of \$39,479.43.

FUNDING: 100-3223.53.1114

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

DISCUSSED THE APPROVAL OF PHASE 2 OF UPGRADING OF THE EXISTING PROPANE/ AIR BLENDING SYSTEM AT PEAK SHAVING PLANT - TEST & FINE-TUNING OF PEAK SHAVING PLANT

Andrew Jackson, Gas Manager, appeared before the Commission to seek approval of the Airport Capital Improvement Plan for FY27 - FY31 and applications for FY27.

Mr. Jackson stated that following the successful completion of Phase 1 of the propane/air blending system upgrade (Quote #061225) on October 16, 2025, at the City's Peak Shaving Plant, Gas Plants, Inc. will proceed with testing and fine-tuning the upgraded system while blending into the City's natural gas distribution system.

Phase 2 will require the participation of several representatives from Gas Plants, Inc., along with designated City personnel, to assist throughout the testing and adjustment process. This phase includes labor and travel expenses for two (2) Gas Plants, Inc. technicians for a duration of four (4) days at the Peak Shaving Plant.

The total cost for the services described is \$16,810.00. --- Quote#101725 Phase 3 will be scheduled for mid-2026. Phase 3 will consist of the PLC upgrades. **FUNDING:** 515-4700.53.1113 - Gas Repair & Maintenance (Peak Shaving Plant)

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

MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 27, 2025

DISCUSSED THE APPROVAL OF THE ALCOHOLIC BEVERAGE LICENSE FOR CIRCLE K STORES INC., D.B.A. CIRCLE K STORES #2707255

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek approval to conduct a public hearing and to approve or deny the issuance of an alcoholic beverage license for Circle K Stores Inc., a convenience store.

Mrs. Henderson stated that the Circle K Stores, Inc. D.B.A. Circle K Stores #2707255 has made an application for an alcoholic beverage license for retail sales and off-premises consumption of beer and wine. Circle K Stores Inc. will be located at 848 Bowens Mill Rd SW, Douglas, Georgia. Jennifer Bennety, of Waycross, Georgia, is the licensee and corporate manager. This is a new convenience store. Circle K Stores Inc. complies with all laws and ordinances established by the state and local authorities.

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

DISCUSSED THE APPROVAL RATIFY VOTE TO APPROVE TWO ADDITIONAL UNITS FOR BELL LAKE PROPERTIES DEVELOPMENT

Georgia Henderson, Assistant City Manager, appeared before the Commission to ratify an email poll vote to allow two additional homes as part of a minor development, without all the processes that would be required for the minor and significant growth, since these homes were individually surveyed and are on the outer edge of the major subdivision.

Mrs. Henderson stated that Bell Lake Properties is planning a significant development along Bell Lake Road and Miller Road, for a total of 93 single-family units. A development of this size is considered a Major Development (Sec. 111-480). With this type of development, a variety of documents must be gathered, and the approval process involves several steps, including presenting it to the Planning Commission and City Commission for approval. We are not yet at that stage, as it will be a year or longer before the significant development happens. Currently, four homes have been built and are well under construction, with pending permits for eight more. Under the Minor Development, only 10 homes can be built. However, the developers would like to add two additional units, bringing the total to 12 homes along Bell Lake and Miller Road. Once the homes are completed, any future development is contingent upon a successful award of the One Georgia Workforce Housing grant funds through the EDA. With the minor and significant development, there are many processes that our office has never had to undergo, as we don't see development of this magnitude every day or every year. Minor development is underway along Bell Lake and Miller Road, including the installation of a drainage ditch, driveway access, and connections to city services (water & sewer). These 12 homes were surveyed separately, not to be part of the subdivision, although technically, they are (grey area).

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

**MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 27, 2025**

DISCUSSED FOR APPROVALS FOR THE KEEP DOUGLAS BEAUTIFUL APPOINTMENTS

Georgia Henderson, Assistant City Manager, appeared before the Commission seeking approval of (2) appointments to the Keep Douglas Beautiful board.

Mrs. Henderson stated that the staff has properly publicized (2) vacancies, being those of Mrs. Courtney Dorsett and Mr. Juan Avalos, on the Keep Douglas Beautiful board and has received (2) applications from Ms. Jessica Rios and Mr. Brent Corbitt, who are interested in serving the remainder of these incomplete terms. If approved, Ms. Rios will serve the remainder of Mrs. Dorsett's term, which expires on December 31, 2027. Mr. Corbitt will serve the remainder of Mr. Avalos' term, expiring July 1, 2026.

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

FOR INFORMATIONAL PURPOSES ONLY- RETIRED EDUCATOR DAY IN GEORGIA

Cindy McNeill, Mayor Pro Tem, appeared before the Commission for informational purposes. The joint proclamation, issued by the Chairman of the Coffee County Board of Commissioners and the Mayor Pro Tem of the City of Douglas, officially recognized November 2, 2025, as Retired Educators Day in Douglas, Georgia.

Mayor Pro Tem McNeill stated that the Governor of the State of Georgia has proclaimed Sunday, November 2, 2025, as Retired Educators Day in Georgia. There are more than 145,000 retired educators across the state, including over 34,000 members of the Georgia Retired Educators Association, who have made significant contributions to the education and development of Georgia's citizens. Retired educators continue to volunteer thousands of hours annually, providing valuable service to their local communities and supporting the well-being of students and families. It is fitting that the City of Douglas join in recognizing and honoring retired educators for their dedication, commitment, and continuing impact. Local churches and organizations will also acknowledge their lasting contributions during this statewide observance.

Informational purposes.

GENERAL COMMENTS (3 MINUTES)

No comments

CITY MANAGER'S UPDATE

No comments


ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:08 p.m.

**MINUTES
WORKSESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 27, 2025**



Wynetta J. Bolder, CMC



Mayor Tony L. Paulk

